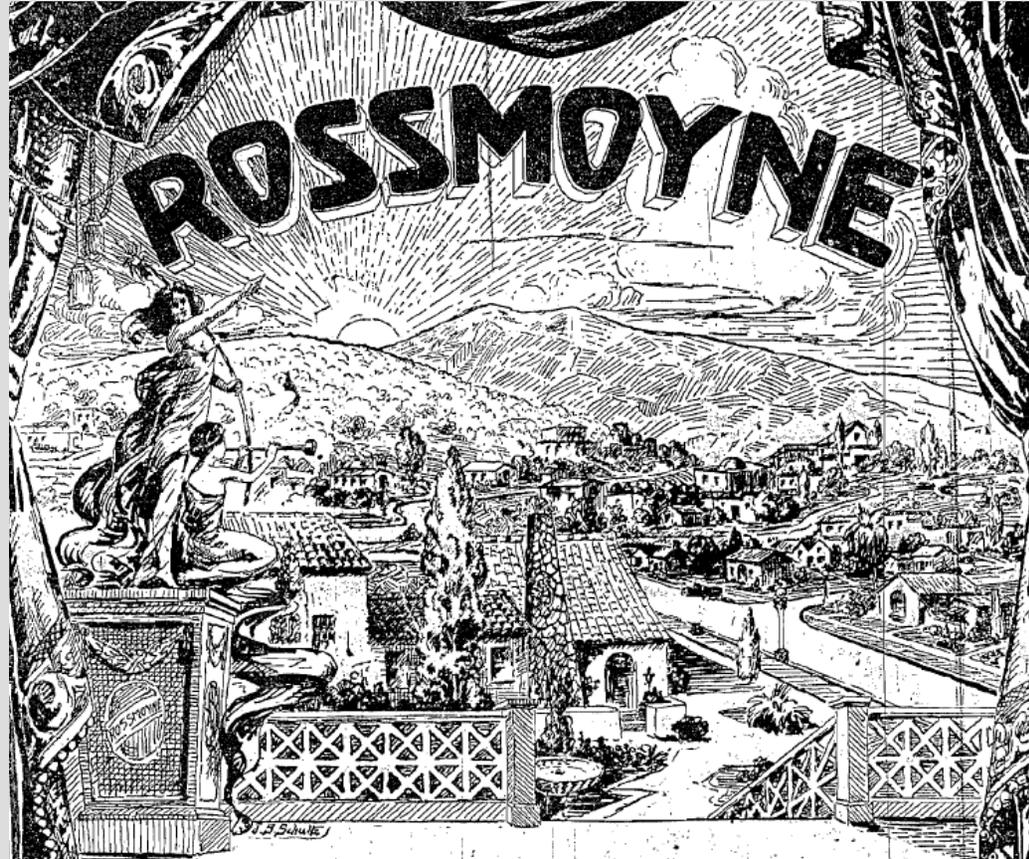


Proposed Rossmoyne Historic District



Presentation to the
Rossmoyne Homeowners Association
February 26, 2011

**The Proposed
Rossmoyne
Historic District**

HADDOCK & NIBLEY CONSUMMATE

PURCHASE FOR SUBDIVISION

Glendale - Real Estate

One of the Biggest and Most Important Deals That
Has Been Negotiated in Glendale History
of Local Realty

JUDGE ROSS SELLS WITH RELUCTANCE

Property Extends For One Mile On Either Side of
Glendale Avenue and Verdugo Road Takes
In Tract East of Latter Highway

ROSSMOYNE

See ROSSMOYNE Sunday

ROSSMOYNE AVENUE, THE FIRST ONE OF OUR CONCRETE STREETS WILL BE OPEN TO THE PUBLIC SUNDAY, NOVEMBER 17TH.

Drive up Glendale Avenue to Monterey Street and follow the new pavement along by the lemon trees on the West side of the street car track. It will lead you into the Heart of ROSSMOYNE.

Note the marvellous surroundings! Every lot set in the midst of a great bearing orange grove. Every home adequately restricted without snobbishness!

Every wide, rounding boulevard to be of solid CONCRETE, studded with ornamental electroliers! Cement walks, curbs, gas, water, etc., all IN and READY for IMMEDIATE building.

Never again will you have an opportunity to buy such lots at such prices!

This is the time for ACTION! What can you gain by delay? Select your lot and we'll arrange the terms to suit.

Drive up Glendale Avenue or Verdugo Road to the ROSSMOYNE Egyptian Temple. You can't miss it!

HADDOCK-NIBLEY CO.

Glendale 3349—878-548
Twining & Myers, Local Agents, 227-A South Brand Boulevard

Owners and Subdividers

ROSSMOYNE

One Final Call! To Rossmoyne, Glendale

THIS is positively the last invitation you will receive to participate in the profits that must inevitably accrue to the men and women of vision who are now taking advantage of our UNIT NUMBER TWO! NEVER AGAIN will you have an opportunity to buy lots such as we are offering at ROSSMOYNE at such prices!

Lots set in the heart of a great orange grove of full-bearing trees; on wide rounding boulevards, studded with ornamental electroliers; with cement walks, curbing; gas and water and all conveniences IN and READY for IMMEDIATE building; with a street car passing the property and all in the MOST DESIRABLE part of Glendale, the "Fastest Growing City in the World!"

Small wonder they are "snapping them up."

CONCRETE streets that will last forever, everything of the highest standard.

ROSSMOYNE is one of the choicest homing-places on earth.

ROSSMOYNE Avenue is now CONCRETED...DRIVE IN SUNDAY!

Go out Glendale Avenue or Verdugo Road to the ROSSMOYNE Egyptian Temple--you can't miss it.

HADDOCK & NIBLEY

Twining & Myers, Local Agents,
227-A South Brand Blvd.,
Glendale, California.

Owners and Subdividers

Glendale 3349 878-548

Los Angeles Times, 1923

conservative program that has been in force since Rossmoyne was offered to the public, the please advise if this is correct and if the plan is satisfactory? A. Concrete is successfully mixed with many sacks of cement and the number of cubic feet of sand required long it will take to pay off a deed of \$6000. PAYABLE \$34 per board of records, consisting of nine persons, appointed by the governor without restriction as to political affiliations—has been in a board of clean water-white benzine as a disinfectant variation from the old method of allowing the same liquid to clean within her range." Second Critic—"I wish she were somewhere out in the hills, too."

10-31-1925. GDP

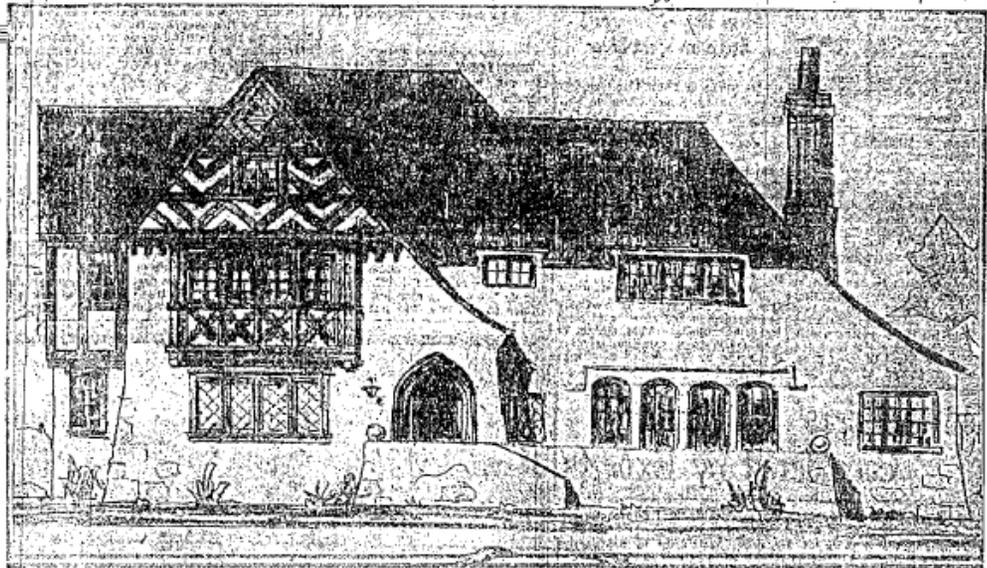
You Can't Argue With Facts!

There Is No Questioning the Reasons Why

ROSSMOYNE

The Superb--California's Choicest Subdivision

Is the Ideal Place to Live



This Typical Old English Home on Beautiful Rossmoyne Drive Built by F. W. Pigg

THE RAPID DEVELOPMENT IN THE BUILDING OF GLENDALE'S FINEST HOMES—PROXIMITY TO THE HEART OF GLENDALE, UNSURPASSED QUALITY OF IMPROVEMENTS, INCLUDING CONCRETE STREETS AND ELABORATE SYSTEM OF ORNAMENTAL STREET LIGHTING

JUSTIFIES ITS MARVELOUS PROGRESS

Splendid Lots Priced from \$2100 up to Exclusive and Pretentious Sites

Remember, Prices Cover All These Improvements of Unusual Refinement

And There Are a Few Wonderful Homes for Sale from \$7500 to \$30,000—Liberal Terms
SURELY, YOURS WILL BE FOUND HERE AMONG THESE MAGNIFICENT ORANGE GROVES OR THE OAKS AND SYCAMORES

Drive Out Today! Drive North on Verdugo Road to Glendale Avenue to Mountain Street.

NIBLEY INVESTMENT COMPANY, Owners

PHONE GLENDALE 5228

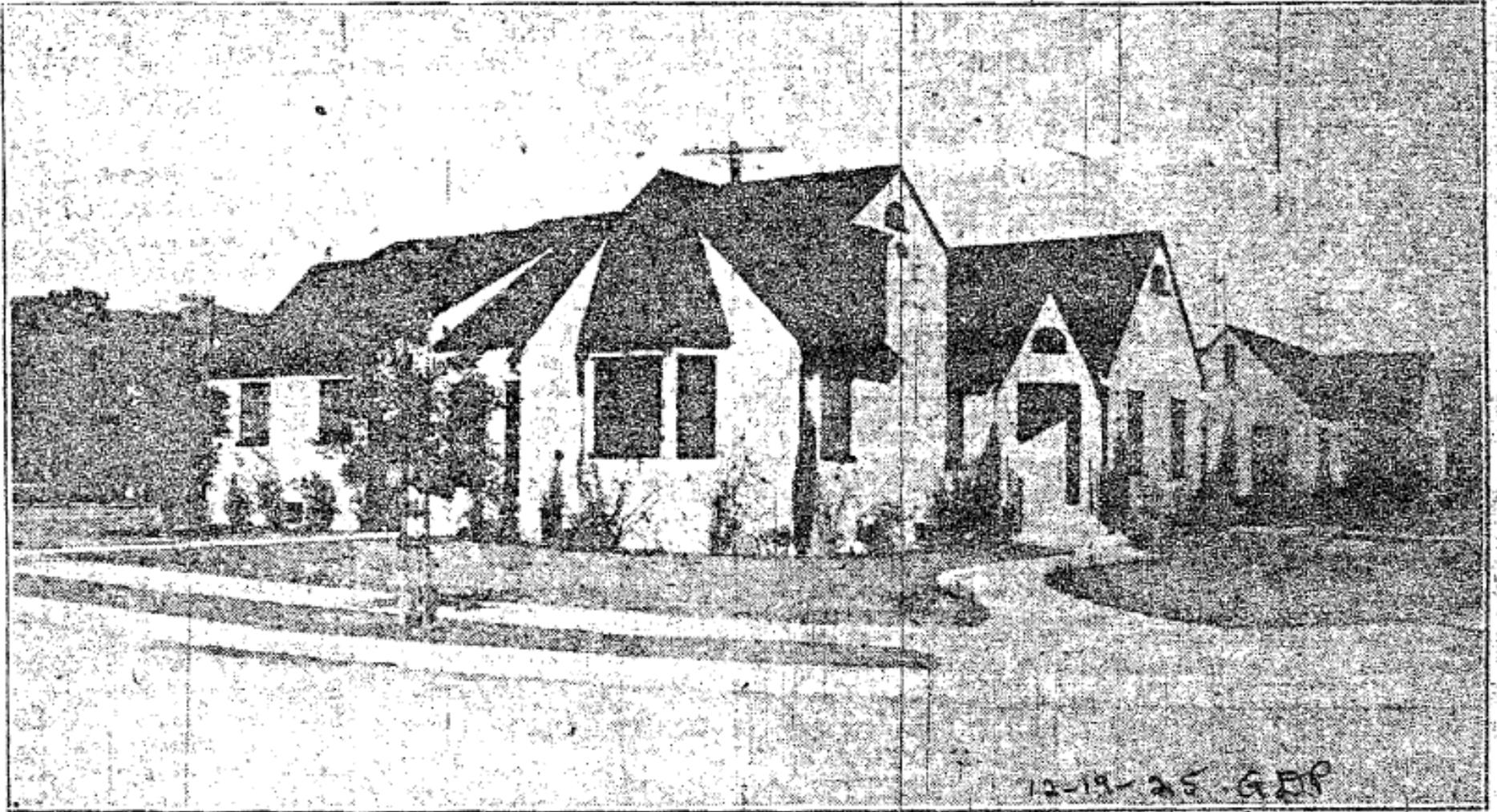
Suite 921 Commercial Exchange Building, Los Angeles

EGYPTIAN TEMPLE, 1300 NORTH VERDUGO ROAD, GLENDALE

10-31-25

Glendale - Houses

ONE OF THE BEAUTIFUL HOMES IN ROSSMOYNE



Glendale Daily Press, 1925

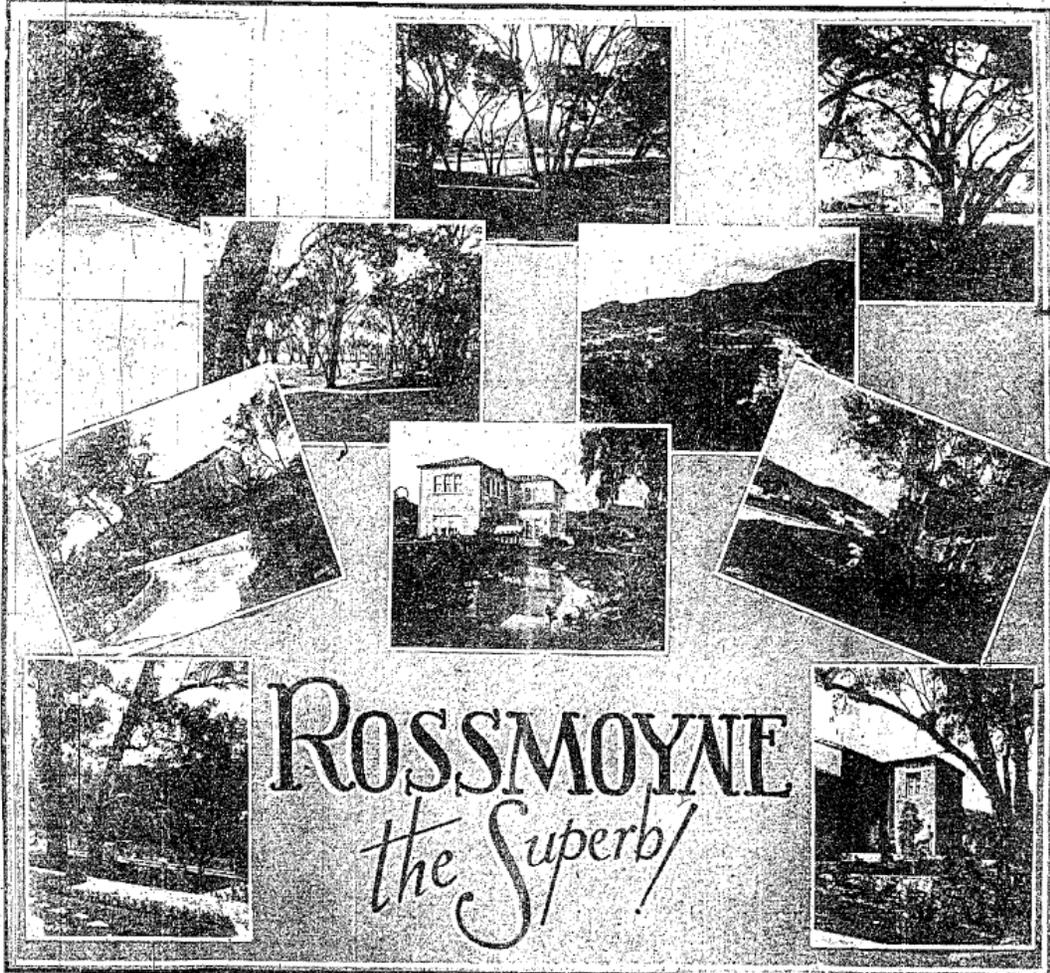
The Glendale Evening News

DEVELOPMENT SECTION

INDUSTRY • BUILDING • SUBDIVISION • REAL ESTATE

GLENDALE, LOS ANGELES COUNTY, CALIFORNIA, SATURDAY, MAY 22, 1926

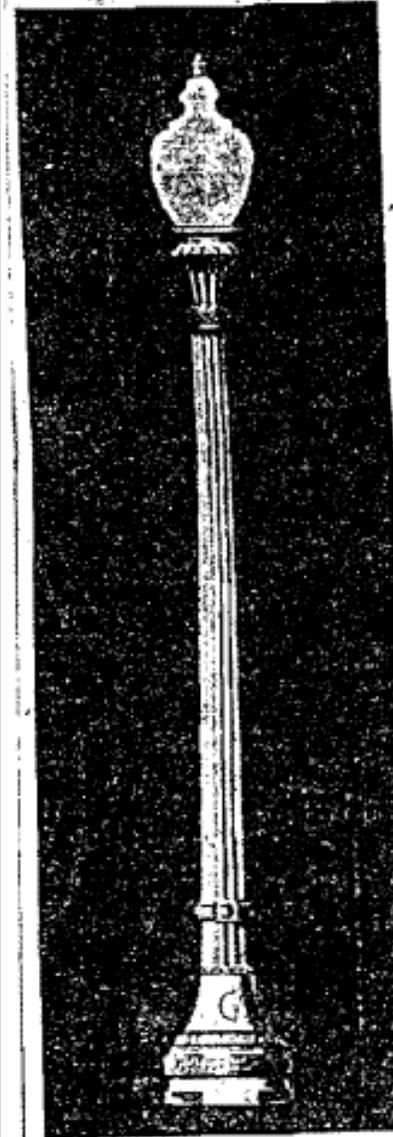
RARE SCENIC BEAUTY FOUND IN ROSSMOYNE

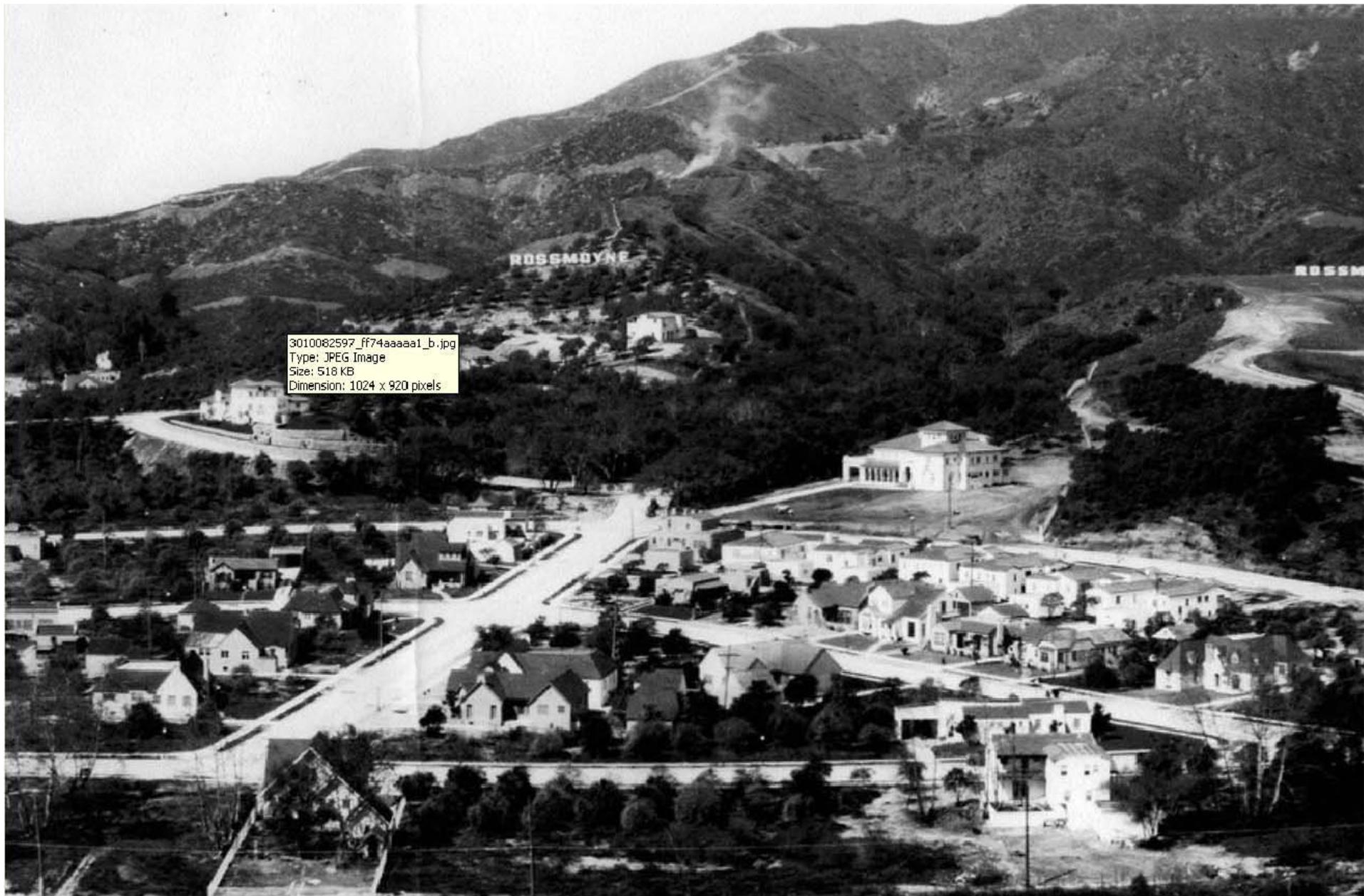


As development of Rossmoyne proceeds and its rolling hills and grassy dales are transformed into settings for handsome homes, it is more and more delightful to resident and visitor. From the moment the boundaries of Rossmoyne are crossed until every section has been inspected from a comfortable seat in an automobile gliding smoothly over the splendid pavements of the district, new discoveries pleasing to the eye are afforded constantly. A few of the unspoiled scenes of attractive nature in Rossmoyne are presented above.

New Lights

Ornamental light standards are now being erected in ROSSMOYNE by the owners, the Nibley Investment Co.

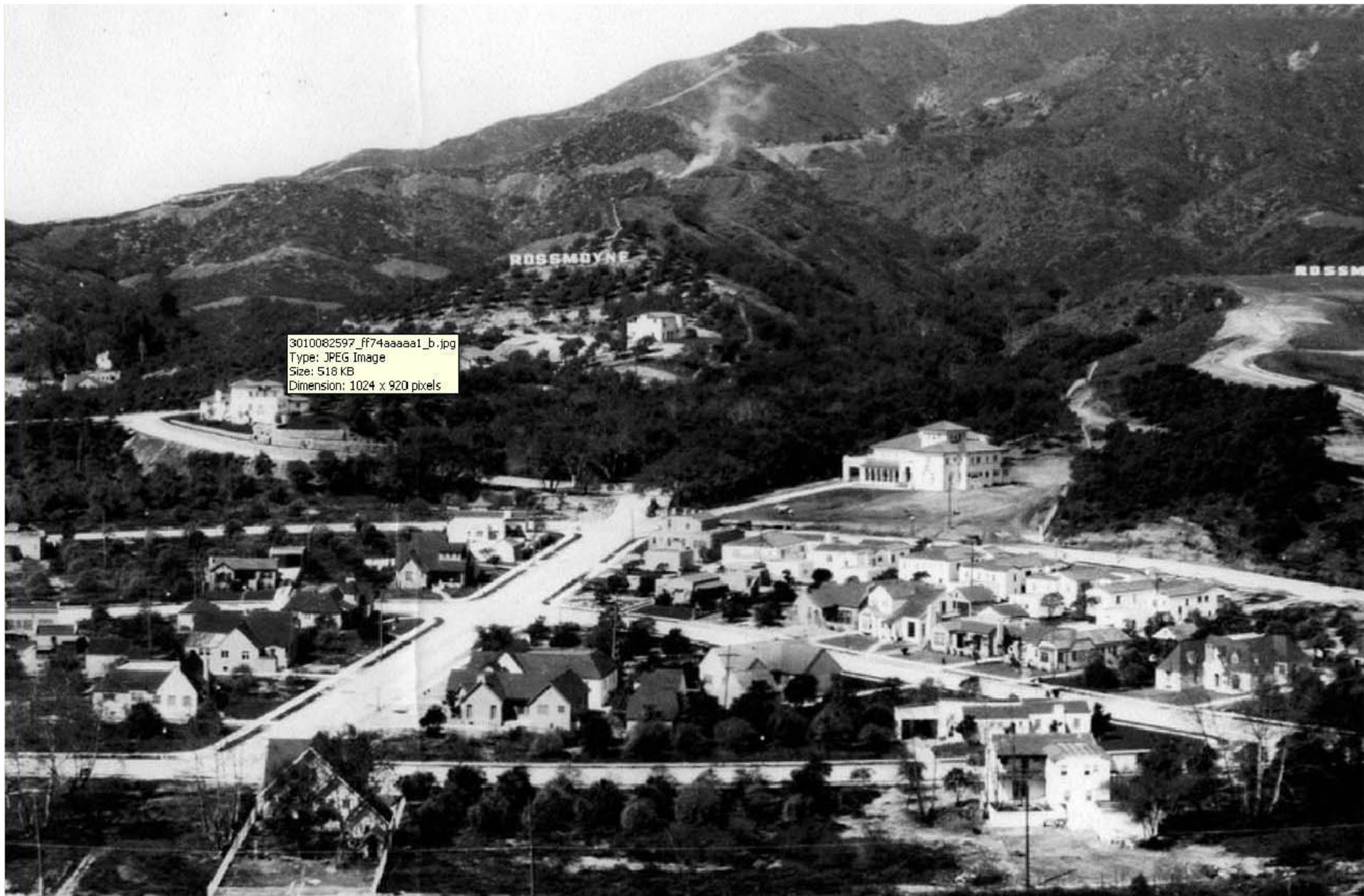




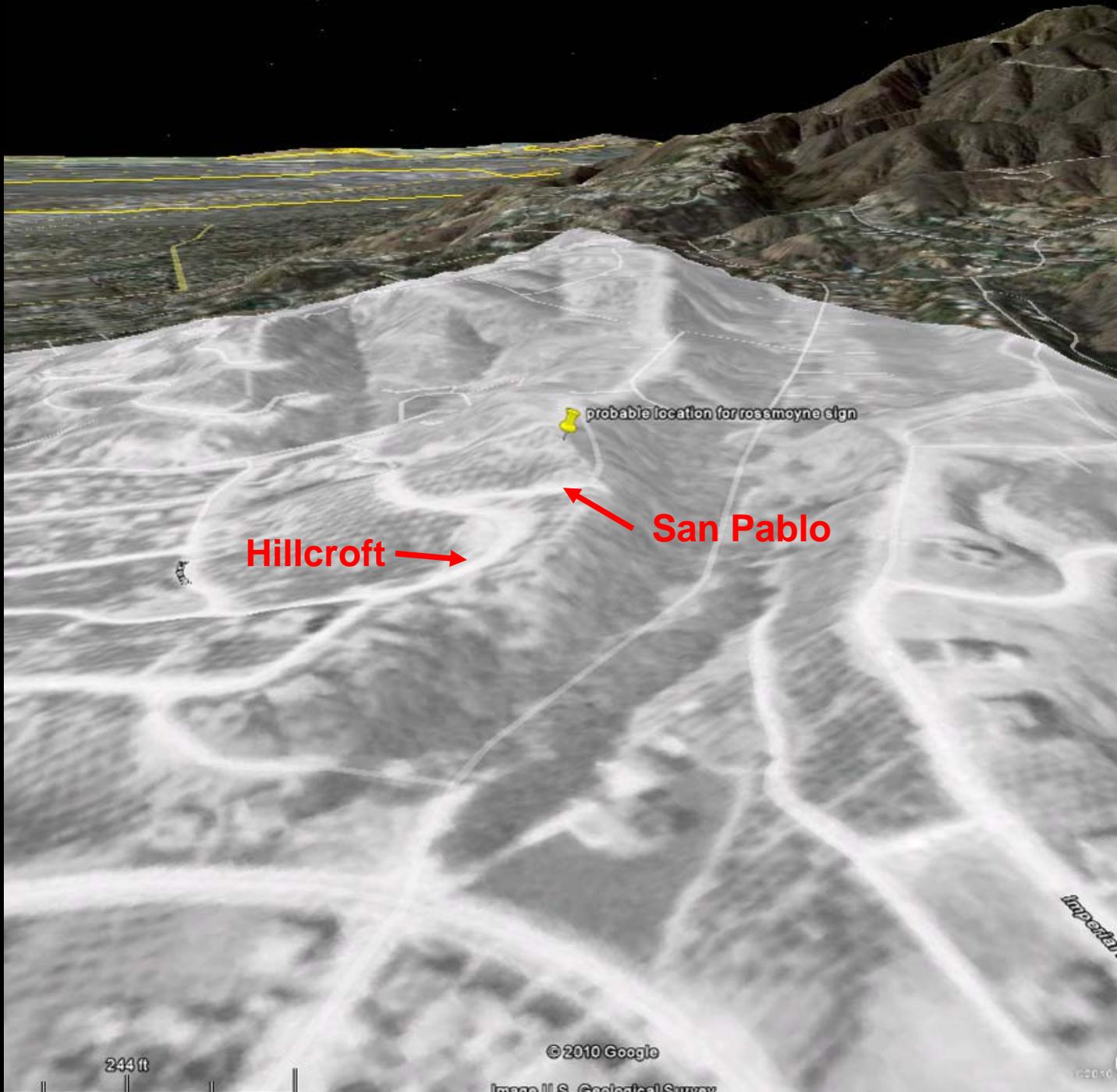
3010082597_ff74aaaaa1_b.jpg
Type: JPEG Image
Size: 518 KB
Dimension: 1024 x 920 pixels



probable location for rossmoyme sign



3010082597_ff74aaaaa1_b.jpg
Type: JPEG Image
Size: 518 KB
Dimension: 1024 x 920 pixels



probable location for rossmoynne sign

Hillcroft

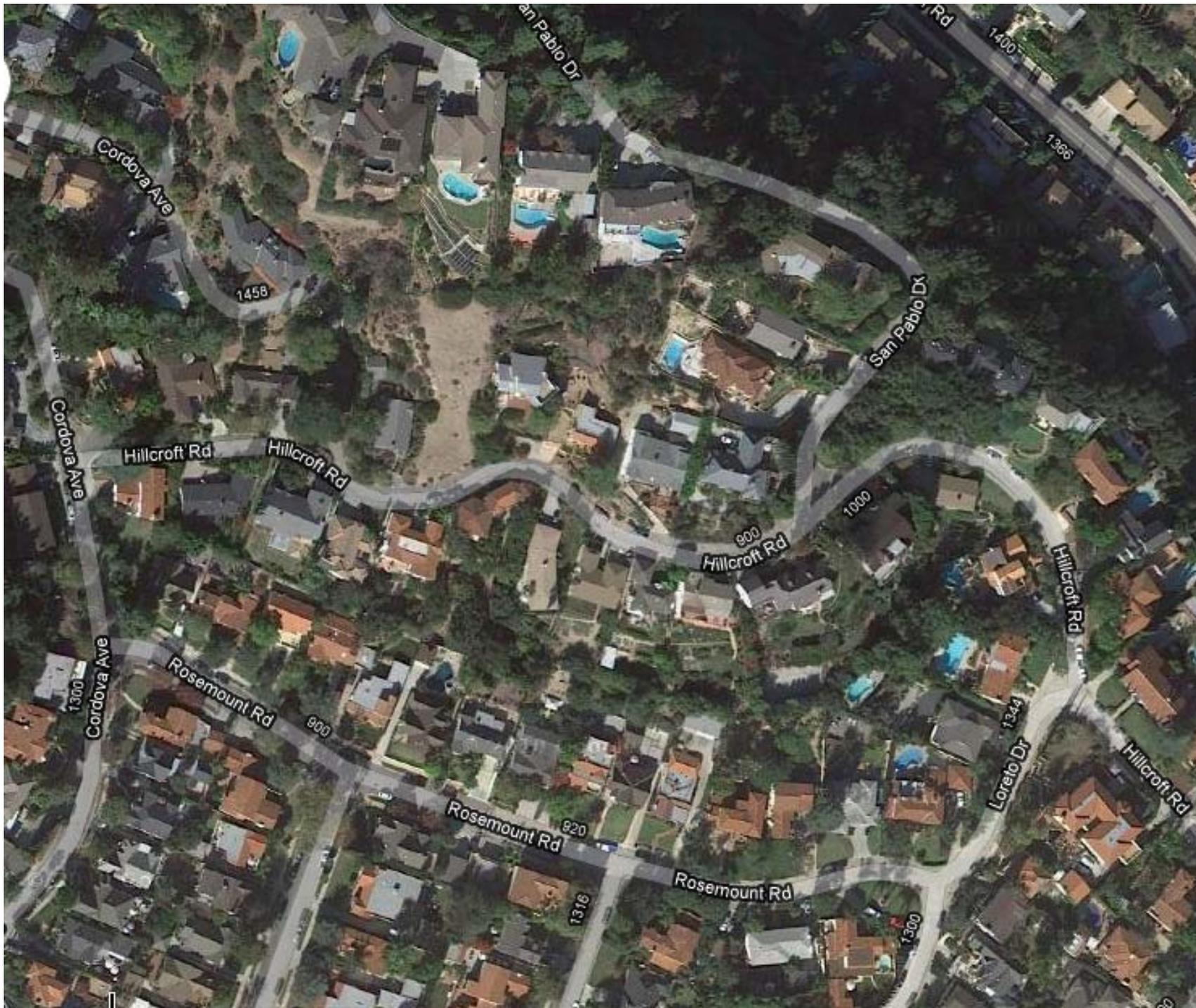
San Pablo

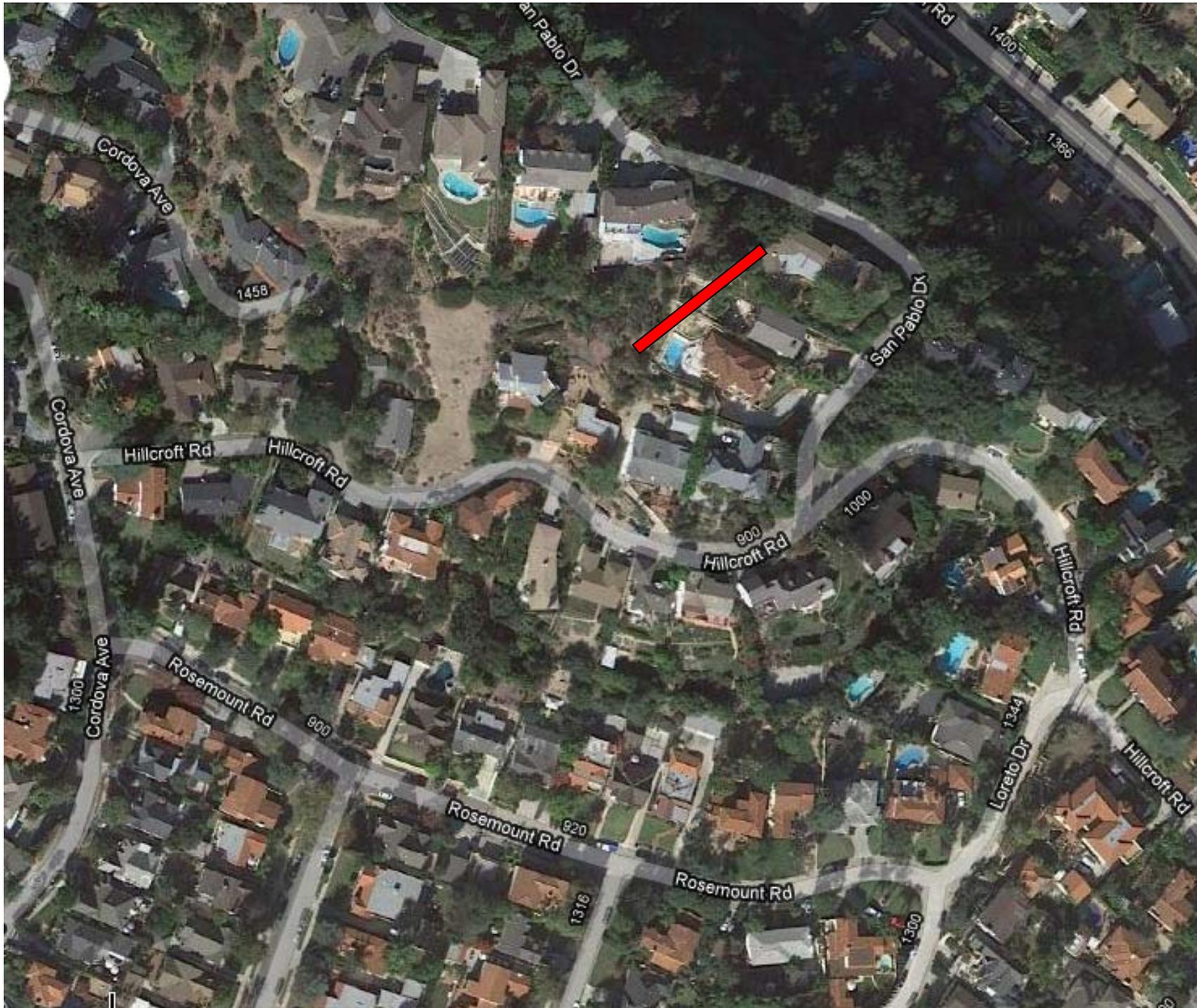
244 ft

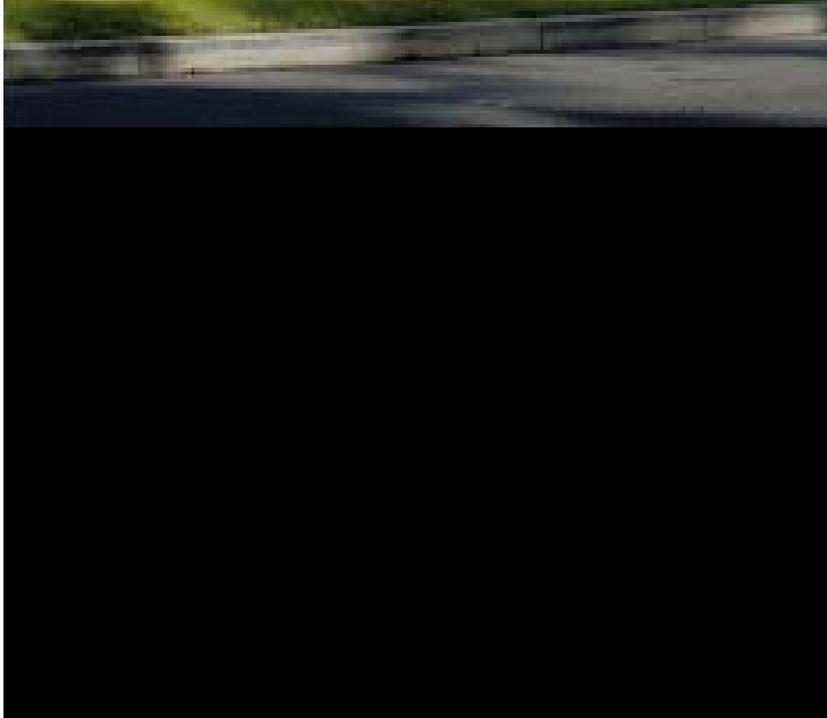
© 2010 Google

Image U.S. Geological Survey

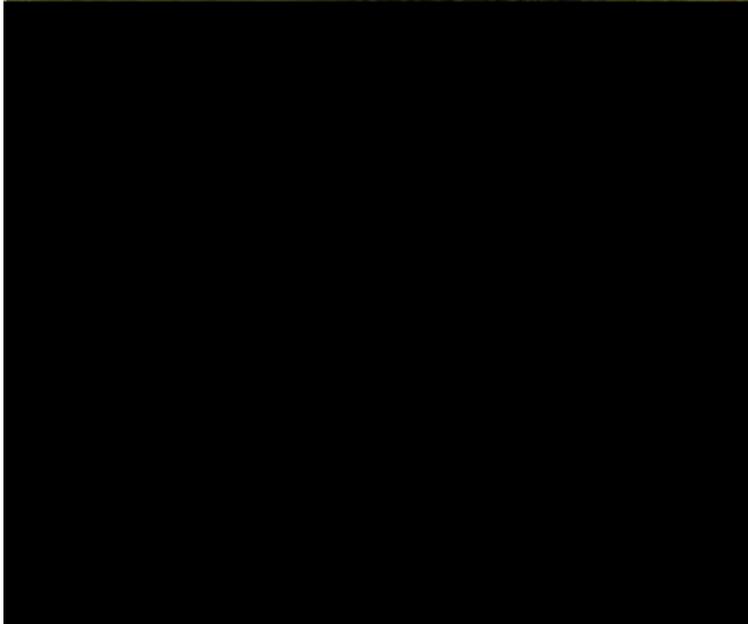
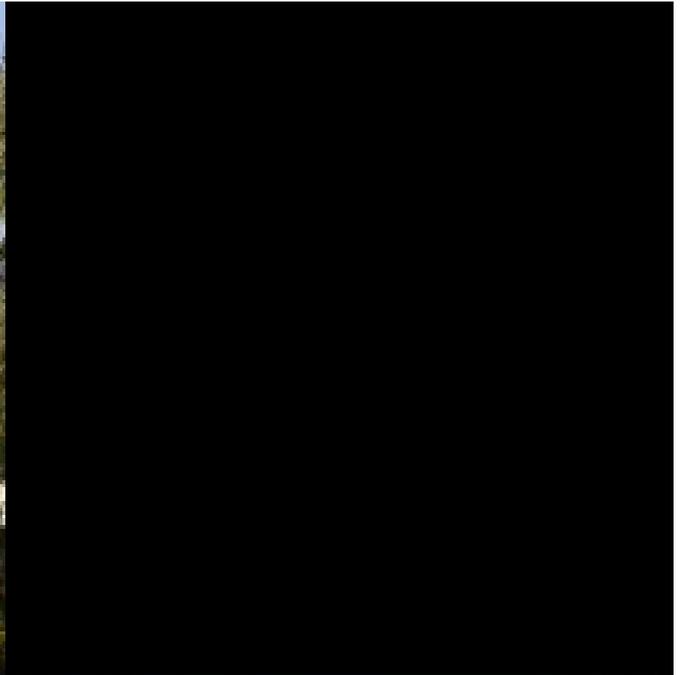
Imperial

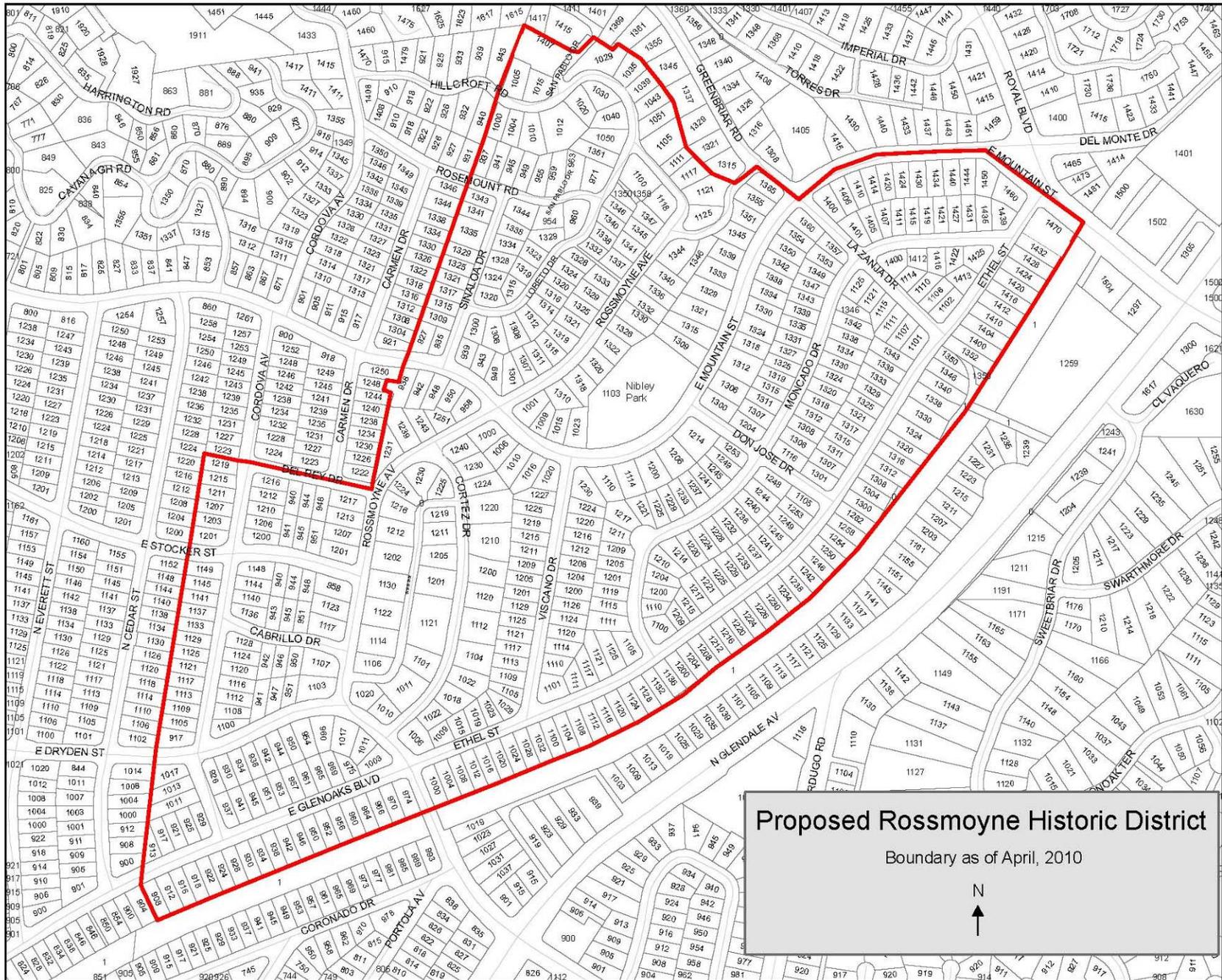












Proposed Rossmoyne Historic District
Boundary as of April, 2010





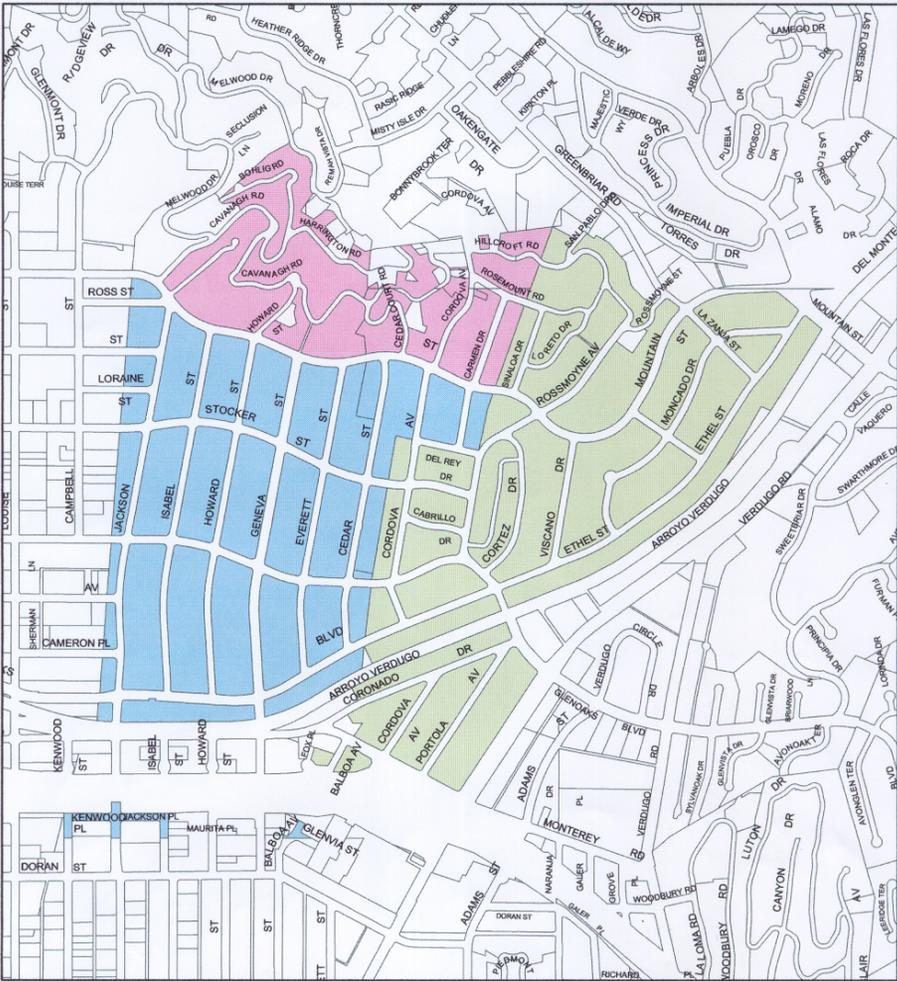
Q Come to Glendale—Then over either Verdugo Road or Glendale Avenue to Rossmoyne. Any one in Glendale can direct you.

ROSSMOYNE

the Superb!

SCALE
0 50 100 150

Historical Subdivisions Rossmoyne Area



- Subdivision**
- BELLEHURST HILLSLOPE
 - BELLEHURST PARK
 - ROSSMOYNE



City of Glendale
 Planning Division
 Jeff Hamilton
 11/14/03

Your last chance Los Angeles!

Beautiful

Bellehurst Park

The profit opportunity of 1923 is almost gone

By quick action TODAY you can still profit--profit--PROFIT by buying in Bellehurst Park--but this is the end--this will be the last advertisement that can ever be written offering these beautiful, elevated, level, tree-clad lots to you at anything like TODAY'S PRICES, still OPENING PRICES. Buy here today and make money.

Last week we announced the opening sale of the last 80 marvelous lots in Bellehurst Park--as this is written only 48 remain, the response to our offer was instant and and overpowering--this week will see the end.

For nowhere in Southern California can you secure such beautiful lots as these, in a wonderful landscaped residential subdivision, in the very heart of Glendale, the fastest growing city in America, at the very focusing point of the greatest demand for fine home-sites within the metropolitan area of Los Angeles.

These particular lots are the best of all because many of them were formerly a part of the old home place of the Bellehurst Estate. The fifty-year old palms, magnolias, live oaks and other ornamental trees planted here by the former owner could not be duplicated today at any price.

Bellehurst Park is nearer to downtown Los Angeles than Pasadena or Hollywood -- it is only five blocks from the business center of Glendale; it is reached every 15 minutes by fast, clean Pacific Electric cars, and it has all city improvements rapidly nearing completion.

You can't possibly imagine the beauty or the value of these lots until you see them--but you must see them AT ONCE or every Bellehurst lot will be gone. Every lot is a good lot, there is practically no choice, and every one is in the finest section of this magnificent tract.

GET YOUR LOT TODAY!

Walter H. Leimert Co.
Merchants National Bank Building
Sixth and Spring

Glendale Office: 246 So. Brand Blvd. Phone Glendale 3098 and 3099

Telephone
822-698 and
823-082

Tear out this advertisement and bring it with you.
Telephone Glendale 3100 for a representative to call for you with a car.

YOU CAN PROFIT HERE, BECAUSE

Bellehurst Park is in the exact geographical center of Glendale.
Solidly built up blocks of fine homes immediately adjoin the tract NOW.

The main business center of Glendale is just 5 blocks south.

Pacific Electric trains every 15 minutes to and from downtown Glendale and Los Angeles pass the tract just 2 blocks away.

Four schools within 5 blocks.

Careful restrictions protect your investment.
All city improvements rapidly nearing completion.

Several beautiful homes for sale ready for immediate occupancy.

Prices "WAY LOW" and easy terms.

Bellehurst Park is planned and sold by the Walter H. Leimert Co., with 17 years of successful experience in developing high-class residential subdivisions.



Bellehurst Park is in the Center of Glendale

BY AUTOMOBILE—Drive to Glendale via Los Feliz Boulevard, Glendale Boulevard, San Fernando Road or Colorado Boulevard until you reach Glendale's principal street, Brand Boulevard. Then turn north (toward the mountains) on BRAND BOULEVARD and continue through Glendale's business district to Mountain Street, then three short blocks to the right to Bellehurst Park. Follow the direction arrows to Bellehurst Park.

BY PACIFIC ELECTRIC—Take FRONT CAR of GLENDALE LINE TRAINS, anywhere on 6th Street between Main and Figueroa. Get off at Mountain Street in Glendale and walk three short blocks east.

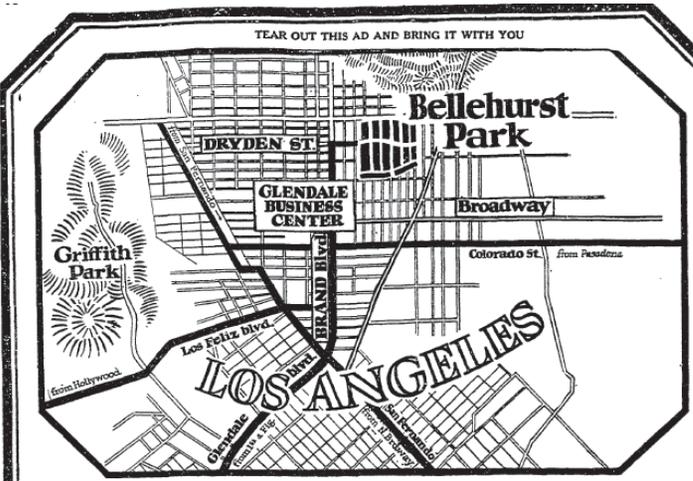
New Security Trust & Savings Bank Bldg. now under construction in GLENDALE.

246 S. BRAND BOULEVARD

246 S. BRAND BOULEVARD

246 S. BRAND BOULEVARD

246 S. BRAND BOULEVARD



Compare

Beautiful Bellehurst Park with any other central residence property

Measure it point by point!

Surrounded by millions of dollars of development!

FORCED into being by the onward sweep of progress. That's Bellehurst Park in the heart of Glendale.

Look at the map—get the FACTS on surrounding values—prove to yourself that the present opening prices of Bellehurst Park are far below the prices asked for surrounding lots. A bold statement, but the truth.

Bellehurst Park, the biggest investment property of the day—plus:

- Proper restrictions that protect.
- Natural beauty that will endure.
- Finest city improvements included in original price.
- Convenient to five schools.
- 5 minutes to the new \$600,000 Security Trust & Savings Bank.
- Ample, quick, clean, electric transportation.
- Surrounded by new homes of character.
- A beautiful elevation.
- Covered with magnificent trees.

The first Southern California development enterprise of the Walter H. Leimert Co., developers of a thousand acres of the best residence sections of Piedmont and Berkeley Hills.

Indorsed and purchased by the leading business men of the Coast.

And all of this can be purchased by you for the astounding low price-of **\$1950** on long, easy terms!—in the fastest growing community in the United States.

THIS IS THE LAST CALL

This is your last opportunity to buy at opening prices, that average 30% lower than surrounding values, and on terms so small that you profit at once.

Come TODAY—ride through this beautiful park in the heart of a city—MEASURE the value with any piece of ground you have ever inspected—you'll say that we have understated the supreme desirability of this garden spot of Glendale.

See Bellehurst Park now, before it passes forever into the hands of the buyer.

Representatives on the Property Every Day RAIN OR SHINE

Walter H. Leimert Co.

Tract Office Just Opened—Dryden St., 2 Blocks East of Brand Blvd.

Glendale Office—246 Brand Blvd. at Colorado Blvd.

Los Angeles Office—1201-2-4-6 Merchants National Bank Building.

Telephone 822-698, 823-082, or Glendale 3098.

Glendale Office Open Every Evening from 7:00 to 9:30.

This Is the Best Way to Bellehurst Park

BY AUTOMOBILE

Drive to Glendale via Los Feliz Boulevard, Glendale Boulevard, San Fernando Road or Colorado Boulevard until you reach Glendale's principal street, Brand Boulevard. Then turn north (toward the mountains) on BRAND BOULEVARD and continue through Glendale's business district to Dryden Street. Then two short blocks to the right to Bellehurst Park.

BY PACIFIC ELECTRIC—Take FRONT CAR of Glendale or Burbank trains anywhere on 6th Street between Main and Figueroa. Get off at Mountain Street in Glendale and follow three short blocks to tract office. Ask the Conductor.

WALTER H. LEIMERT CO.



NOW!

The HILLSLOPES & tree-clad level

HIGHLANDS of Bellehurst Park



This is the Best Way to Bellehurst Park
BY AUTOMOBILE—Drive to Glendale on Los Feliz Boulevard, Glendale Boulevard, San Fernando Road or Colorado Boulevard until you reach Glendale's principal street, Brand Boulevard. Then turn north (towards the mountains) on BRAND BOULEVARD and continue through Glendale's business district to Mountain Street, then 3 short blocks to the right to Bellehurst Park.
BY PACIFIC ELECTRIC—Take FRONT CAR of Glendale Line trains appearing on 6th Street between Main and Figueroa. Get off at Mountain Street and walk 3 short blocks east.

Focus about the FINAL HALF of Beautiful Bellehurst Park
 Hills, white level lots crowned with scattering oranges, lemons, citrons and grapefruit. Also magnificent shade trees of many varieties.
 Full restrictions protect the future value of the property. Improvements included in purchase price.
 Pacific Electric trains to and from downtown Glendale and Los Angeles pass within two blocks. Excellent freight service. Only 7 blocks to the business center of Glendale.
 All lots over 500 feet above sea level.
 Magnificent views of valley and mountains with the city at your feet.
 Pre-opening prices way below surrounding values and on terms.
 Directed to be one of Southern California's most famous home communities as developed by the Walter H. Leimert Co.

This Great Sale Opens For Reservations Today at 7 o'Clock A. M.

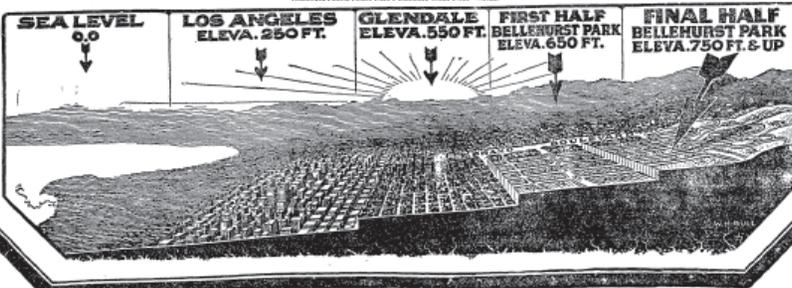
A great sea of homes will fill this splendid valley from mountain range to mountain range, but NEVER AGAIN can you get anything so beautiful and so

choice as these orange groved and wooded lands at the edge of the foothills in the heart of Glendale AT ANY PRICE—let alone such below-value prices as you can command today.

Therefore come early. Break all other engagements if necessary. This is the FINAL HALF of Bellehurst Park. There will never be another property like it to the end of time.

Walter H. Leimert Co.

Tract Office—Mountain St., 3 blocks east of Brand Boulevard. Telephone 822-028, 923-692, or Glendale 3098.
 Glendale Office—245 South Brand Boulevard at Colorado Boulevard. Glendale P.M. Co. Open Every Evening from 7:01 to 9:30.



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BELLEHURST PARK

IT'S JUST A STEP TO THE HILLSLOPES and tree-clad level highlands of beautiful Bellehurst Park overlooking forward-marching Glendale.

Fast, clean, frequent electric trains passing within three blocks provide convenient service to down-town Glendale and Los Angeles. Four main highways lead to Los Angeles, Pasadena and Hollywood.

Protective restrictions, city improvements of the highest type, and steadily rising property values make Bellehurst Park a standard of value for the homeseeker or investor.

Over a million and a quarter in sales since March 15th. See it at once.

WALTER H. LEIMERT CO.

1201 Merchant's National Bank Building
 Telephone 822-698 or Glendale 3098 LOS ANGELES

Tract Office on Mountain Street, Glendale, 3 blks. East of Brand Boulevard.

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City of Glendale Historic District Process

 Public Input
 Administrative

