City of Glendale
Reconnaissance Survey and
Historic Context Statement
Of Craftsman Style Architecture
2006-2007
Certified Local Government Grant

October 2007

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Forward

The City of Glendale is a Certified Local Government (CLG) that recognizes the important role that historic resources play in making the city a special place to live. They understand that the preservation of these resources can foster civic and neighborhood pride, and form the basis for identifying and maintaining community character. The City of Glendale's Planning Department applied for and was granted a 2006-07 CLG grant from the California Office of Historic Preservation to conduct a reconnaissance-level survey of Craftsman-era residential architecture, built between 1900 and 1925 and located in multi-family zoned areas throughout the City of Glendale.

Glendale is located to the northeast of Los Angeles. It was established in 1887 after the partition of the 36,000-acre Rancho San Rafael was divided among several landowners and was ultimately incorporated as a city in 1906. Its development began to accelerate after the turn of the 20th century with the introduction of the interurban electric railroad. By 1920, the population reached 13,536 (from a mere 300 residents at the turn of the century) and eventually swelled to 62,736 by 1930. Today the population has grown to over 200,000. Due to the dramatic increase in population prior to 1930, many residences were constructed in the core areas of the City between 1900 and 1925. Because the Craftsman style was gaining popularity during those years, Glendale developed a large collection of single-family Craftsman houses. However, beginning after World War II, many of the Craftsman neighborhoods that are located in multi-family zoned residential areas have lost their historic fabric due to the subsequent development of large apartment buildings, whose construction began primarily during the 1960s and continue today. In addition, many of the single-family properties have lost their historic integrity and there are many undocumented historic resources from this Craftsman era scattered throughout Glendale.

Therefore, the intent of the survey and historic context is to identify single-family Craftsman buildings within the City's neighborhoods zoned for multi-family use that may have potential historic significance to assist the Planning Department with its planning process. Because the residences are located in areas that are zoned for higher-density development, the small Craftsman buildings are increasingly subject to applications for demolition to make way for larger structures. Hence, the Planning Department desires to better understand these resources and their significance to the historical development of the City by looking at all of the buildings on a comprehensive and systematic

level. This report documents the survey effort and includes the complete historic context that was developed.

List of Preparers and Acknowledgements

The City of Glendale Craftsman survey was conducted by the City of Glendale Staff, with the assistance of volunteers and Galvin Preservation Associates Inc. (GPA). GPA trained volunteers and staff on survey methods, characteristics of the Craftsman style, and prepared the historic context. The GPA staff members who participated with the survey are Andrea Galvin, Rebecca Smith, Ben Taniguchi, Christeen Taniguchi, Laura Gallegos and Tonya West.

GPA worked under the guidance of the City of Glendale Planning Department staff, with the project partially paid for by a Certified Local Government (CLG) grant issued by the California Office of Historic Preservation. We are certainly grateful for the assistance and guidance of Tim Foy, Cindy Thomack, Erik Krause, Manuel Valenzuela, and Jay Platt of the Planning staff. Not only were they very responsive and helpful throughout the process, but worked diligently to prepare numerous inventory forms for the large scale survey project. GPA and the City of Glendale are also very grateful for the generosity of several volunteers who attended training sessions, conducted field work and wrote architectural descriptions for the survey project. For their time and efforts, GPA and the City of Glendale would like to extend our gratitude to the following volunteers who without their help, this report could not have been completed. Special thanks go to:

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Objectives and Area Surveyed

Objectives

The City of Glendale received a State of California Certified Local Government (CLG) grant for the period 2006-07 to conduct a reconnaissance-level survey of Craftsman-era residential architecture, built between 1900 and 1925 that are located in multi-family zoned areas throughout Glendale. The final project includes a context statement, district records for one identified district, and DPR 523A forms for all the buildings included in survey. Information gathered on all of the properties surveyed was entered into the California Historical Resources Inventory Database (CHRID).

The purpose of the project is to complete a survey of Craftsman-era residential architecture, built between 1900 and 1925, located in multi-family zoned areas throughout Glendale, which identifies and evaluates historic resources and serves to accomplish the following:

A. Develop a historic context statement on Craftsman Architecture in the City of Glendale.
B. Provide information to identify resources and develop mitigation measures for adverse impacts to these historic resources.
C. Provide information that may be used in preparing nominations, as appropriate, to the National Register of Historic Places, the California Register of Historic Resources, and the Glendale Register of Historic Resources; identify any potential Craftsman historic district(s).
D. Create a community-based, public participation effort intended to stimulate community awareness, interest and support for historic preservation.
E. Help continue the development of a working program for conducting surveys of other potential resources within the city of Glendale.

The survey will ensure that accurate, detailed information is available on potential historic resources for use in City programs and land use planning, including California Environmental Quality Act (CEQA) review.

Description of Project Survey Area

The project study area included the entire City of Glendale; however the survey areas were limited to those areas that are zoned for multi-family residential, including Zones R-1250, R-1650, and R-2250. The R-3050 zoned properties were not included in this survey. The Craftsman buildings included in the survey are scattered throughout the City, but are largely concentrated in the southern portion of the City to the south side of the SR-134 Freeway. Neighborhoods with the highest concentration of resources include: Verdugo Viejo, Vineyard, City Center, Citrus Grove, Mariposa, Pacific-Edison, and Moorpark. There is a small pocket of Craftsman buildings concentrated in the eastern neighborhood of Grandview and others scattered around the neighborhoods of Grand Central, Freemont Park, Tropico, Adams Hill, Somerset, Woodbury, Rossmoyne, Glenwood, and Montrose. The map of the City of Glendale below (see Figure 1) illustrates its thirty-seven neighborhoods.

Historically the City of Glendale was part of Rancho San Rafael, which was granted by the Spanish government of California to Corporal Jose Maria Berdugo (later changed to Verdugo) in 1798. Through inheritance, sale, and foreclosure, culminating in the "Great partition" of 1871, the 36,000-acre ranch was divided among several landowners. The 150-acre town of "Glendale" as it became known, was surveyed and recorded in 1887. Originally consisting of ranch land used for grazing cattle and sheep and later for the cultivation of oranges and strawberries, today Glendale has transformed from a bedroom community to a thriving city of over 200,000 residents with numerous residential neighborhoods and a vibrant downtown.

Throughout the years of Glendale's development, the City has seen several changes in planning and zoning that have altered the traditionally small-scale character of its neighborhoods. Today the City's government is located around the intersection of Glendale Avenue and Broadway, with the commercial core lined along Brand Boulevard and Central Avenue. The surveyed neighborhoods are planned in a traditional grid pattern, although the northern and eastern sections of the city hug the hills. The city is accessed by three major highways (I-5, Hwy 134, and Hwy 2), linking it to the neighboring cities of Burbank, Pasadena, and Los Angeles. There is a wide representation of building types and styles within Glendale as well as a mix of building scales and setbacks, particularly in the neighborhoods zoned as multi-family residential.

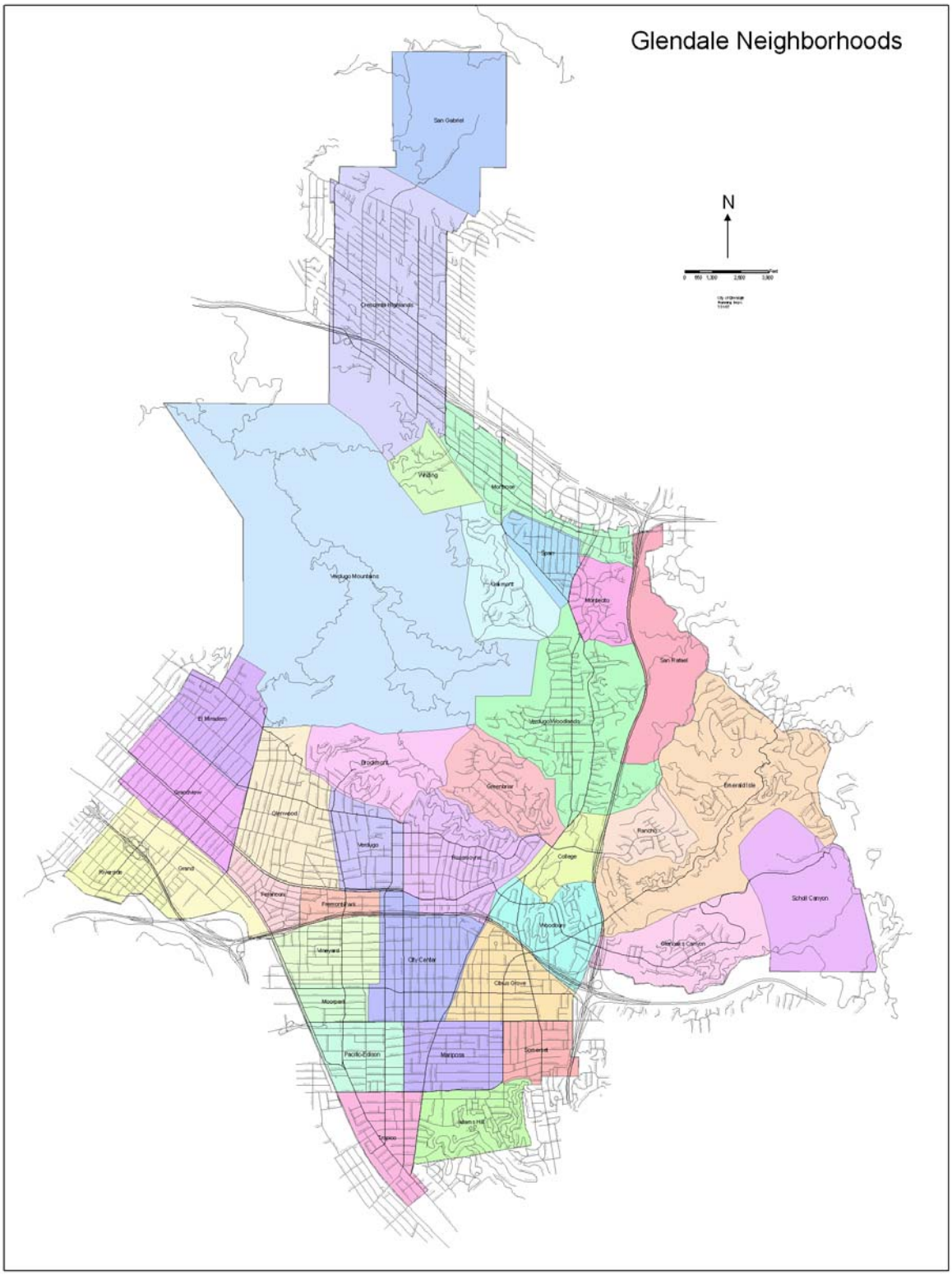

Figure A: Map of Glendale showing the City's neighborhoods.

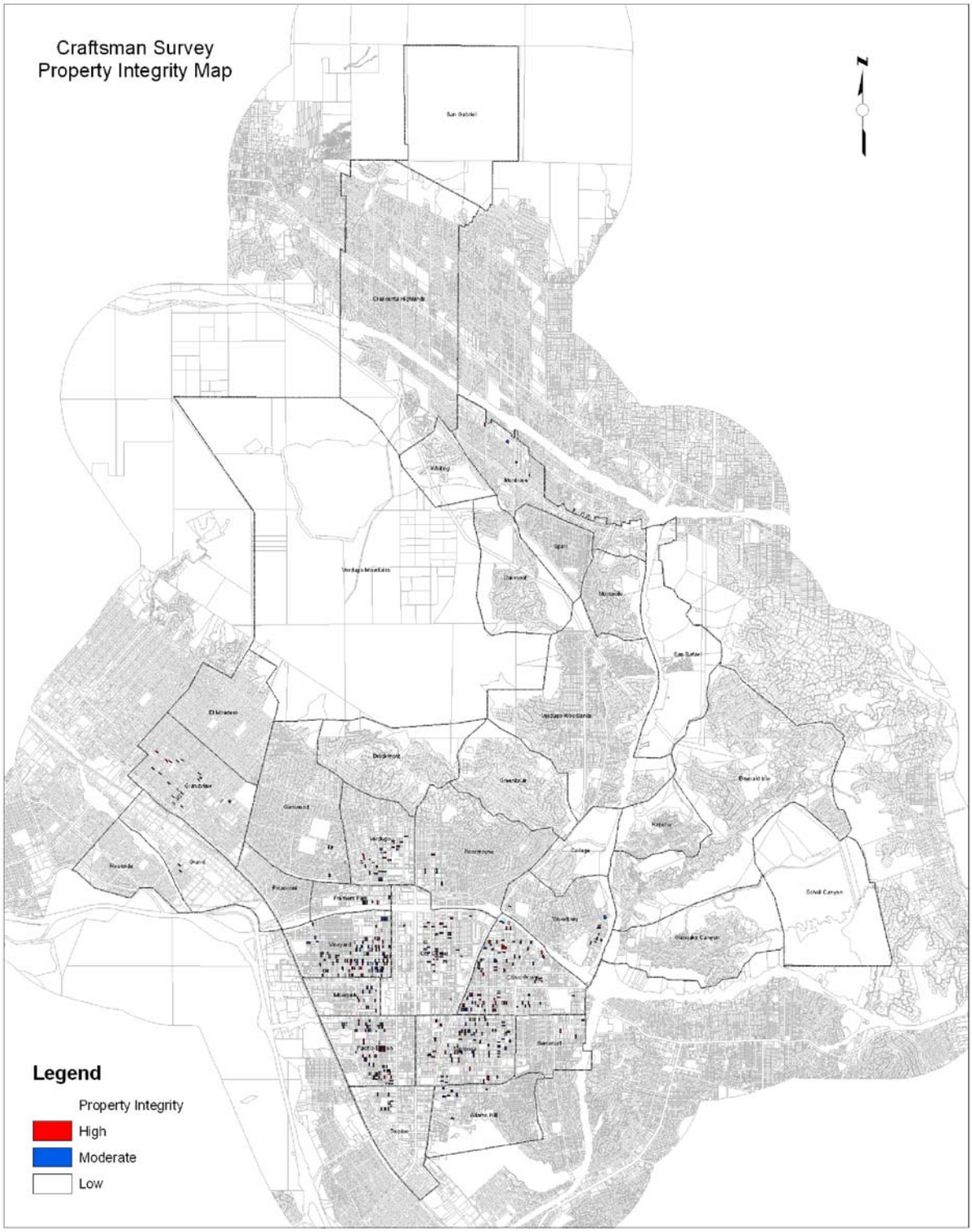

Figure B: Map showing buildings that were surveyed as part of this study.

Research Design and Methods Used

The project was contracted to Galvin Preservation Associates Inc. (GPA), who oversaw and assisted with the survey and prepared the historic context on behalf of and under the guidance of the City of Glendale Planning Department. The majority of the survey field work was conducted by community volunteers. The GPA project team consisted of five team members, all of whom meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. They are, Andrea Galvin, principal architectural historian/preservation planner; Christeen Taniguchi, associate architectural historian; Rebecca Smith, associate architectural historian, Ben Taniguchi, historian; and Laura Gallegos, historian. Tonya West provided administrative assistance. The survey and development of the historic context were conducted from September 2006 to September 2007.

The draft historic context and the historical resources survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines* for Historic Preservation and National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases to include: 1) project setup and training, 2) field survey and development of draft historic context, and 3) post survey data entry and preparation of reports.

Project Setup and Training

Due to the size and nature of the proposed project, the City of Glendale worked closely with the contracted preservation consultants and local volunteers to complete this survey. The first step in processing the project included identifying all of the buildings that were constructed between 1900 and 1925 within the R-1250, R-1650, and R-2250 multi-family zoned residential areas of the city. Once the properties were identified, the survey methodology and process was established. Following are the steps used in this process:

A. <u>Identify all properties within multi-family zoned areas in the city constructed between 1900 and 1925</u>. The City planning staff used Assessor's data to compile a spreadsheet of all the buildings within the city that were constructed between the selected dates located within the R-1250, R-1650, and R-2250 multi-family residential zones.

B. Windshield survey to exclude properties from the list. Due to the large number of buildings that were constructed during 1900 and 1925 (several thousand), Planning Department staff conducted a windshield survey of the study area to photograph and verify which buildings were constructed in the Craftsman style. The properties that were clearly not Craftsman were removed from the list of properties to be surveyed. Photographs were taken of the properties that were questionable.

C. Architectural historian review of master list of properties. GPA staff reviewed the list of properties identified in the windshield survey to verify if the properties were constructed in the Craftsman style. Several buildings were identified and omitted from the survey that were built in other architectural styles.

D. Buildings lacking integrity would receive a status code of 6Z. The City planning staff worked with the project architectural historians to review the building photographs and identify buildings that were so heavily altered that they did not merit an inventory form. Later these buildings were given status codes of 6Z. Information on these buildings will be entered into the California Historical Resource Information Database (CHRID), although architectural descriptions and inventory forms were not created for these buildings.

E. Prepare final survey list and create survey packets for fieldwork. After the final list of buildings were identified, survey packets were created by geographic region; these packets included a map of the City of Glendale, a list and map of the buildings to be surveyed for that packet, information on the property owner, year built, address, etc. (from the Office of the Assessor), and a sample building description. A total of 65 packets were created that included an average of 10 properties.

F. Pre-survey drive through Glendale and identification of building typologies. GPA architectural historians drove through the City of Glendale to identify potential architectural typologies (sub-types of the Craftsman style) and photograph sample buildings and character-defining features to be used for the volunteer survey training. GPA identified seven preliminary typologies including Bungalows, cottages, Colonial influences, Eclectic influences, multi-family, transitional, clipped gable, and Aeroplane style buildings.

G. Preparation of volunteer survey field forms and packets. GPA staff prepared a volunteer training packet to include an architectural style guide for the Craftsman style identifying the possible typologies and typical character-defining features of each typology; an illustrated field survey form to simplify the survey process; a sample survey field

form, an architectural description template, a sample architectural description, a letter from the City of Glendale, a letter to homeowners explaining the City's survey project, a sample DPR 523A form (blank and filled in), photographic instructions, photo log (blank and filled in), and a survey supply checklist. The packets also contained a rewritable CD with electronic building description templates as well as a training agenda and training session evaluation sheet.

H. Conduct training session for volunteers and City staff. GPA staff conducted two training sessions for volunteers at the City of Glendale City offices to introduce the project's objectives, explain survey methodology, teach the character-defining features of the Craftsman style, and to go over the survey methodology and tool kit (packets) provided. The training consisted of a lecture, rules and safety precautions, Q&A and hands-on exercises. Training sessions were held in March and April of 2007.

Field Survey and Development of Draft Historic Contexts

The second phase of the project included conducting the field survey and inventory, and the development of a draft historic context. Using the information prepared in the first phase of the project, the project team looked at the properties and historical data collectively and at a more detailed level. The second phase consisted of the following:

1. Conduct field survey and photograph buildings and site. The project volunteers conducted the survey from the public right-of-way. They were instructed not to trespass onto private property and utilized all necessary safety precautions in compliance with local, state and federal laws, rules and regulations. Each surveyor was responsible for visiting and photographing the buildings included in his or her survey packet. The team used a digital camera to take, at a minimum, one photograph of the façade (principal elevation) of each building and one photograph of each side elevation that was visible from the public right-of-way. Additional photographs were taken of some buildings to document major alterations to the building or particularly distinctive features. Any related features that were present (outbuildings, garages, sheds, masonry walls etc.) were also photographed as an inventory of location and condition of existing related features.

   Volunteer survey teams kept notes of the addresses of the properties identified, as well as basic descriptions and any characteristics that may not be visible in photographs on the field survey forms. The

images taken were also tracked by providing a brief description for identification purposes, the date photos were taken, and the view (looking toward cardinal direction). Some of the additional images were used for reference only, in the event that the description writers had questions about any of the properties after the field survey was complete.

2. Write architectural descriptions of each of the buildings and sites included in the survey. Using the photographs and notes taken in the field, the volunteer survey team wrote architectural descriptions for every building included in the survey packets. Included in these descriptions was a determination of style and extant character-defining features, a description of every visible elevation, a list of determinable alterations, and a statement of condition.

3. Submit survey packets to City and GPA for review & processing. The project volunteer surveyors then submitted the packets to the Glendale Planning Department with the CD including the completed draft architectural descriptions, labeled photographs, and completed field survey forms.

4. Professional peer review of architectural descriptions. GPA staff performed a peer review and edited all the descriptions. Particular attention was paid to the content, completeness and uniformity of these property descriptions, and correct spelling and grammar.

5. Develop the draft historic context. This phase of the project included completing a review of the available literature found through archival research. Christeen Taniguchi of GPA studied the research material, and developed an outline for the draft historic context. The historic context was written using both the research and field data. Research was conducted at the Planning and Building Departments, the Assessor's Office, the Special Collections Room at the City of Glendale Public Library, the Los Angeles Public Library, Proquest Los Angeles Times online database and other online resources such as the Glendale Historical Society. The resources used included photos, newspaper clippings, city directories, pattern books, historic maps, building permits, etc.

Post Survey Data Entry and Preparation of Reports

The last phase of the project included assembling the survey information in order to create the DPR 523 forms, reviewing and editing the draft historic context, identifying possible future research and/or information gaps, providing a discussion of the results of the survey and suggestions as to how the findings will be incorporated into the local planning process, and inserting and completing sources/notes, maps, formatting and citations for the draft historic context.

1. Create and peer review/edit the DPR 523 forms/ CHRID data entry. The City of Glendale planning staff inputted the base property information on the surveyed properties into the California Historical Resource Information Database (CHRID). After the architectural descriptions were peer reviewed, the City staff downloaded the descriptions into the individual property fields and linked the digital photographs using the photographic log that was prepared during the field survey in the second phase of the project. In addition, they wrote brief descriptions of the photos for identification purposes, the dates the images were taken and their views (identification of cardinal direction).
2. Identify potential historic districts within the project study area. GPA staff drove the city with Planning staff to identify any potential historic districts (concentrations of Craftsman buildings that share a historic context). There were five possible areas that had moderate concentrations of Craftsman buildings. After review of the potential districts, collectively the professionals agreed that there was only one small district within the multi-family zoned areas that had enough integrity and linkage to be considered a potential local historic district. This district was identified as the Riverdale Drive district. GPA staff prepared an abridged historic context and prepared a DPR 523D form for this potential local district.

3. Review surveyed properties/ Sort Buildings The City of Glendale planning staff and the GPA staff members met to review all the properties that were surveyed as part of this project. The intent of the meeting was to discuss and identify integrity thresholds and to identify properties that may be eligible for local landmark status. All the properties were sorted by typology and each property was identified within the group and historic context as exhibiting high, moderate, or low integrity. This methodology helped to support the later identification of status codes.

4. Peer Review Draft Historic Context. The City of Glendale Planning staff and GPA staff peer reviewed the draft historic context that was prepared for the Craftsman Buildings in Glendale; after receiving comments, GPA staff conducted additional research and finalized the historic context.

5. Map locations of buildings within associated historic neighborhoods. The City of Glendale staff plotted the location of the surveyed properties onto the City's neighborhood maps to identify how many buildings of each typology and integrity level are located within each neighborhood. The City of Glendale has a local landmark criterion that establishes significance to buildings within neighborhoods that are one of the best or last remaining examples within its neighborhood. Therefore, decisions were made as to which buildings might be the best representative examples within the thirty-seven neighborhoods identified to be used by the City to evaluate buildings against the local criteria.

6. Assign status codes to all buildings within the district and project study area. Based on integrity and known information on the properties, the City of Glendale, with the assistance of GPA staff assigned each building one of following codes (see Appendices A and B):

   - **5D2.** *Contributor to a district that is eligible for local listing or designation.* This status code was assigned to the buildings located within the Riverdale historic district boundaries that contribute to the significance and integrity of the district.
   - **5S3.** *Appears to be individually eligible for local listing or designation through survey evaluation.* This status code was assigned to a group of individual buildings that were selected from the whole as exhibiting high or unusual design or craftsmanship and had high integrity.
   - **5B.** *Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.* This code was assigned only to buildings of architectural significance (individually) that were also located within the Riverdale historic district boundaries.

- **6Z.** *Found ineligible for NR, CR or Local designation through survey evaluation.* This status code was assigned to all buildings that were determined to be designed in the Craftsman style but were removed from the list of properties to be surveyed because they exhibited very low integrity. These buildings did not receive inventory forms but their information will be entered into the CHRID and assigned a status code of 6Z.
- **6L.** *Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.* Several of the properties were given this status code; these buildings represent the buildings that were not of high style but were of standard design and exhibited moderate or low integrity.
- **7R.** *Properties identified in reconnaissance level survey: Not evaluated.* This code was given to properties that were not visible from the street due to physical obstructions such as fences, landscaping, setbacks, etc. Properties that were within one of the 37 neighborhood areas, which also contained single-family zoning, were rated as 7R since additional research is needed to determine if there are any Craftsman style residences in the single-family zoned areas of the neighborhood that would meet the local criteria of being one of the best remaining examples.

7. Discuss conclusions and findings. Identify recommendations. GPA staff met with the Glendale Planning staff to discuss the assigned status codes, justify the integrity thresholds, identify buildings that may require additional study (DPR 523B forms) and identify recommendations for future research and/or work.

8. Identify potential locally significant buildings within the project study area. GPA staff and the Glendale Planning staff identified the buildings that were architecturally significant or had high artistic value. This determination was made based on visual inspection. Those buildings that fell into this category and exhibited high integrity are being recommended for potential local landmark status.

9. Input status codes and typologies into CHRID. The City of Glendale staff inputted all status codes into the CHRID and printed the final DPR 523A forms for approximately 527 properties.

10. Finalize Survey Report. GPA prepared the final recommendation report based on methodologies and discussions held with the Glendale Planning staff.

Glendale Craftsman Historic Context Statement

Introduction

The City of Glendale is located in Los Angeles County, about three miles north of downtown Los Angeles. Glendale thrived and grew as a bedroom community by the early twentieth century as a result of its close proximity to Los Angeles. This was initially made possible by the highly accessible public transportation provided by the Pacific Electric Railway. The increasingly popular automobile also contributed to the growth of Glendale, which was incorporated as a city in 1906 and has grown to a population of over 200,000 today.

Early History and Development of Glendale

The Gabrielino Indians occupied the areas that would later become the City of Glendale. Their name is derived from their association with the San Gabriel Arcángel Mission during the Spanish period. These Native Americans were also known as the Tongva, which translates to "people of the earth." They occupied what are today Los Angeles County and the northern section of Orange County.

Glendale was first occupied by white settlers during the Spanish era when it became part of Rancho San Rafael, which was a 3,600 acre Spanish land grant given to Corporal José Maria Verdugo in 1798.[1] Verdugo had been active in the army until that time, but decided to retire and became a rancher. He had herds of cattle, horses, sheep and mules, and also grew watermelons, corn, beans, pepper and fruit.[2] The Rancho also included what is today Burbank, Eagle Rock, and Highland Park. Along with the rest of California, this land became Mexican territory in 1822. The property was then passed down to Verdugo's children, Julio and Catalina in 1831.

Julio and Catalina Verdugo held onto their inherited land even after California became United States territory in 1848 and later the 31st state of the union in 1850. The Rancho was, however, dissolved during the court decisions of "The Great Partition of 1871," after which parcels were established for residential and commercial developments that would lead to the formation of Glendale as a city. Catalina passed away in the same year, and her brother died five years later.[3]

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[1] *Glendale: A Calendar of Events in the Making of a City*, Los Angeles, California: Title Guarantee and Trust Company, 1936, [1].
[2] The Glendale Historical Society, "TGHS Glendale's History," http://www.glendalehistorical.org/.
[3] *Glendale: A Calendar of Events in the Making of a City*, op. cit., [17].

The name Glendale was established in 1884 at a town meeting. The original 150 acres of the new community was plotted, filed and recorded with the Los Angeles County Recorder in 1887 by ranchers Cameron Thom, Erskin Ross, Benjamin Patterson, Harry J. Crow, Ellis Byram and George Phelon on land that they owned. Its boundaries consisted of six blocks to the north and south (with 1st Street to the north, today Lexington Drive, and 6th Street to the south, later renamed Colorado Street). There were seventeen blocks to the east and west, bounded by Chevy Chase Drive to the east and Central Avenue to the west.[4] The center of the community at that time was Glendale Avenue and Third Street (today Wilson Avenue).

The Glendale Improvement Society had been organized in 1883; its accomplishments included the establishment and maintenance of roadways into the new community. In 1887, a railroad was also planned that would connect Glendale to Los Angeles.[5] The Los Angeles and Glendale Railway Co. ran a "dummy line" along Glendale Avenue. Circa 1905, it was replaced by a more significant railroad called the San Pedro, Los Angeles, and Salt Lake Railroad, which also continued to run along Glendale Avenue.[6] Like the rest of Southern California, this newly formed town did well with real estate development which was spurred by the coming of the railroad. Peach orchards, orange groves and vineyards were also found throughout Glendale at the time.[7] The grand Glendale Hotel was built in 1886-87 on the block between J Street (today Jackson Street), Third Street (today Wilson Avenue), I Street (today Isabel Street) and Fourth Street (today Broadway). Like the rest of the nation, however, Glendale suffered economic depression in 1888 when the boom went bust. The price of farm products dropped significantly, and the community was plagued by three years of heavy drought. The Glendale Hotel would end up standing empty (converted into the Glendale Sanitarium in 1905 and demolished circa 1924). During this time, Glendale's population remained at a standstill at around 300.[8]

[4] *Glendale: A Calendar of Events in the Making of a City*, op. cit., [19].
[5] "'Iron Horse' Ran on Glendale Ave.," *The Verdugo Newspaper Group*, September 2, 1984, A-11.
[6] The name was shortened to the Los Angeles and Glendale Railroad in 1916, and this line was purchased by Union Pacific in 1922. Service ended on June 8, 1956.
[7] Walter Lindley and J. P. Widney, *California of the South*, New York: Appleton & Company, 1888, 133.
[8] E. Caswell Perry, Shirley Catherine Berger and Terri E. Jonisch, *Glendale: A Pictorial History*. Norfolk, Virginia: The Donning Company/Publishers, [1983, 1990], 25.

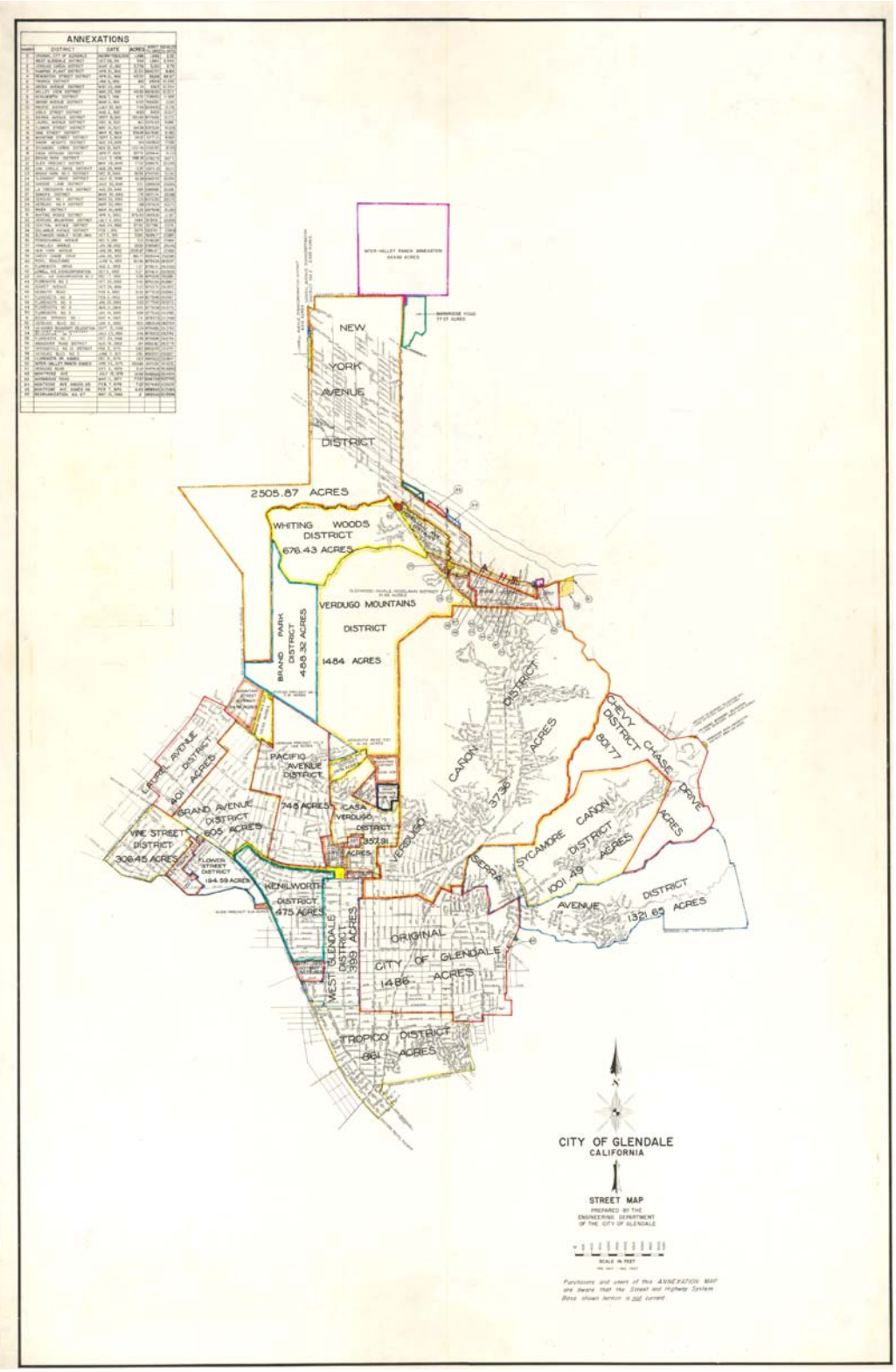

Figure 1a: City of Glendale Map showing Annexations

The Red Car and the Bungalow

The next century, however, would bring positive change. The Glendale Improvement Society, which had been inactive since the real estate bust nearly fifteen years prior, was reestablished in 1902.[9] Edgar A. Goode and Dr. D. H. Hunt of the Society worked with Leslie L. Brand, a businessman and developer, to link Glendale to Los Angeles via Henry E. Huntington's Pacific Electric interurban lines in 1904 along Brand Boulevard.[10] The lines were built on land owned by Leslie Brand.[11] This made the "Red Cars" a familiar vision in Southern California. The impact of the Pacific Electric rail line was so great that downtown Glendale shifted west to Brand Boulevard and Broadway from its original center at Glendale and Wilson Avenues to the east. This rail line also helped the community grow by making a direct connection to downtown Los Angeles. With a travel time of less than 20 minutes, and trains that arrived hourly, Glendale became a highly accessible community.

Reflecting Glendale's growth, the Mission Revival style Glendale Country Club, which was the early center for Glendale social functions, was constructed in 1907.[12] Schools such as the Third Street Intermediate School and Union High School (built in 1909) were established, and a Carnegie Library was constructed in 1914. In addition, the population of Glendale grew from 2,700 in 1910 to more than 13,500 ten years later. It was also during this time, in 1918, that the community of Tropico located to the south was annexed into the City of Glendale.[13] Glendale accurately called itself "The fastest growing city in America."[14]

With the Pacific Electric rail line firmly in place, there was a large demand for homes to be built to house a growing community. A booklet issued by the Glendale Improvement Society in 1904 stated that "Evidences of the new growth of the town are seen in the large number of fine residences which are being built. Several new tracts have been opened during the year."[15] The City then continued to grow at the same rapid pace with nine annexations that brought the total acreage to over 7,000 in 1920. Many of the residences constructed during this boom were single-family residences, often housing

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[9] Glendale Historical Society, "The Glendale Architectural and Historical Survey," 1984, 4.
[10] Perry, Berger and Jonisch, op. cit., 25.
[11] The Glendale Historical Society, op. cit.
[12] Juliet M. Arroyo, *Images of America: Early Glendale*, Charleston, South Carolina, et al.: Arcadia Publishing, c2005, 49.
[13] *Glendale: A Calendar of Events in the Making of a City*, op. cit., [19].
[14] Glendale Historical Society, "The Glendale Architectural and Historical Survey," 1984, 5.
[15] "'Old Settlers' Recapture Early History of Glendale," *The Ledger, A California Corporation*, August 30, 1967, sec. 1, p. 14.

families with heads of households that commuted to downtown Los Angeles for work. Along with the rest of Southern California, Glendale embraced the Craftsman style and tracts of homes quickly developed during the years between 1900 and 1925.

Quite appropriately, the Glendale Pacific Electric Station located at Brand Boulevard and Broadway, was also designed in the Craftsman style (see Figures 1b and 2). Constructed in 1906, it looked like an oversized 1-½ story Craftsman bungalow. This heavy hipped roof variety with wide overhanging eaves and prominent rafters had a dormer as well as river rock tapered porch supports. This was a very rare, if not unique, design for a Pacific Electric station and was reflective of the prominence of the Craftsman style in Glendale. This building was sold to the Security Trust and Savings Bank in 1923, which used it for offices;[16] it has since been demolished. The Craftsman style was so popular and prolific at that time in Glendale, that there were also other non-residential buildings, such as the Canyon Crest Sanitarium and the First Congregational Church (circa 1912), that were designed in the style.[17]

Figure 1b: Glendale Pacific Electric Station at S. Brand and W. Broadway Boulevards (John Heller, *Pacific Electric Stations*, Long Beach, California: Electric Railway Historical Society of Southern California, 1998, 245).

[16] Perry, Berger and Jonisch, op. cit., 60.
[17] "Glendale Houses of Worship" and advertisement for Canyon Crest Sanitarium, *Glendale Evening News*, Fall, 1914.

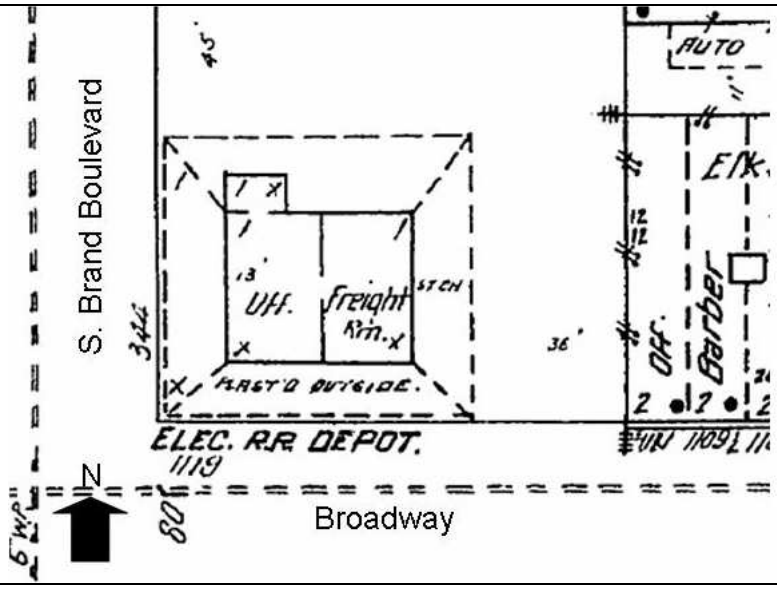

Figure 2: 1912 Sanborn Map showing the Craftsman style Glendale Pacific Electric Station (ProQuest)

The History and Development of Craftsman Architecture

The Craftsman bungalow is perhaps the most iconic image of Southern California architecture. Most of the examples of this style are concentrated in this area, including the greatest number of landmark examples. The high-style origins of the Craftsman are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. One of their best-known and well-preserved examples is the Gamble House in Pasadena. Another well-known name connected to the Craftsman style is Gustav Stickley, who led the Arts and Crafts movement in the United States during the early twentieth century. Inspired by his British counterparts, John Ruskin and William Morris, Stickley was known for his handcrafted furniture which was honest in material and design. He became the founder and editor of *The Craftsman* magazine in 1901. This magazine promoted the American Arts and Crafts movement and a celebration of the manual arts, and homes that were created in harmony with their surrounding landscapes.[18]

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country,

[18] Robert Winter, *American Bungalow Style*, Photographs by Alexander Vertikoff, New York: Simon & Schuster, c1996, 18.

particularly Southern California, from about 1905 until the early 1920s. The same was true for Glendale. Craftsman style residences were widely published in magazines such as the *Western Architect*, *The Architect* and *House Beautiful*, as well as women's magazines such as *Good Housekeeping* and *Ladies' Home Journal*, to help make the style popular. This was the ideal architectural style for new middle class suburban communities such as Glendale. The Craftsman home is characterized by its low profile and rambling horizontal lines. Although there are certainly examples of it in tight urban settings, these homes were best suited to where they could comfortably sprawl out on larger suburban lots. In addition, land in Southern California was still relatively inexpensive. Coupled with a temperate climate and a pioneer spirit, places like Glendale were ideal for fulfilling the American dream of owning a home and living where there seemed to be endless sunshine and possibilities.

The Craftsman Style and the Catalogue Home

Popularly advertised as being "simple but artistic,"[19] the Craftsman went hand in hand with the pattern books and popular magazines that quickly spread this style throughout the country. There is a very good possibility that catalog Craftsman homes are well represented in the City of Glendale. The most iconic catalogues came from Sears, Roebuck and Company, although others such as Montgomery Ward and Aladdin Homes (based in Bay City, Michigan) were also prominent in this booming industry, making such convenient and affordable homes readily accessible (see Figure 3).[20] Gustav Stickley also created two popular books with Craftsman style house plans, called *Craftsman Home* (1909) and *More Craftsman Homes* (1912).

[19] Robert Winter, *The California Bungalow*, from *California Architecture and Architects, Number I*, David Gebhard, editor, Los Angeles: Hennessey & Ingalls, Inc., 1980, 13.
[20] Winter, *American Bungalow Style*, op. cit., 23.

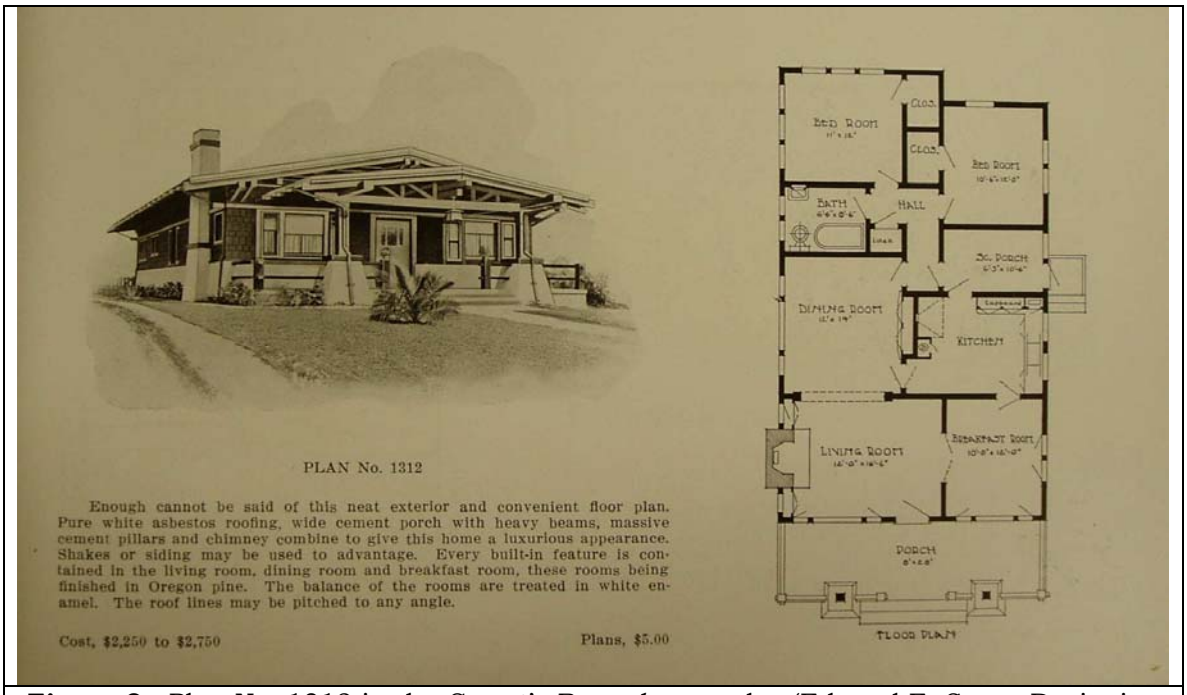

Figure 3: Plan No. 1312 in the *Sweet's Bungalow* catalog (Edward E. Sweet Designing and Building Co., *Sweet's Bungalows: "Just a Little Different,"* Los Angeles, California: Southern California Printing Co., circa 1910s, 21.)

The houses offered in pattern books and magazines reflected the typical architectural trends of their times. Some of the earlier ones were in Victorian styles as well as early Colonial Revivals, while those in the 1910s and 1920s often featured the Craftsman. After ordering the house, all the building materials such as nails, roofing material, exterior framing, exterior cladding material and interior features were shipped by rail directly to the customers. Masonry and brick were the only materials purchased locally because of high shipping expenses. Early on, the lumber that arrived had to be cut to the appropriate sizes at the building site. In 1914, precut and factory fitted lumber was made available. Each lumber end was coded to correspond with the floor plans. Customers chose from a variety of styles featured in the catalogs; they had the freedom to mix and match features from different homes, or design their own. The façade and floor plans could be flipped, for example. This practice makes trying to identify a catalogue home today a challenging task. These mass-produced homes were a far cry from their hand hewn and high style counterparts designed by the likes of Charles and Henry Greene.

The Automobile and the Craftsman

As the twentieth century progressed, the automobile became another factor that made possible the success of suburban bedroom communities such as Glendale. Henry Ford's assembly line automobiles, built since 1908, became increasingly available and affordable, particularly to a growing middle class that was also finding the Craftsman style to be attractive. Replacing the carriage barns of the nineteenth century Victorian homes were the automobile garages of Craftsman homes of a new century. These garages were generally for single cars, although there are also two-car variations that served larger homes (see Figures 4 and 5). The garages were generally detached, and located at the rear of the parcel, often at the end of a straight concrete driveway, although some also faced onto alleys located at the rear of the property. Additionally, there were often concrete pedestrian pathways leading from the driveway to the front porch. The garages were most often constructed in the same design as the residence, with sliding or hinged wood garage doors. These garages served an increasingly automobile reliant society, although at that time most families only had one car.

Figure 4: One-car garage for 215 N. Everett Street located at the end of a driveway (built in 1921)

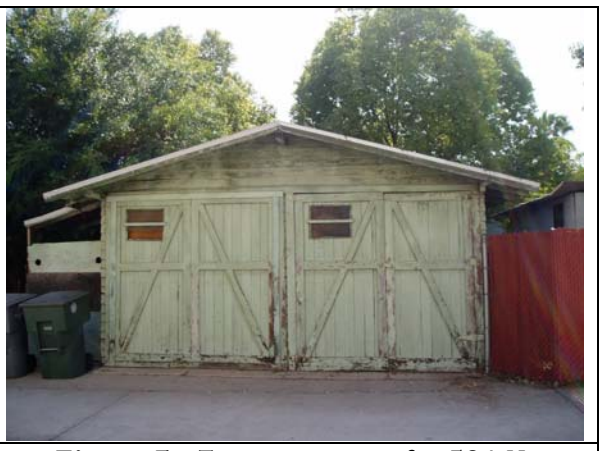

Figure 5: Two-car garage for 534 N. Kenwood Street that faces onto the rear alley (built in 1913)

The Architects and Builders of Glendale's Craftsman Homes

Many of the Craftsman homes in Glendale were constructed by builders who used pre-existing plans and specifications, and also created new designs to suit client needs. With the extensive growth in the city, particularly during the first few decades of the twentieth century, building moved at a rapid pace, particularly with residential construction. An "Anniversary Number" insert of the *Glendale Evening News* from Fall, 1914 reported a million dollars of

building activity between January 1, 1913, and fall of the following year.[21] There were many builders to provide these services during this boom. This same publication also published numerous images of recently constructed buildings, particularly houses. Nearly all of the homes illustrated were of Craftsman design.

Perhaps the most known and widely recognized builder was Charles W. Kent & Son, founded in 1910 by Charles W. Kent and his son Roy. As contractors and builders, they both worked and lived in Glendale, and became prolific and prominent both through their work and within social circles. Their offices were located in the heart of downtown Glendale at 130 S. Brand Boulevard. Roy bought out his father's interest in the business in 1918, and by 1922, the successful company was also involved with insurance, subdivision and real estate improvement.[22] Their works include the Little Church of the Flowers at Forest Lawn (1918), Glendale Theater (1920) and Union Public Market (1926). They also built grammar and high schools in the city. In 1948, Roy Kent estimated that 75 percent of the buildings on Brand between Broadway and Harvard had been planned and constructed by his company.[23] In addition to commercial and institutional buildings, Charles W. Kent & Son was heavily involved with residential design and construction, many in the Craftsman style, particularly during the 1910s. Although they also worked in other parts of Southern California, the Kent name is closely identified with the Glendale's early twentieth century built environment.

[21] "Glendale's Building Activity – A Million Dollars in 20 Months," *Glendale Evening News*, Fall, 1914, 55.
[22] Carroll W. Parcher and George S. Goshorn, *Glendale Community Book*, "Roy L. Kent," Glendale, California: John W. Akers, 1957, 238.
[23] Parcher and Goshorn, op. cit., 239.

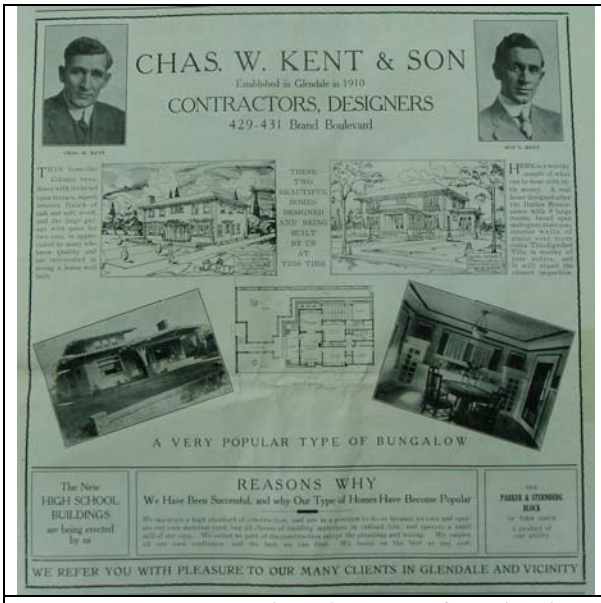

Figure 6: 1914 advertisement for Charles W. Kent & Son ("Charles W. Kent & Son," *Glendale Evening News*, Fall, 1914, 59).

Figure 7: 1913 Craftsman style home at 500 E. Third Street (today Wilson Avenue) built by Charles W. Kent & Son ("Some of Glendale's Beautiful Homes," *Glendale Evening News*, Fall, 1914, 45).

There were countless other builders and contractors in Glendale. Charlton & Sumner was a company that advertised home construction in *The Glendale Weekly News* in 1906. Although their office was in downtown Los Angeles, H. W. Charlton had a home on Riverdale Drive near Central Avenue. They promoted themselves as being both architects and builders who could design homes to the client's particular needs. The 1914 "Anniversary Number" insert of the *Glendale Evening News* named numerous builder names, including Robert P. McMullen, whose home designed for L. G. Dodge in 1913 at 1308 Chestnut Street was featured in the insert (see Figure 8). C. W. Spickerman & Son (see Figure 10) and Joseph P. Shropshire also had advertisements. There were also individual developers, who both owned and constructed their own buildings. Figure 9 shows an apartment building built by Bert T. Anderson in 1913. His success with this building led to the construction of about five other similar apartments. Plans and specifications were also sold by other businesses associated with the building industry, such as the Bentley-Schoeneman Lumber Co. located at 460 W. Los Feliz Road (see Figure 11).

Figure 8: L. G. Dodge House at 1308 Chestnut Street designed and built by Robert P. McMullen ("Harvard Apartments," *Glendale Evening News*, Fall, 1914, 8).

Figure 9: Apartment building constructed by owner and builder Bert T. Anderson in 1913; it boated to be the first flats to have open screen sleeping rooms, built-in refrigerators and other conveniences of a bungalow ("Harvard Apartments," *Glendale Evening News*, Fall, 1914, 8).

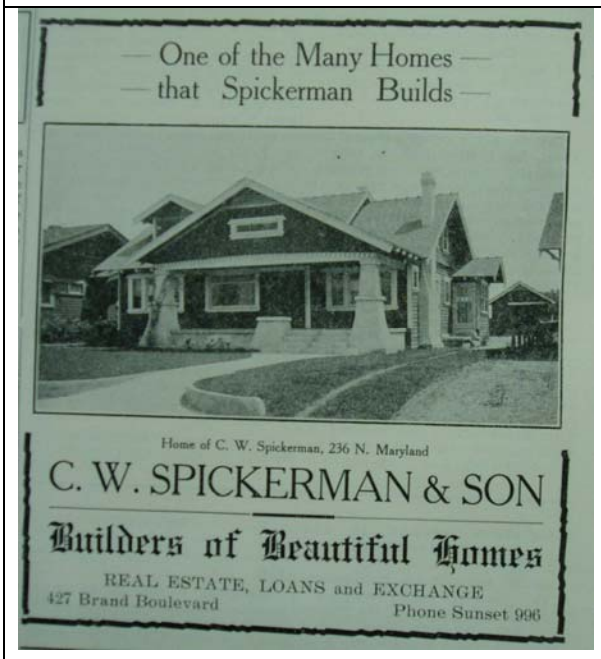

Figure 10: Advertisement for builder C. W. Spickerman & Son ("C. W. Spickerman & Son," *Glendale Evening News*, Fall, 1914, 54).

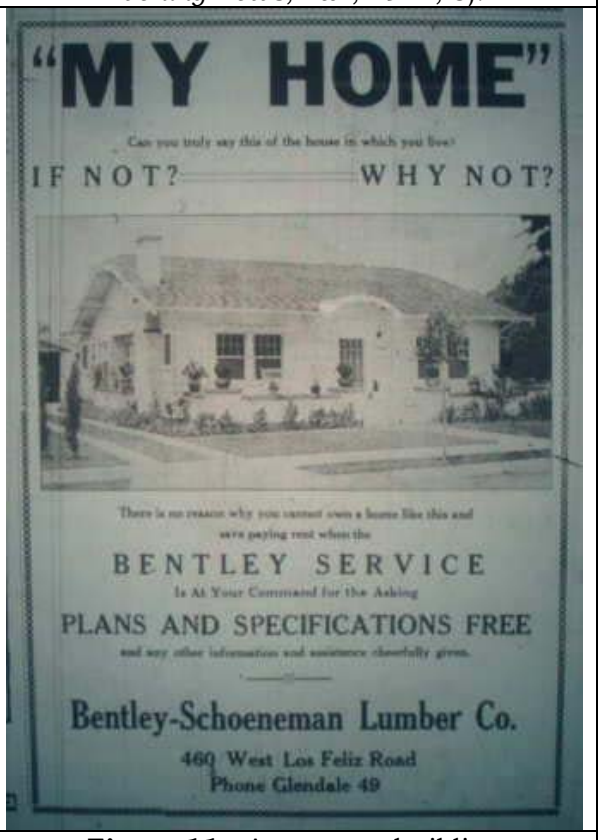

Figure 11: Apartment building constructed by owner and builder Bert T. Anderson in 1913 ("Harvard Apartments," *Glendale Evening News*, Fall, 1914, 8).

Although many of the Craftsman residences constructed in Glendale were likely catalogue homes or contractor designed, there were others that were

architect designed and were certainly more substantial. Charles E. Shattuck was an example of such an architect. Shattuck lived in Glendale, and had his architectural office in downtown Los Angeles. He and his family were also heavily involved in Glendale society. Shattuck designed the Craftsman style Toll House located at 1521 N. Columbus Avenue for socially prominent Charles H. and Eleanor Toll around 1912 (see Figure 12). This residence is one of the finest examples of the Craftsman style in Glendale today. Shattuck also designed the Mission Revival Glendale Country Club five years earlier, as well as the First Presbyterian Church at Central and Tropico Avenues, in what was then the community of Tropico, which was annexed by Glendale in 1911. Many of his commissions, however, were residential, often in the Craftsman style. Other substantial homes he created at that time were two-story, nine room residences for J. W. Inler at the southwest corner of Columbus Avenue[24] and Riverdale Drive,[25] and George Kissenbury at Central Avenue and Riverdale Drive. The Toll House still stands, and 614 S. Central Avenue is possibly the Kissenbury residence (see Figure 13). The Inler House has been demolished.

Figure 12: Tuesday Afternoon Club members, including Charles Toll (third from right in the front row), posed in front of the Toll House (Juliet M. Arroyo, *Images of America: Early Glendale*, Charleston, South Carolina, et al.: Arcadia Publishing, c2005, 95).

Figure 13: Possibly a Charles E. Shattuck designed Craftsman residence at 614 S. Central Avenue

Another prominent Glendale architect who has designed Glendale Craftsman residences was *Alfred F. Priest*. Priest was a prolific architect, who designed a large number of Glendale's buildings from the 1910s to 1920s. Like Shattuck,

[24] "By Architects and Builders," *Los Angeles Times*, December 11, 1904, D2 [note: the article indicated the building to be at the intersection of Columbus Avenue and Riverside Drive, but it is not likely that these streets ever intersected, so "Riverdale Drive" as the intersecting street is an assumption on the part of the author].
[25] "By Architects and Builders," *Los Angeles Times*, June 17, 1906, V24.

Priest also maintained a Los Angeles office, but lived in Glendale and was very socially active. He was a prolific architect who designed not only homes, but also commercial and educational buildings. His works could be seen throughout California, although he did do a substantial amount of work in Glendale. Many of Priest's homes were built in the upscale neighborhoods of North Glendale. Priest designed three homes in a row for Joseph M. McMillan, general manager for Pacific Electric, and his two sons-in-law at Mountain and Louise Streets (see Figure 14). McMillan is shown to be living at 915 Mountain Street in the 1912 and 1915-16 Glendale City Directories. However, his sons are not listed, so it is not certain whether all of these homes were built. It is likely that none remain today. However, at least two examples still stand, as seen in Figures 15 and 16. Priest's later residences were often designed in the Spanish Colonial Revival style which took the place of the Craftsman in popularity. Priest died an early death in 1931. Martin Weil created a detailed list of Priest's buildings in "The Work of Alfred F. Priest." However, because pre-1921 building permits and plans no longer exist at the City of Glendale,[26] additional Craftsman residences designed by these architects, and the names of other local architects who created such designs, can not be determined at this time.

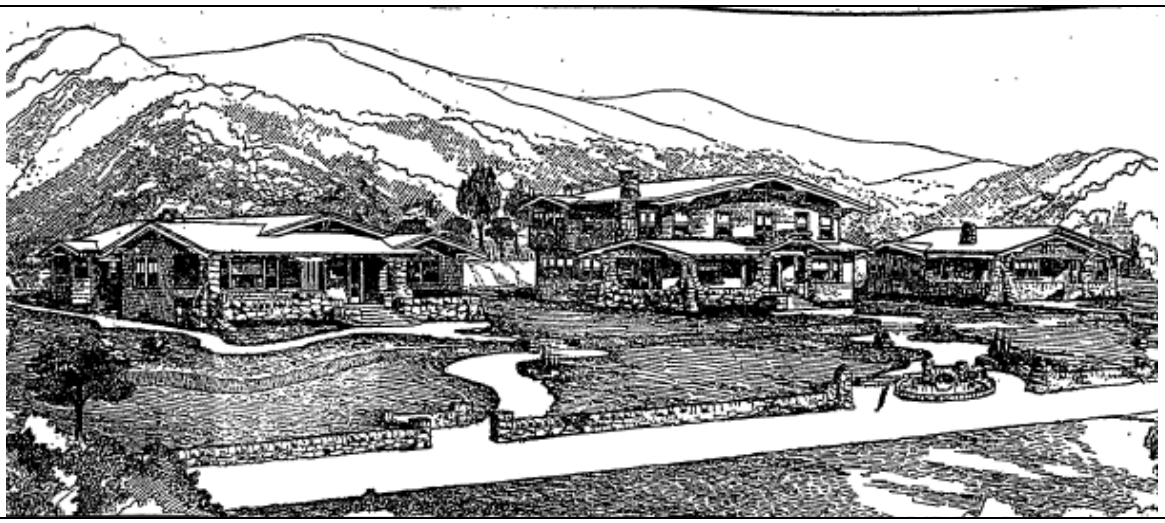

Figure 14: Alfred F. Priest designed "three attractive houses of the chalet type" in 1913 for J. McMillan, general manager of the Pacific Electric system, and his two sons-in-law at the corner of Mountain Avenue and Louise Street in Glendale. ("Attractive Foothill Homes for Prominent Railway Man and Two Sons-in-Law," *Los Angeles Times*, July 13, 1913, V1.)

[26] Leslie Heumann and Paul Gleye, Heumann, Gleye and Associates, "How to Research Buildings in Glendale," for the Glendale Historical Society, [1984].

Figure 15: Alfred F. Priest designed Craftsman style residence at 1330 N. Louise Street (built in 1915)

Figure 16: Alfred F. Priest designed Craftsman style residence at 1545 Cedarhill (built in 1921)

Typologies and Character Defining Features of Craftsman Residences in Glendale

Glendale is a rich resource for Craftsman style residences, particularly those built between 1900 and 1925. The Craftsman residence symbolized the shift from the heavily ornate Victorian architecture of the previous century, to one that was simpler, with a more organic sensibility that complemented the natural landscape. Craftsman style residences vary, but they share the following general character-defining features. These residences are typically one- to two-stories in height and are wood framed. In Glendale, the foundation is often of poured concrete, although fieldstone examples do exist. The siding materials are either horizontal wood boards or wood shingles. The houses have a low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eaves. The gables often feature vents in a variety of configurations, including rectangular, vertical slats, horizontal slats, latticework, and "picket fence." The roof rafters are usually exposed, and there are decorative (false) beams or knee brackets commonly added under gables. There can be shed, gabled or eyebrow dormers on the roof. Full- or partial-width porches have roofs, which are often supported by tapered square columns that frequently extend to ground level (without a break at porch floor level). The wood windows consist of fixed, double-hung, or casement sash with either multiple lights or single panes of glass. A typical Craftsman door is stained wood with multiple lights. The windows and doors are generally surrounded by wide casings.

The Craftsman interior can vary, although the common spaces typically consist of a living room and dining room which were located near the front of the first floor. The front door generally led into the living room, which replaced the

parlor from the Victorian days. The Victorian parlor was furnished with ornate furniture and countless bric-a-brac and paintings, with walls and ceilings papered with busy patterns. Meanwhile, the Craftsman living room was ideally a place of order and simplicity (see Figure 17). Gustav Stickley noted that the living room should be "the center of peace and comfort in the household,"[27] with the purity of straight lines, quiet wall spaces, and simple, comfortable and durable furniture absent in a Victorian home. Whereas the Victorian parlor was a very formal room used only on Sundays or formal occasions, the living room became a room for informal entertainment. Family members and friends used the living room to not only socialize and read, but also play the piano, gramophone, and, by the 1920s, the radio. The living room often had a fireplace. Both this room and the dining room had built-in cabinets or shelves. The dining room might also have a sideboard with drawers and cabinets located above and underneath. Sliding wood and glass doors often divided these two rooms, although they could also have been separated by fabric panels.

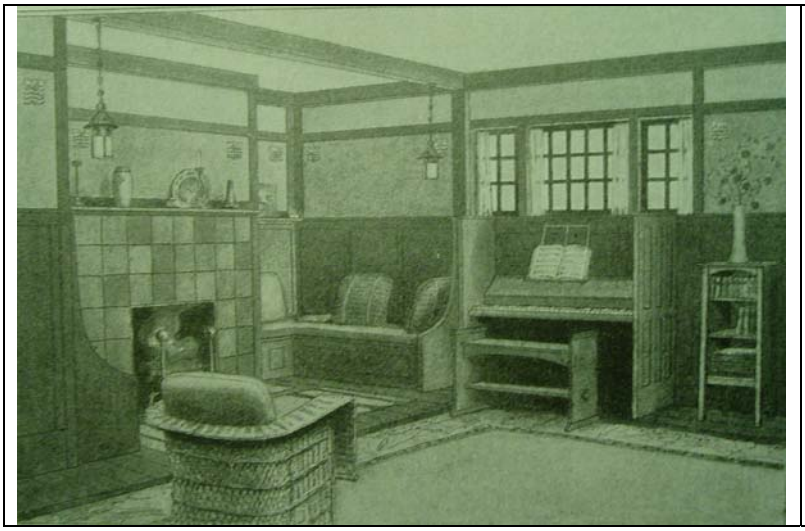

Figure 17: An ideal living room as illustrated in *Craftsman Homes* by Gustav Stickley (Gustav Stickley, *Craftsman Homes: Mission-Style Homes and Furnishings of the American Arts and Crafts Movement*, New York: Gramercy Books, c1995 [reproductions of two Stickley publications *Craftsman Homes* (1909) and The Craftsman's Story (1905)], 18).

The kitchen was located at the rear of the first floor, often with a secondary entry leading from this room into a service porch where the icebox was historically kept until the electric refrigerator became common in the 1920s. Most homes of this era only had one bathroom; in two-story Craftsman residences, this room was often located on the second floor. The number of bedrooms in a typical Craftsman varied, from the one bedroom of the most modest Cottage to the multiple bedrooms of a Greene and Greene mansion.

[27] Gustav Stickley, *Craftsman Homes: Mission-Style Homes and Furnishings of the American Arts and Crafts Movement*, New York: Gramercy Books, c1995 [reproductions of two Stickley publications *Craftsman Homes* (1909) and *The Craftsman's Story* (1905)], 223-24.

Within the general Craftsman style are different sub-styles such as the Bungalow, Cottage, Colonial, Clipped-Gable Colonial, Multi-Family, Transitional, Eclectic, and Aeroplane. These are all represented in the City of Glendale. Each of these sub-styles generally shares the character defining features of the basic Craftsman. The following are additional characteristics of each of these sub-styles (listed in the general order from the most prevalent in Glendale to the least):

Bungalow

This is the most commonly represented Craftsman sub-style in Glendale, and is what most people envision when they think of a Craftsman home. The typical Bungalow is a one-story house with low-pitched broad gables; it can be double-front gabled, side gabled or cross gabled. A lower gable usually covers an open or screened porch and a larger gable covers the main portion of the house. In larger bungalows the gable is steeper, with the addition of cross gables and/or dormers. Rafters, ridge beams and purlins extend beyond the wall and roof. Chimneys are of cobblestone or rough-faced brick. Porch railings can also be of the same material, as well as wood or ornamental concrete blocks. Shingled porch railings often terminate with a flared base. The porch pedestals are often battered. Wood shingles and/or horizontal wood boards are the favorite exterior finish found in Glendale, although gunite and brick can be found in other parts of the state and country. Exposed structural members and trim work usually are painted but the shingles were traditionally left in a natural state or treated with earth-tone stains (although many of these shingles have since been painted).

Figure 18: 515 N. Isabel Street (built in 1914)

Figure 19: 1415 E. California Avenue (built in 1913)

Cottage

This is the smallest and most modest of the Craftsman sub-styles located in Glendale. In many communities, this sub-style is also identified as a "worker's cottage." This style is one-story in height with a compact rectangular plan. There is a centralized main entrance with a simple partial-width porch sheltered by a front gabled roof. The entry is typically flanked by windows, often creating a symmetrical façade. Other characteristics are a side-gabled low-pitched roof, horizontal wood siding and other Craftsman stylistic details (exposed rafter tails, wide window and door casings, triangular knee brace supports, etc.).

Figure 20: 1208 Boynton Street (built in 1922)

Figure 21: 514 Granada Street (built in 1923)

Colonial Craftsman

This Craftsman residence exhibits Colonial Revival features. The Colonial Revival style pre-dates the Craftsman; it was incorporated into architectural design in the late nineteenth century. By the turn of the twentieth century, it was fully established. Just as Georgian or Federal design elements had been incorporated into Queen Anne homes during the nineteenth century,[28] the Colonial Revival style would be merged with the Craftsman during the twentieth. The other revival styles such as Spanish Colonial and Tudor, only really gained popularity during the second half of the 1920s.

The Colonial Craftsman shares some similarities with the Cottage sub-style, with its side gabled roof and symmetrical façade. In addition, it generally has a small partial width front porch sheltered by a moderately pitched front gabled

[28] David Gebhard and Robert Winter, *Architecture in Los Angeles: A Compleat Guide*, Salt Lake City, Utah: Peregrine Smith Books, c1985, 477.

roof. This roof can also be more substantial with a steeper pitch, as illustrated in Figure 23. There can also be an arch located within the gable. The porch roof is often supported by Tuscan order columns. The front porch sometimes features a pergola on each side of the entry (or, in some cases, just one side). The windows can consist of the double hung sash, fixed and/or casement sash typically associated withthe Craftsman style, or can be taller French windows. The front door is more representative of a Colonial Revival home, made of solid wood, painted and with multiple panels (or sometimes only a single large panel).

Figure 22: 529 N. Jackson Street (built in 1919)

Figure 23: 500 Salem Street (built in 1922)

The *Clipped-Gable* is a sub-style of the Colonial Craftsman. This home is covered by a gabled roof which has had its gable point "clipped off." The roof can be front, side or cross-gabled. Typically this type of Craftsman is a one-story building. Sometimes the clipped-gabled roof will have gabled, hipped or eyebrow dormers.

Figure 24: 316 W. Acacia Avenue (built in 1923)

Figure 25: 372 W. Lexington Drive (built in 1921)

Multi-Family Craftsman

This is a Craftsman building designed with separate complete living spaces to accommodate more than one household. Within the survey area, multi-family Craftsman buildings are primarily duplex, although there are multiplex examples. These properties boast the character defining features of their single-family residential counterparts. Figure 26, for example, shows a duplex that has the same character defining features as a Clipped-Gable Colonial Craftsman. This includes not only the clipped front gables, which are located above each of the entries, but also the symmetry and Tuscan order columns of that sub-style. Many duplexes are one-story in height, modest in size and scale and each unit generally has one bedroom. Figure 27, however, shows an example that is more substantial. It is two-stories in height with two bedrooms and two bathrooms per unit. It shares the characteristic of a symmetrical façade with its smaller counterpart. This symmetry allows for each unit to be identical to the other.

Figure 26: 366 and 368 Burchett Street (built in 1923)

Figure 27: 224 N. Louise Street (built in 1914)

Figure 30 is an example of a Craftsman multi-unit apartment building, which has four units total. This is a rare resource in the study area where most of the Craftsman multi-family residences are duplexes. Like the duplexes, this residence also has a symmetrical façade.

Bungalow courts, which were not surveyed for this study, tend to consist of individual units that form a “U” shape around a central courtyard. Often the short side of the “U” shape has a two-story, or substantial residential building that is either where the owner/manager lives, or could be a duplex.

Transitional

This is a residence which is "transitioning" from the Victorian-era into the Craftsman-era in design and materials. This sub-style was generally constructed during the 1900s to the early 1910s when there were holdover elements of nineteenth century design. This style is not commonly found in Glendale, unlike other Southern California cities such as Pomona where it was popular.

Typically, the Transitional still retains a strong vertical emphasis on the façade, and Victorian-era design elements such as bay windows, long narrow windows and decorative knee brackets and rafters. In the case of the residence in Figure 28, the paneled front door is Victorian in style, with a single light and dentil details at the top section. The home in Figure 29 also has a window with a Gothic Revival pattern. What generally differentiates this type of residence from a Victorian-era residence is its Craftsman features such as stonework on porch pedestals, horizontally-oriented windows surrounded by wide casings, sometimes a hipped roof with a squat dormer at the façade side of the roof, and rafter tails under the roof line.

Figure 28: 1211 Viola Avenue (built in 1909)

Figure 29: 301 N. Kenwood Street (built in 1911)

Eclectic Influenced Craftsman

This is a Craftsman building influenced by other cultures or styles, the region it was designed in, the preferences of its architect or builder, the preferences of its owner, and/or the fashions of the time. Craftsman bungalows were subject to variations such as the Oriental, the Swiss, the Colonial and Tudor, among others. The residence in Figure 30, for example, reflects a Swiss influence with its four steeply pitched wide overhanging eaves with knee brackets, and

diamond patterned window sash located within the top center gable. Figure 31 is an example of a Craftsman residence with Oriental influences, with its upturned eave ends.

Figure 30: 500-02 W. Wilson Avenue (built in 1914)

Figure 31: 623 E. Chestnut Street (built in 1921)

Aeroplane Craftsman

The Aeroplane is perhaps the most distinctive of the Craftsman sub-styles represented in the city, although there are not many examples. It is not only uncommon in this city, but also throughout Southern California and the rest of the country. This is a style characterized by a set-back second-story, low-pitched roofline, and wide overhanging eaves giving the impression of airplane wings. This residence can have a front, side or cross-gabled roof. The examples in Figures 22 and 23 are front gabled; the residence in Figure 33 is perhaps more iconic with its double front gables and elaborate porch design.

Figure 32: 607 N. Isabel Street (built in 1924)

Figure 33: 534 N. Kenwood Street (built in 1913)

End of an Era in Architecture

During the 1920s, Glendale continued to grow to 12,294 acres as a result of additional annexations. However, tastes in home design began to change as the Craftsman rapidly faded from favor after the mid-1920s; few were built after 1930. Popular tastes changed to Revival styles, such as Colonial, Tudor and most commonly Spanish Colonial, starting from the mid-1920s. The Spanish Colonial Revival became a particularly popular style in Glendale, represented by both high style and vernacular examples.

Results/Findings

The City of Glendale Craftsman survey consisted of the preparation of approximately 521 inventory forms for buildings constructed between 1900 and 1925 in multi-residential zoned areas. Overall, the majority of the buildings that were surveyed were either cottages or bungalows. Many of them exhibited very traditional features and were not of high style. There were a few buildings that were constructed in the aeroplane style, which is rare within the City of Glendale. Additionally, several buildings were identified to have Colonial influences (as indicated by the use of columns and symmetrical façade). Of these Colonial type Craftsman buildings, just under half had clipped gables. Following represents the overall survey data by typology:

Typologies:
- Aeroplane: 5
- Bungalow: 240
- Clipped Colonial: 58
- Colonial: 65
- Cottage: 106
- Eclectic: 10
- Multi-Family: 23
- Transitional: 17

Status Codes:
- 5B: 5
- 5D2: 3
- 5S3: 54
- 6L: 444
- 7R: 18

Integrity:
- High integrity: 201
- Moderate integrity: 194
- Low integrity: 129

The survey indicated that there were not any areas within the City that had retained large concentrations of Craftsman buildings. Also, the areas that once had streets lined with Craftsman buildings have been significantly filled in with very large apartment buildings that have changed the scale, setting, and setbacks of the neighborhoods, leaving several of the original single story bungalows or cottages as dwarves - orphans in a sea of modern development. Many of the large two- and three-story apartment buildings appear to have been developed between the 1960s and the present, and several have subterranean parking associated with them, changing the once consistent rows of single family bungalows with their side driveways and detached rear garages.

There were very few architects identified with any of the surveyed buildings. A few builders were identified, but several of the original building permits no longer exist. Additionally, many of the homes do not appear to have been designed by architects, possibly indicating that these neighborhoods have always traditionally been middle or working class neighborhoods. Overall,

while Craftsman style homes can be found in many neighborhoods, the alteration and demolition of so many of them has radically altered the appearance of neighborhoods that were once dominated by the style.

Identification of Integrity Thresholds

During the course of the project, the Glendale Planning staff and GPA staff members identified the integrity thresholds for the identified buildings. Each building was identified as having high, moderate, or low integrity.

High Integrity

For a property to exhibit high integrity, the building must contain the majority of its original character-defining features that are visible from the public right-of-way. Buildings with high integrity may exhibit a few minor reversible alterations; however, overall the windows, window openings, porches, siding, and architectural characteristics should be fairly intact. The typical character-defining features that contribute to the significance of a Craftsman style building include: one- to two-stories in height, are wood framed, foundation of poured concrete or fieldstone, siding materials that are either horizontal wood boards or wood shingles, a low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eaves, (gables often feature vents in a variety of configurations, including rectangular, vertical slats, horizontal slats, latticework, and "picket fence"), exposed roof rafters, decorative (false) beams or knee brackets under gables; shed, gabled or eyebrow dormers on the roof; Full- or partial-width porches with roofs supported by tapered square columns, wood windows that consist of fixed, double-hung, or casement sash with either multiple lights or single panes of glass, typical Craftsman door that is stained wood with multiple lights, windows and doors surrounded by wide casings or a lintel above the window. Properties that have had alterations that have been made within the first twenty years of its existence may still have high integrity if the modifications that were made were in keeping with the original architectural design and contribute to the overall feeling of the building. Modifications may have achieved historic significance in their own right. Overall, 201 buildings, of the 521 surveyed, were identified as exhibiting high integrity.

Moderate Integrity

For a property to exhibit moderate integrity, the building must contain much of its original character defining features that are visible from the public right-of-way to be identified as a Craftsman building without completely altering the building to a degree that it is not recognizable at first glance. Properties with

moderate integrity must retain its original form, roofline, and siding. It may exhibit a few modifications or changes such as additions to the rear (in keeping with the original design intent) or changes to siding or windows on the side or rear of the building. Additional minor alterations may include sensitive porch enclosures, removal of chimneys, replacement of original doors and/or windows within original openings as long as the alterations do not detract from the overall feel and style of the building. Overall 194 buildings, of the 521 surveyed, were identified as exhibiting moderate integrity.

Low Integrity

Properties that exhibit low integrity are buildings that have lost much of its original historic fabric or character defining features. These buildings have had considerable alterations or additions such that the building may still be identified as a Craftsman style building under closer inspection. Significant alterations may include but are not limited to; the replacement of all the building's siding such as stucco, plywood, vinyl or asbestos over wood, a change in the roof pitch or form including the addition of oversized dormers or a second floor, the addition of large building additions or garages to the side, front, or rear of the building in such a manner that it overpowers the original form of the building, the enclosure of the porch with new or modern building materials such as plywood siding and/or aluminum windows, changes in the size or location of the window openings, changes or removal of window surrounds or the addition of new materials used for window surrounds (stucco), changes to or removal of original door with modern (non-compatible) door style, replacement of porch supports or railings with non-original materials such as iron, metal, or plain wood posts, addition of non-compatible design motifs such as shutters, large oversized columns, lattice, lighting, etc. (when there never were originally), and/or paint over original natural materials such as brick chimney or stone foundation. Overall 129 buildings, of the 521 surveyed, were identified as exhibiting low integrity.

Identification of Individually Significant Properties

GPA worked with the Glendale Planning staff to identify buildings within the project area that have the potential to meet federal, state, or local landmark criteria. The project team identified the buildings within their associated historic context to determine if any of the buildings may be potentially eligible for the National Register or California Register, either individually or as contributing elements to a potential historic district. The criteria for inclusion in the National Register include those properties that:

A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
B. Are associated with the lives of persons significant in our past; or
C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity who components may lack individual distinction; or
D. Has yielded, or may be likely to yield, information important in prehistory or history.

One property was identified within the project study area that appears to meet the Criteria for inclusion in the National Register of Historic Places (NR) and the California Register of Historical Resources (CR). However, several properties were identified that have the potential for NR or CR eligibility pending additional research. These properties were given a status code of 5S3 (Appears individually eligible for local listing or designation through survey evaluation) and are recommended for additional research for inclusion in the NR or CR.

However, the City of Glendale maintains an active program to designate historic resources. Section 15.20.050 of the Glendale Municipal Codes establishes criteria for designating local historic resources. These include:

- Identification of interest or value as part of the heritage of the city.
- Location of a significant historic event.
- Identification with a person, persons or groups who significant contributed to the history and development of the city; or whose work has influenced the heritage of the city, State, or the United States.
- Exemplification of one of the best remaining architectural types in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials, or craftsmanship of a particular historic period.
- Location which is unique or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- Location as a source, site, or repository of archaeological interest.
- Location containing a natural setting that strongly contributes to the well being of the people of the city.

There are sixty-two resources currently listed on the Glendale Register of Historic Resources.

GPA, in conjunction with the Glendale Planning staff, identified fifty four (54) properties that may be eligible for local landmark status based on their architectural merit.

Identification of Properties that are Ineligible for Designation

There were several (approximately 1,053) buildings that were not included on the list of properties to be surveyed that were given the status code 6Z due to their very low integrity. These properties were identified and will be entered into the CHRID, however, no inventory forms were completed for these properties. Additional buildings were inventoried and had DPR523A forms prepared but were identified as being standard historic fabric. These buildings were given status codes of 6L to allow the planners to look at them, as necessary on an individual basis during the planning process. Most, if not all of these buildings, do not appear to have historic significance. Approximately 444 buildings received a 6L rating. A complete list of properties and their associated status codes are located in Appendix B of this report.

Identification of Buildings that Warrant Further Evaluation

There were fifty-four (54) buildings that were identified as being potentially eligible for the National Register or California Register pending additional research. These are the same properties that were identified as being potentially eligible for local designation status. All of these buildings received a 5S3 status code. It is recommended that a DPR 523B form be completed for these buildings. A complete matrix of all properties and their associated status codes can be found in Appendix B.

Identification of Historic Districts

There was one small district that was identified during the survey process. The Riverdale Drive Historic District is a geographically contiguous district that consists of eight parcels with nine single family residences designed in the Craftsman style. Their original build years range from 1898 to 1920. These homes are located on the southeast corner of Riverdale Drive and S. Columbus Avenue. The residences are located about 0.90 miles southwest from Glendale City Hall. The district is located within a residential neighborhood that is a mix of single-family residences from 1898 to the 1940s, including an altered 1914 Craftsman style bungalow located across the street from the district at 363 Riverdale Drive, and multiple family residences from the 1920s to 1940s. The area immediately outside the district is now dominated by large apartment buildings built in the 1960s to the 1980s. The properties within this district

area received status codes 5D2 (Contributor to a district that is eligible for local listing or designation.

Recommendations

Recommendations for Future Research

A final component of this 2006-07 CLG grant project was to develop a list of recommendations for further research, study, programs and actions in regard to the City of Glendale Craftsman Survey. The GPA project team met with the City of Glendale Planning staff to discuss the conclusions of the survey and to discuss potential landmarks, areas and topics of that may merit future study, and ideas for educational outreach. Following is a list of the recommendations made:

1. Conduct additional research on buildings receiving a 5S3 status code. These properties were identified as being locally significant architecturally. However, there is a potential that some of these buildings may be eligible for either the National Register or California Register. Therefore, these properties should have more intensive research conducted and a DPR 523B form prepared at a later date.

2. Notify property owners. Because the surveyed properties are single family residences located within areas zoned for multi-family use, they are at risk for development. It is important for the property owners to have survey information that makes them aware of a site's status to help guide any plans for development or significant alterations. The property owners should be notified of the potential incentives and restrictions that may apply and could affect their decision making. This information should include the city's expectations in the planning process (including what may be required under the California Environmental Quality Act) and possible financial constraints or incentives.

3. Map buildings by property type. The City staff mapped the buildings located within the neighborhood boundaries established by the Planning Department by style sub-types and integrity levels to help to identify buildings that could be among the best remaining examples in individual neighborhoods. These maps will also be useful to identify potential concentrations of buildings by typology (identified within historic context). This information may be useful in identifying areas by social class or associations with nearby industries. Particularly, information may be gained from the locations of cottage type buildings.

4. Identify additional buildings that may have been missed during this survey. This survey started with a date range of 1900 to 1925; however there likely are buildings in the Craftsman style that were built shortly

after 1925 or buildings that were not picked up from the Assessor's database. Therefore, these buildings might be added to this survey in the future.

5. Research the Clipped-Gable Colonial buildings further. There were several buildings that had Colonial influences with columns and symmetrical facades. Many (although not all) of these buildings also exhibited clipped gables. More research (gleaned possibly from mapping) may reveal that these building types were built by a particular builder or developer (a quick glance indicates that several of them may be concentrated in one area as well). Perhaps these buildings may have been available in a local pattern book, etc.

6. Continue survey of single-family Craftsman residences in areas zoned for single family. Although the historic context that was prepared as part of this study covered many of the basics of the Craftsman architecture in the City of Glendale, many buildings were not surveyed because this survey was limited to only those areas that were zoned for multi-family uses (with the exception of R-3050 zoned properties) and are therefore more subject to development pressures. However, there are likely many additional Craftsman style buildings in single family zoned areas that were not surveyed as part of this project. These homes may be architect designed (practically no architects were identified as part of this current study) and may possibly be eligible for local landmark designation.

7. Make property information available to the public. The property information that was acquired as part of the study will be available to the public online through the use of the CHRID database. The city should also consider ways to make information obtained through this survey available through its own website and other means of public outreach.

8. Work with City Council and Planning Staff to identify process to streamline the planning process as a result of this survey. The Planning Department now has useful information on Craftsman buildings located within multi-residential zoned areas of the City. These represent the buildings that are the most vulnerable to development pressures. Therefore, the City now has enough information to determine whether a building could be altered or which buildings may require additional study in compliance with local and state planning and environmental regulations.

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Appendix A: California Historical Resource Status Codes

California Historical Resource Status Codes

1	**Properties listed in the National Register (NR) or the California Register (CR)**
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2	**Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3	**Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4	**Appears eligible for National Register (NR) or California Register (CR) through other evaluation**
4CM	Master List - State Owned Properties – PRC §5024.
5	**Properties Recognized as Historically Significant by Local Government**
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6	**Not Eligible for Listing or Designation as specified**
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7	**Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation**
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

Appendix B: Surveyed Buildings and Status Codes

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5623008021	1515		5th	St	Colonial	Low	6L	1924
5676008002	436	E	Acacia	Ave	Clipped Colonial	Low	6L	1921
5676004017	902	E	Acacia	Ave	Cottage	High	6L	1923
5676004019	904	E	Acacia	Ave	Bungalow	High	6L	1909
5676003001	1014	E	Acacia	Ave	Colonial	High	6L	1924
5696025036	316	W	Acacia	Ave	Clipped Colonial	High	5S3	1923
5696024021	321	W	Acacia	Ave	Bungalow	High	5S3	1912
5696024022	325	W	Acacia	Ave	Bungalow	Low	6L	1913
5696025018	340	W	Acacia	Ave	Bungalow	High	6L	1921
5696024030	357	W	Acacia	Ave	Bungalow	Low	6L	1923
5696025001	360	W	Acacia	Ave	Colonial	High	6L	1920
5696024031	361, 363	W	Acacia	Ave	Multi-Family	Moderate	6L	1923
5696022020	409	W	Acacia	Ave	Cottage	Low	6L	1924
5696023016	412	W	Acacia	Ave	Colonial	Low	6L	1924
5696022019	413	W	Acacia	Ave	Cottage	Low	6L	1924
5696023015	414	W	Acacia	Ave	Colonial	Moderate	6L	1924
5645012015	319	N	Adams	St	Clipped Colonial	High	6L	1923
5645013024	320	N	Adams	St	Transitional	Moderate	6L	1906
5645013003	332	N	Adams	St	Colonial	High	6L	1923
5645013004	336, 338	N	Adams	St	Multi-Family	High	6L	1922
5645013006	346	N	Adams	St	Bungalow	High	6L	1922
5645008012	410	N	Adams	St	Bungalow	High	6L	1919, 1925
5645001019	545	N	Adams	St	Bungalow	Moderate	6L	1922
5646024014	721	N	Adams	St	Cottage	Low	6L	1924
5674011009	113	S	Adams	St	Cottage	Low	6L	1921
5674011020	119	S	Adams	St	Bungalow	Moderate	6L	1920
5674011024	137	S	Adams	St	Transitional	High	5S3	1906
5674022021	324	S	Adams	St	Bungalow	Low	6L	1914
5674031001	414	S	Adams	St	Eclectic	High	6L	1922
5675010002	608	S	Adams	St	Bungalow	Moderate	6L	1914
5675009006	619	S	Adams	St	Bungalow	Moderate	6L	1909
5675012012	705	S	Adams	St	Cottage	Moderate	6L	1921
5675012013	709	S	Adams	St	Bungalow	Moderate	6L	1921
5675019003	737	S	Adams	St	Cottage	Moderate	6L	1923
5675019006	749	S	Adams	St	Colonial	Low	6L	1922
5624008029	1065		Allen	Ave	Bungalow	Moderate	6L	1922
5621036021	1133		Allen	Ave	Cottage	High	6L	1923
5621038003	1150		Allen	Ave	Bungalow	Moderate	6L	1924

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5645027008	1326		Barrington	Way	Colonial	Moderate	6L	1923
5645026008	1329		Barrington	Way	Bungalow	High	6L	1923
5645026011	1341		Barrington	Way	Colonial	Moderate	6L	1923
5645017023	206	N	Belmont	St	Bungalow	High	6L	1922
5645017017	220	N	Belmont	St	Bungalow	High	6L	1910
5645017006	236	N	Belmont	St	Bungalow	Moderate	6L	1914
5645017003	240	N	Belmont	St	Colonial	Moderate	6L	1920
5645017001	244	N	Belmont	St	Multi-Family	Moderate	6L	1921
5645011016	329	N	Belmont	St	Bungalow	Moderate	6L	1912
5674011028	142	S	Belmont	St	Aeroplane	High	5S3	1912
5676024001	1208		Boynton	St	Cottage	Moderate	6L	1921
5676027014	1293		Boynton	St	Bungalow	Moderate	6L	1916
5636013017	325		Burchett	St	Bungalow	High	5S3	1911
5636014019	366, 368		Burchett	St	Multi-Family	High	7R	1923
5636015009	400		Burchett	St	Bungalow	Low	6L	1910
5636015015	422		Burchett	St	Clipped Colonial	High	7R	1920
5636015017	430		Burchett	St	Bungalow	Moderate	6L	1916
5636015018	434		Burchett	St	Bungalow	High	5S3	1916
5636015019	438		Burchett	St	Bungalow	High	7R	1915
5642017017	308	E	California	Ave	Cottage	High	6L	1923
5645019001	816	E	California	Ave	Bungalow	Moderate	6L	1915
5645019002	822	E	California	Ave	Colonial	Low	6L	1921
5645015003	1116	E	California	Ave	Cottage	Low	6L	1921
5645013016	1147	E	California	Ave	Colonial	Moderate	6L	1921
5645014015	1215	E	California	Ave	Transitional	Low	6L	1906
5645002055	1412	E	California	Ave	Cottage	High	6L	1921
5645002049	1415	E	California	Ave	Bungalow	High	5S3	1913
5645002057	1416	E	California	Ave	Bungalow	High	6L	1921
5637006036	317	W	California	Ave	Bungalow	Moderate	6L	1913
5637007009	332	W	California	Ave	Cottage	High	6L	1921
5637006030	333	W	California	Ave	Bungalow	High	6L	1920
5637006026	341	W	California	Ave	Bungalow	High	6L	1922
5637006023	345	W	California	Ave	Bungalow	Moderate	6L	1913
5637007013	346	W	California	Ave	Bungalow	Moderate	6L	1925
5637007017	364	W	California	Ave	Bungalow	Low	6L	1912
5637017009	436	W	California	Ave	Bungalow	Moderate	6L	1912
5637017010	440	W	California	Ave	Cottage	Low	6L	1922
5637017015	462, 464, 466	W	California	Ave	Multi-Family	Moderate	6L	1913
5637017017	474	W	California	Ave	Clipped Colonial	Moderate	6L	1920
5638001041	506	W	California	Ave	Bungalow	Low	6L	1912
5638001040	508	W	California	Ave	Bungalow	High	6L	1921
5638001052	520	W	California	Ave	Clipped	Low	6L	1921

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
					Colonial			
5638001054	528	W	California	Ave	Clipped Colonial	High	6L	1922
5638015042	606	W	California	Ave	Bungalow	Low	6L	1921
5638016005	609	W	California	Ave	Clipped Colonial	Low	6L	1922
5638015043	610	W	California	Ave	Cottage	Moderate	6L	1921
5638016012	633	W	California	Ave	Clipped Colonial	Low	6L	1923
5638019041	654, 656	W	California	Ave	Multi-Family	Moderate	6L	1924
5638016020	667	W	California	Ave	Clipped Colonial	Low	6L	1923
5644015027	403		Cameron	Pl	Bungalow	Moderate	7R	1917
5680004002	1300		Carlton	Dr	Cottage	Moderate	6L	1924
~~5645010011~~	~~337~~	~~N~~	~~Cedar~~	~~St~~	~~Transitional~~	~~Moderate~~	~~6L~~	~~1910~~
5645011012	348	N	Cedar	St	Cottage	Moderate	6L	1924
5633008027	1231	N	Central	Ave	Colonial	Moderate	6L	1922
5647001006	1304	N	Central	Ave	Bungalow	Moderate	6L	1909
5638017001	411		Chester	St	Clipped Colonial	Moderate	6L	1923
5641010003	310	E	Chestnut	St	Bungalow	Moderate	6L	1910
5641010004	314	E	Chestnut	St	Bungalow	High	6L	1922
5675004027	601	E	Chestnut	St	Cottage	High	6L	1923
5675004021	623	E	Chestnut	St	Eclectic	High	5S3	1921
5675004015	707	E	Chestnut	St	Cottage	Moderate	6L	1921
5675003025	719	E	Chestnut	St	Multi-Family	Moderate	6L	1924
5675003017	817	E	Chestnut	St	Cottage	Low	6L	1921
5675001015	1115	E	Chestnut	St	Cottage	Low	6L	1920
5676010007	412	E	Chevy Chase	Dr	Bungalow	Moderate	6L	1912
5676004012	825	E	Chevy Chase	Dr	Bungalow	High	5S3	1916
5645014030	337	N	Chevy Chase	Dr	Bungalow	High	5S3	1910
5680005008	220	S	Chevy Chase	Dr	Bungalow	Moderate	6L	1921
5637007021	238	N	Columbus	Ave	Bungalow	High	6L	1924
5637020021	411	N	Columbus	Ave	Cottage	Moderate	6L	1920
5637020020	415	N	Columbus	Ave	Colonial	Low	6L	1921
5636008023	1118	N	Columbus	Ave	Bungalow	Low	6L	1922
5636001030	1139	N	Columbus	Ave	Cottage	Moderate	6L	1922
5696005019	410	S	Columbus	Ave	Clipped Colonial	Low	6L	1922
5696009001	431	S	Columbus	Ave	Bungalow	Moderate	6L	1921
5696010027	505	S	Columbus	Ave	Transitional	Low	6L	1904
5696013022	612	S	Columbus	Ave	Bungalow	High	5B	1911
5696013023	616	S	Columbus	Ave	Bungalow	Moderate	5D2	1911

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5696022023	909	S	Columbus	Ave	Cottage	Moderate	6L	1921
5696022022	1001	S	Columbus	Ave	Bungalow	High	6L	1913
5696023019	1011	S	Columbus	Ave	Cottage	Low	6L	1924
5638018003	405		Concord	St	Transitional	Moderate	6L	1902
5645006002	1116	E	Doran	St	Colonial	High	5S3	1924
5645006045	1127	E	Doran	St	Cottage	Low	6L	1921
5645006006	1130, 1132	E	Doran	St	Multi-Family	High	5S3	1923
5637003029	350	W	Doran	St	Bungalow	Low	6L	1913
5637002018	373	W	Doran	St	Bungalow	High	6L	1911
5638010032	721	W	Doran	St	Colonial	High	6L	1923
5644011015	204, 206	E	Dryden	St	Multi-Family	High	7R	1920
5644010027	316	E	Dryden	St	Bungalow	Low	6L	1917
5644010026	320	E	Dryden	St	Bungalow	Low	6L	1910
5636008029	335	W	Dryden	St	Colonial	High	6L	1922
5636004004	408	W	Dryden	St	Cottage	High	5S3	1925
5635008033	606	W	Dryden	St	Clipped Colonial	High	5S3	1923
5641004016	313	E	Elk	Ave	Bungalow	High	6L	1906
5641004017	317	E	Elk	Ave	Bungalow	High	6L	1900
5674028004	624	E	Elk	Ave	Transitional	Moderate	6L	1914
5674025017	703	E	Elk	Ave	Bungalow	Moderate	6L	1921
5674025015	711	E	Elk	Ave	Bungalow	Low	6L	1921
5674025013	719	E	Elk	Ave	Cottage	Low	6L	1923
5674028013	724	E	Elk	Ave	Bungalow	Low	6L	1921
5674024006	807	E	Elk	Ave	Bungalow	Moderate	6L	1922
5674024015	829	E	Elk	Ave	Bungalow	Low	6L	1922
5674030001	904	E	Elk	Ave	Bungalow	High	6L	1922
5696005014	350	W	Elk	Ave	Bungalow	Moderate	6L	1912
5696005016	358	W	Elk	Ave	Bungalow	Moderate	6L	1911
5696003031	425	W	Elk	Ave	Cottage	Moderate	6L	1924
5696006010	436	W	Elk	Ave	Cottage	Low	6L	1921
5696006016	464	W	Elk	Ave	Bungalow	Moderate	6L	1922
5696003022	465	W	Elk	Ave	Bungalow	High	6L	1909
5696007007	524	W	Elk	Ave	Cottage	Low	6L	1921
5696007009	532	W	Elk	Ave	Cottage	Moderate	6L	1921
5696007011	540	W	Elk	Ave	Cottage	Moderate	6L	1921
5621032012	1127		Elm	Ave	Clipped Colonial	High	6L	1925
5645020021	205	N	Everett	St	Cottage	Low	6L	1920
5645019017	210	N	Everett	St	Eclectic	High	5S3	1913
5645020012	215	N	Everett	St	Bungalow	High	6L	1921
5645020014	225	N	Everett	St	Clipped Colonial	Moderate	6L	1921
5645020008	231	N	Everett	St	Cottage	High	6L	1923
5645020007	233	N	Everett	St	Cottage	High	6L	1923

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5645019004	240	N	Everett	St	Cottage	Low	6L	1920
5674009020	128	S	Everett	St	Bungalow	High	6L	1907
5675008029	610	S	Everett	St	Cottage	Moderate	6L	1923
5696025004	1013		Florence	Pl	Bungalow	Low	6L	1921
5674008010	126		Franklin	Ct	Bungalow	Low	6L	1913
5674008012	130		Franklin	Ct	Bungalow	High	6L	1913
5674008014	132, 134		Franklin	Ct	Multi-Family	High	6L	1915
5675029020	700	E	Garfield	Ave	Cottage	High	6L	1921
5696024006	324	W	Garfield	Ave	Bungalow	High	5S3	1911
5696024007	326	W	Garfield	Ave	Colonial	Moderate	6L	1920
5696024008	328	W	Garfield	Ave	Clipped Colonial	Moderate	6L	1922
5696018020	333	W	Garfield	Ave	Bungalow	Moderate	5S3	1911
5696024012	342	W	Garfield	Ave	Clipped Colonial	High	6L	1922
5696018018	343	W	Garfield	Ave	Bungalow	Low	6L	1912
5696018016	349	W	Garfield	Ave	Bungalow	Moderate	6L	1912
5696022029	402	W	Garfield	Ave	Bungalow	High	6L	1921
5696022027	408	W	Garfield	Ave	Cottage	Low	6L	1921
5696022015	424	W	Garfield	Ave	Colonial	Low	6L	1922
5696022009	428	W	Garfield	Ave	Colonial	Moderate	6L	1922
5643011008	614		Geneva	St	Clipped Colonial	High	6L	1922
5661016007	1804, 1806	E	Glenoaks	Blvd	Multi-Family	High	7R	1923
5665022012	1807	E	Glenoaks	Blvd	Bungalow	Low	6L	1923
5636007001	317	W	Glenoaks	Blvd	Cottage	Moderate	6L	1923
5675004002	508		Granada	St	Bungalow	Moderate	6L	1913
5675004026	514		Granada	St	Cottage	High	6L	1923
5675007002	608		Granada	St	Cottage	Moderate	6L	1921
5675015030	709		Granada	St	Cottage	Moderate	6L	1922
5640006007	1216		Hague	Ct	Bungalow	High	6L	1922
5640006011	1219		Hague	Ct	Bungalow	Low	6L	1922
5640006012	1223		Hague	Ct	Bungalow	High	6L	1922
5674007013	641	E	Harvard	St	Bungalow	Moderate	6L	1913
5674017004	710	E	Harvard	St	Transitional	Moderate	6L	1904
5674017001	722	E	Harvard	St	Bungalow	Low	6L	1911
5674009031	809	E	Harvard	St	Bungalow	Low	6L	1912
5674016003	822	E	Harvard	St	Cottage	High	6L	1921
5642007026	905	E	Harvard	St	Cottage	Low	6L	1921
5674015005	1006	E	Harvard	St	Transitional	High	5S3	1906
5674014001	1100	E	Harvard	St	Colonial	Low	6L	1922
5674014003	1108	E	Harvard	St	Bungalow	High	6L	1922
5674014005	1116	E	Harvard	St	Colonial	High	6L	1922
5680005006	1224	E	Harvard	St	Cottage	Moderate	6L	1920
5680005018	1304	E	Harvard	St	Bungalow	Moderate	6L	1920

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5680006010	1344	E	Harvard	St	Colonial	Moderate	6L	1922
5695012036	407	W	Harvard	St	Eclectic	High	5S3	1913
5695012026	445	W	Harvard	St	Colonial	Low	6L	1921
5695012021	467	W	Harvard	St	Bungalow	High	6L	1915
5695012040	468		Hawthorne	St	Bungalow	High	6L	1920
5627013012	612		Hazel	St	Bungalow	High	7R	1925
5627012015	625		Hazel	St	Cottage	High	7R	1916
5661016001	385		Hill	Dr	Cottage	Moderate	6L	1923
5661016002	387		Hill	Dr	Bungalow	High	7R	1925
5665022020	505		Hill	Dr	Cottage	Moderate	6L	1923
5665022022	513		Hill	Dr	Cottage	High	7R	1923
5643015012	301		Howard	St	Cottage	Low	6L	1906
5624011010	1058		Irving	Ave	Colonial	Moderate	6L	1924
5621038020	1169		Irving	Ave	Cottage	Low	6L	1921
5643015020	324	N	Isabel	St	Colonial	Low	6L	1920
5643013009	607	N	Isabel	St	Aeroplane	High	5S3	1924
5695007001	402		Ivy	St	Bungalow	Moderate	6L	1921
5695004030	417		Ivy	St	Bungalow	High	5S3	1909
5695007009	426		Ivy	St	Eclectic	Moderate	6L	1910
5695004026	435		Ivy	St	Bungalow	Moderate	6L	1923
5695007015	450		Ivy	St	Bungalow	Moderate	6L	1920
5642017011	233, 235	N	Jackson	St	Multi-Family	Low	6L	1915
5642017009	237	N	Jackson	St	Bungalow	High	6L	1913
5643008016	416	N	Jackson	St	Bungalow	Moderate	6L	1914
5643008013	428	N	Jackson	St	Clipped Colonial	Moderate	6L	1920
5643008012	432	N	Jackson	St	Colonial	High	6L	1920
5643008011	436	N	Jackson	St	Colonial	High	5S3	1920
5643007026	529	N	Jackson	St	Colonial	High	5S3	1919
5638005060	209	N	Kenilworth	Ave	Bungalow	Low	6L	1922
5638005055	211	N	Kenilworth	Ave	Cottage	Moderate	6L	1920, 1923
5638016002	311	N	Kenilworth	Ave	Cottage	High	6L	1923
5642017013	247	N	Kenwood	St	Bungalow	High	6L	1911
5643017012	300	N	Kenwood	St	Transitional	Moderate	6L	1910
5643017044	301	N	Kenwood	St	Transitional	High	5S3	1911
5643017009	312	N	Kenwood	St	Clipped Colonial	High	5S3	1920
5643017037	321	N	Kenwood	St	Bungalow	Moderate	5S3	1900
5643017033	329	N	Kenwood	St	Transitional	High	5S3	1910
5643006013	429	N	Kenwood	St	Bungalow	Low	6L	1911
5643007012	500	N	Kenwood	St	Colonial	Moderate	6L	1919
5643006012	503	N	Kenwood	St	Bungalow	Low	6L	1913
5643007004	534	N	Kenwood	St	Aeroplane	High	5S3	1913
5643007003	538	N	Kenwood	St	Colonial	Moderate	6L	1922
5665020001	608		Kimlin	Dr	Cottage	Moderate	6L	1923

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5676015003	1119		La Boice	Dr	Bungalow	Moderate	6L	1912
5610023082	3928		La Crescenta	Ave	Cottage	Moderate	7R	1924
5645009013	921	E	Lexington	Dr	Cottage	High	5S3	1922
5645009014	925	E	Lexington	Dr	Bungalow	High	5S3	1908
5645009019	1007	E	Lexington	Dr	Cottage	High	6L	1922
5645005005	1219	E	Lexington	Dr	Colonial	High	6L	1924
5645005015	1307	E	Lexington	Dr	Colonial	Moderate	6L	1922
5645005016	1309	E	Lexington	Dr	Clipped Colonial	Low	6L	1923
5637005011	324	W	Lexington	Dr	Bungalow	High	6L	1914
5637005023	348	W	Lexington	Dr	Bungalow	High	6L	1919
5637004015	349	W	Lexington	Dr	Bungalow	High	6L	1924
5637005031	364	W	Lexington	Dr	Clipped Colonial	Moderate	6L	1921
5637005035	372	W	Lexington	Dr	Clipped Colonial	High	6L	1921
5637005037	376	W	Lexington	Dr	Bungalow	High	6L	1913
5637019020	406	W	Lexington	Dr	Colonial	Low	6L	1920
5637019015	416	W	Lexington	Dr	Clipped Colonial	Moderate	6L	1921
5637020030	439	W	Lexington	Dr	Bungalow	Moderate	6L	1917
5637019009	440	W	Lexington	Dr	Colonial	High	6L	1921
5637019008	444	W	Lexington	Dr	Colonial	Moderate	6L	1921
5637019003	460	W	Lexington	Dr	Clipped Colonial	High	6L	1922
5637020038	471	W	Lexington	Dr	Cottage	Low	6L	1921
5680030028	316		Lincoln	Ave	Cottage	Moderate	6L	1923
5680030006	320		Lincoln	Ave	Clipped Colonial	Moderate	6L	1923
5624006005	1061		Linden	Ave	Cottage	Moderate	6L	1925
5621036012	1126		Linden	Ave	Colonial	High	6L	1924
5641005010	403	E	Lomita	Ave	Bungalow	High	6L	1910
5641005009	405	E	Lomita	Ave	Colonial	Moderate	6L	1921
5643001002	531	E	Lomita	Ave	Bungalow	High	6L	1903
5675004004	610	E	Lomita	Ave	Bungalow	Moderate	6L	1914
5675004007	622	E	Lomita	Ave	Eclectic	Moderate	6L	1913
5675004010	634	E	Lomita	Ave	Cottage	Moderate	6L	1921
5675004011	700	E	Lomita	Ave	Bungalow	High	6L	1910
5675003003	726	E	Lomita	Ave	Clipped Colonial	High	6L	1922
5675002007	1000	E	Lomita	Ave	Aeroplane	Moderate	6L	1914
5675002010	1010	E	Lomita	Ave	Bungalow	High	6L	1920
5675001004	1120	E	Lomita	Ave	Cottage	Moderate	6L	1923
5675001005	1124	E	Lomita	Ave	Cottage	High	6L	1923
5675001006	1128	E	Lomita	Ave	Cottage	Moderate	6L	1923

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5633008010	231	W	Loraine	St	Bungalow	Low	6L	1921
5642017029	224	N	Louise	St	Multi-Family	High	5S3	1914
5642016040	237	N	Louise	St	Bungalow	Moderate	6L	1925
5643019008	317	N	Louise	St	Bungalow	Moderate	5S3	1913
5643019003	339	N	Louise	St	Bungalow	Moderate	5S3	1923
5643006043	528	N	Louise	St	Bungalow	Moderate	6L	1912
5643005001	545	N	Louise	St	Bungalow	High	5S3	1913
5647010025	1148	N	Louise	St	Colonial	High	7R	1920
5641011005	716	S	Louise	St	Clipped Colonial	High	6L	1921
5641012028	727	S	Louise	St	Bungalow	Moderate	6L	1900
5641012027	731	S	Louise	St	Bungalow	Moderate	6L	1910
5641011010	736	S	Louise	St	Colonial	High	6L	1912
5640006005	317, 319		Magnolia	Ave	Multi-Family	Low	6L	1922
5640005028	328		Magnolia	Ave	Cottage	High	6L	1921
5640005011	338		Magnolia	Ave	Colonial	Moderate	6L	1922
5640005015	354		Magnolia	Ave	Bungalow	Moderate	6L	1923
5675015019	500	E	Maple	St	Bungalow	Low	6L	1912
5675015029	532	E	Maple	St	Cottage	Low	6L	1922
5675008023	811	E	Maple	St	Cottage	High	6L	1921
5675012001	900	E	Maple	St	Cottage	High	6L	1922
5675010011	1129	E	Maple	St	Cottage	Moderate	6L	1921
5675010013	1131	E	Maple	St	Bungalow	Moderate	6L	1915
5696016002	400	W	Maple	St	Colonial	High	6L	1922
5696016003	406	W	Maple	St	Colonial	Moderate	6L	1921
5696016008	424	W	Maple	St	Bungalow	High	5S3	1914
5696016014	448	W	Maple	St	Bungalow	Moderate	6L	1913
5696014001	479	W	Maple	St	Bungalow	Low	6L	1921
5676009016	1001		Mariposa	St	Bungalow	Low	6L	1922
5676009010	1021		Mariposa	St	Cottage	Moderate	6L	1921
5676008008	1024		Mariposa	St	Bungalow	Moderate	6L	1911
5676026015	1208		Mariposa	St	Bungalow	High	7R	1912
5676029011	1213		Mariposa	St	Bungalow	Moderate	6L	1912
5643019022	328, 330	N	Maryland	Ave	Bungalow	Low	6L	1913
5643005032	400	N	Maryland	Ave	Bungalow	Low	6L	1919
5643005017	528	N	Maryland	Ave	Bungalow	High	6L	1910
5680025006	125		Maynard	St	Colonial	High	6L	1924
5636007021	1029		Melrose	Ave	Cottage	High	6L	1920
5636011033	1128		Melrose	Ave	Bungalow	Low	6L	1919
5636010027	1137		Melrose	Ave	Colonial	High	6L	1921
5636010033	1159		Melrose	Ave	Bungalow	High	5S3	1912
5637004028	358		Milford	St	Clipped Colonial	High	6L	1920
5637004026	368		Milford	St	Bungalow	High	5S3	1910
5637004024	376		Milford	St	Bungalow	High	6L	1913

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5637020013	424		Milford	St	Cottage	Moderate	6L	1920
5637020012	430		Milford	St	Bungalow	High	6L	1913
5637020011	434		Milford	St	Bungalow	Low	6L	1920
5638010013	709		Milford	St	Bungalow	Moderate	6L	1923
5610019036	2824		Montrose	Ave	Cottage	Moderate	7R	1910
5610008026	3000		Montrose	Ave	Cottage	High	7R	1922
5637006022	344		Myrtle	St	Clipped Colonial	High	6L	1918
5637006020	350		Myrtle	St	Eclectic	Moderate	6L	1913
5637005030	361		Myrtle	St	Clipped Colonial	High	6L	1920
5637005036	373		Myrtle	St	Bungalow	High	5S3	1913
5637019025	405		Myrtle	St	Bungalow	Moderate	6L	1920
5637019027	415		Myrtle	St	Bungalow	Low	6L	1920
5637018034	416		Myrtle	St	Colonial	High	6L	1921
5637018033	420		Myrtle	St	Bungalow	Moderate	6L	1920
5637018032	426		Myrtle	St	Clipped Colonial	Moderate	6L	1921
5637018030	432		Myrtle	St	Colonial	Low	6L	1921
5637019036	451		Myrtle	St	Bungalow	Moderate	6L	1922
5637019039	463		Myrtle	St	Clipped Colonial	High	6L	1920
5637019040	465		Myrtle	St	Clipped Colonial	High	6L	1921
5637011038	508		Myrtle	St	Bungalow	Moderate	6L	1921
5638016032	640		Myrtle	St	Clipped Colonial	Low	6L	1922
5638016036	664		Myrtle	St	Clipped Colonial	Low	6L	1923
5638016035	666		Myrtle	St	Cottage	Low	6L	1921
5645007015	407		Naranja	Dr	Bungalow	High	6L	1922
5695019001	400		Oak	St	Bungalow	Moderate	6L	1909
5695015029	429		Oak	St	Clipped Colonial	High	6L	1924
5695015027	439		Oak	St	Bungalow	Low	6L	1921
5674018013	612		Orange Grove	Ave	Bungalow	Moderate	6L	1912
5674017018	615		Orange Grove	Ave	Bungalow	High	6L	1920
5674018012	616		Orange Grove	Ave	Bungalow	Low	6L	1912
5674017019	619		Orange Grove	Ave	Cottage	High	6L	1911
5674018011	620		Orange Grove	Ave	Bungalow	Moderate	6L	1913
5674018010	624		Orange Grove	Ave	Bungalow	Moderate	6L	1913
5674018009	628		Orange	Ave	Bungalow	Moderate	6L	1913

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
			Grove					
5674018008	632, 634		Orange Grove	Ave	Transitional	Moderate	6L	1907
5674018005	706, 708		Orange Grove	Ave	Multi-Family	High	6L	1922
5674016010	801		Orange Grove	Ave	Bungalow	High	5S3	1912
5674016014	819		Orange Grove	Ave	Bungalow	Low	6L	1921
5674019003	826		Orange Grove	Ave	Bungalow	Moderate	6L	1920
5674020008	916		Orange Grove	Ave	Bungalow	Low	6L	1921
5674015018	917, 919		Orange Grove	Ave	Multi-Family	Low	6L	1913
5674020006	1002		Orange Grove	Ave	Bungalow	High	6L	1913
5674015020	1003		Orange Grove	Ave	Bungalow	Low	6L	1922
5674020005	1006		Orange Grove	Ave	Bungalow	High	5S3	1913
5674015022	1011		Orange Grove	Ave	Cottage	Low	6L	1922
5674024011	1128		Orange Grove	Ave	Eclectic	High	6L	1922
5680005022	1237		Orange Grove	Ave	Bungalow	High	6L	1921
5680005026	1305		Orange Grove	Ave	Colonial	High	6L	1924
5661017010	1706		Orchard	Ave	Multi-Family	High	7R	1925
5661016021	1801		Orchard	Ave	Bungalow	Low	6L	1924
5637016018	212	N	Pacific	Ave	Cottage	Low	6L	1923
5696009033	430	S	Pacific	Ave	Multi-Family	Low	6L	1922
5636003007	420		Palm	Dr	Bungalow	Moderate	6L	1911
5636001018	433		Palm	Dr	Cottage	Low	6L	1912
5676011010	513	E	Palmer	Ave	Bungalow	High	7R	1914
5676011012	519	E	Palmer	Ave	Bungalow	Moderate	6L	1914
5640009006	327	W	Palmer	Ave	Colonial	High	6L	1922
5640008013	367	W	Palmer	Ave	Bungalow	Moderate	6L	1915
5610023056	2662		Piedmont	Ave	Cottage	Low	6L	1922
5637002038	332		Pioneer	Dr	Colonial	Moderate	6L	1921
5637002037	336		Pioneer	Dr	Clipped Colonial	Moderate	6L	1921
5637002035	346		Pioneer	Dr	Bungalow	High	6L	1914
5637002034	350		Pioneer	Dr	Bungalow	Moderate	6L	1913
5637002033	352		Pioneer	Dr	Bungalow	Moderate	6L	1912
5675016019	418		Raleigh	St	Colonial	High	5S3	1920
5675016028	526		Raleigh	St	Bungalow	High	6L	1914

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5675016030	534		Raleigh	St	Clipped Colonial	High	6L	1922
5675017012	600		Raleigh	St	Multi-Family	Moderate	6L	1922
5675017011	604		Raleigh	St	Bungalow	Moderate	6L	1922
5675017010	608		Raleigh	St	Clipped Colonial	High	6L	1923
5675017019	712		Raleigh	St	Cottage	Moderate	6L	1922
5675018014	716		Raleigh	St	Bungalow	High	6L	1921
5675019027	904		Raleigh	St	Cottage	Low	6L	1924
5675019001	1020		Raleigh	St	Clipped Colonial	Moderate	6L	1923
5675011014	1113		Raleigh	St	Bungalow	Moderate	6L	1915
5623023007	1014		Raymond	Ave	Clipped Colonial	Low	6L	1925
5623021042	1027		Raymond	Ave	Clipped Colonial	Low	6L	1921
5623023002	1030		Raymond	Ave	Colonial	Low	6L	1923
5623023001	1034		Raymond	Ave	Clipped Colonial	Low	6L	1923
5623024009	1042		Raymond	Ave	Cottage	Low	6L	1923
5623024008	1044		Raymond	Ave	Bungalow	Low	6L	1924
5623024005	1056		Raymond	Ave	Colonial	Moderate	6L	1923
5623021016	1057		Raymond	Ave	Clipped Colonial	Low	6L	1922
5623016009	1170		Raymond	Ave	Clipped Colonial	High	6L	1922
5696013016	342		Riverdale	Dr	Transitional	Moderate	5B	1920
5696013017	346		Riverdale	Dr	Bungalow	High	5B	1910
5696013018	350		Riverdale	Dr	Bungalow	High	5D2	1910
5696013019	354		Riverdale	Dr	Bungalow	Moderate	5D2	1912
5696013020	358		Riverdale	Dr	Bungalow	High	5B	1911
5696013021	362		Riverdale	Dr	Bungalow	High	5B	1910
5696012013	363		Riverdale	Dr	Bungalow	Low	6L	1914
5696010009	447		Riverdale	Dr	Bungalow	High	6L	1920
5680019004	1421		Rock Glen	Ave	Bungalow	High	7R	1923
5683002031	1526		Rock Glen	Ave	Colonial	Moderate	6L	1923
5637007033	335		Salem	St	Aeroplane	Moderate	5S3	1914
5637007031	343		Salem	St	Bungalow	High	6L	1913
5637008010	348		Salem	St	Bungalow	Moderate	6L	1911
5637008011	352		Salem	St	Bungalow	High	6L	1910
5637008013	360		Salem	St	Bungalow	Low	6L	1913
5637008016	370		Salem	St	Bungalow	Moderate	6L	1915
5637007024	371		Salem	St	Bungalow	High	5S3	1914
5637008017	374		Salem	St	Bungalow	Moderate	6L	1909
5637007023	375		Salem	St	Bungalow	Moderate	6L	1910
5637008018	376		Salem	St	Bungalow	Moderate	6L	1913

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5637017036	401		Salem	St	Clipped Colonial	High	6L	1921
5637016002	406		Salem	St	Bungalow	Moderate	6L	1918
5637017034	409		Salem	St	Clipped Colonial	Low	6L	1920
5637017031	421		Salem	St	Bungalow	Moderate	6L	1920
5637017026	441		Salem	St	Eclectic	High	6L	1913
5637016012	444		Salem	St	Bungalow	High	6L	1920
5637016013	448		Salem	St	Cottage	High	6L	1920
5637016014	452		Salem	St	Bungalow	Low	6L	1921
5637017021	463		Salem	St	Cottage	Moderate	6L	1921
5637017020	465		Salem	St	Colonial	Low	6L	1920
5637016019	468		Salem	St	Cottage	Low	6L	1920
5638001050	500		Salem	St	Colonial	High	6L	1922
5638001045	511		Salem	St	Bungalow	High	6L	1921
5638005056	542		Salem	St	Clipped Colonial	High	6L	1922
5638015035	623		Salem	St	Cottage	Low	6L	1923
5638019029	671		Salem	St	Bungalow	Low	6L	1914
5636007002	1006		San Rafael	Ave	Colonial	Moderate	6L	1920
5636007003	1008		San Rafael	Ave	Colonial	Low	6L	1920
5636004040	1025		San Rafael	Ave	Cottage	Low	6L	1923
5636007009	1034		San Rafael	Ave	Bungalow	High	6L	1913
5623007007	1160		Sonora	Ave	Cottage	Moderate	6L	1923
5623007006	1162		Sonora	Ave	Cottage	High	6L	1924
5634028022	524		South	St	Bungalow	Low	6L	1923
5645015019	1141		Stanley	Way	Bungalow	Moderate	6L	1922
5645003055	1315		Stanley	Way	Cottage	Moderate	6L	1923
5633009002	219	W	Stocker	St	Cottage	Low	6L	1921
5633009001	223	W	Stocker	St	Cottage	Low	6L	1918
5636010017	316	W	Stocker	St	Clipped Colonial	Low	6L	1923
5633011021	323	W	Stocker	St	Bungalow	Moderate	6L	1921
5636001020	420	W	Stocker	St	Multi-Family	High	5S3	1910
5634015019	573	W	Stocker	St	Colonial	Moderate	5S3	1925
5634015022	601	W	Stocker	St	Bungalow	High	6L	1923
5645027001	119, 121	N	Verdugo	Rd	Multi-Family	High	5S3	1923
5645026012	133	N	Verdugo	Rd	Eclectic	High	6L	1923
5696011009	340		Vine	St	Bungalow	Moderate	6L	1912
5696005024	351		Vine	St	Bungalow	Moderate	6L	1912
5696005023	355		Vine	St	Bungalow	High	5S3	1912
5696005021	361		Vine	St	Bungalow	High	6L	1915
5696009007	420		Vine	St	Cottage	Low	6L	1921
5696006032	425		Vine	St	Bungalow	Low	6L	1920
5696009008	426		Vine	St	Bungalow	Moderate	6L	1912

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5696009009	430		Vine	St	Bungalow	Moderate	6L	1918
5696006030	435		Vine	St	Bungalow	Moderate	6L	1913
5696009012	442		Vine	St	Bungalow	High	6L	1909
5696009020	474		Vine	St	Bungalow	High	6L	1920
5696007034	537		Vine	St	Bungalow	Moderate	6L	1922
5633010020	1211		Viola	Ave	Transitional	High	5S3	1909
5633009005	1212		Viola	Ave	Bungalow	High	6L	1910
5633008013	1233		Viola	Ave	Clipped Colonial	High	5S3	1921
5696025033	1016		Virginia	Pl	Clipped Colonial	Moderate	6L	1921
5696025030	1026		Virginia	Pl	Cottage	Moderate	6L	1921
5696025026	1029		Virginia	Pl	Bungalow	Low	6L	1909
5623025040	1022		Western	Ave	Cottage	High	6L	1911
5623016024	1147		Western	Ave	Cottage	Moderate	6L	1922
5623016021	1157		Western	Ave	Colonial	Moderate	6L	1921
5623016020	1159		Western	Ave	Bungalow	Low	6L	1924
5642017039	309	E	Wilson	Ave	Bungalow	High	6L	1914
5645019021	817	E	Wilson	Ave	Clipped Colonial	Moderate	6L	1921
5674005001	822	E	Wilson	Ave	Transitional	High	5S3	1902
5645016004	1113	E	Wilson	Ave	Cottage	High	6L	1921
5637008027	351	W	Wilson	Ave	Bungalow	Moderate	6L	1919
5637009019	354	W	Wilson	Ave	Clipped Colonial	Moderate	6L	1920
5637008025	361	W	Wilson	Ave	Bungalow	Moderate	6L	1914
5637008024	363	W	Wilson	Ave	Bungalow	Low	6L	1910
5637008023	367	W	Wilson	Ave	Bungalow	High	6L	1912
5637008021	375	W	Wilson	Ave	Bungalow	Low	6L	1918
5637016036	405	W	Wilson	Ave	Colonial	Moderate	6L	1920
5637015063	406	W	Wilson	Ave	Colonial	Low	6L	1920
5637016034	415	W	Wilson	Ave	Clipped Colonial	Low	6L	1920
5637016033	419	W	Wilson	Ave	Bungalow	Low	6L	1918
5637015010	440	W	Wilson	Ave	Clipped Colonial	High	6L	1920
5637015009	444	W	Wilson	Ave	Colonial	Moderate	6L	1920
5638001077	500	W	Wilson	Ave	Multi-Family	Moderate	5S3	1914
5638001076	504	W	Wilson	Ave	Colonial	High	6L	1922
5638001074	512	W	Wilson	Ave	Bungalow	High	5S3	1922
5638001081	513	W	Wilson	Ave	Clipped Colonial	High	6L	1922
5638001070	528	W	Wilson	Ave	Colonial	Low	6L	1921
5638003041	600	W	Wilson	Ave	Cottage	Low	6L	1922
5638005031	643, 645	W	Wilson	Ave	Multi-Family	Moderate	6L	1923
5638005029	651	W	Wilson	Ave	Bungalow	Moderate	6L	1924

Parcel #	Street No.	Direction	Street Name	Street Type	Evaluation Type	Integrity	Status Code	Year Built
5638006023	655	W	Wilson	Ave	Bungalow	Low	6L	1923
5638006022	659	W	Wilson	Ave	Bungalow	Low	6L	1923
5638004040	664	W	Wilson	Ave	Bungalow	High	5S3	1916
5675016007	509	E	Windsor	Rd	Bungalow	Moderate	6L	1909
5675025006	518	E	Windsor	Rd	Bungalow	Moderate	6L	1914
5675025022	534	E	Windsor	Rd	Bungalow	Low	6L	1913
5675018001	717	E	Windsor	Rd	Bungalow	Moderate	6L	1910
5675019021	909	E	Windsor	Rd	Cottage	Low	6L	1923
5675019007	1017	E	Windsor	Rd	Cottage	Moderate	6L	1922
5696019016	412	W	Windsor	Rd	Bungalow	High	6L	1909
5696019012	428	W	Windsor	Rd	Transitional	Moderate	6L	1907
5696016030	441	W	Windsor	Rd	Bungalow	High	5S3	1912
5696016031	447	W	Windsor	Rd	Multi-Family	Moderate	6L	1925

Appendix C: Volunteer Training Packet

Appendix D: DPR 523 D Form

Appendix E: DPR 523 A Forms