

Districts

Name: Ben Avenue Residential Historic District



Description:

The Ben Avenue Residential Historic District is located in the North Hollywood area of the San Fernando Valley. Bounded by Victory Boulevard to the north and Erwin Street to the south, this small historic district is two blocks long and includes both sides of Ben Avenue. It contains 41 buildings, of which 33 are contributors.

Lot sizes within the Ben Avenue Residential Historic District are modest and all of the buildings are set back from the street with shallow front lawns. All of the historic district's buildings are single-family residences. Contributors are all one story, small in scale, and consistent in their setbacks, massing, and lot coverage. They represent at least two periods of development: one in the late 1920s and a second in the immediate post-World War II period. The 1920s homes include Spanish Colonial Revival and French Norman Revival styles. The later buildings are Minimal Traditional in style.

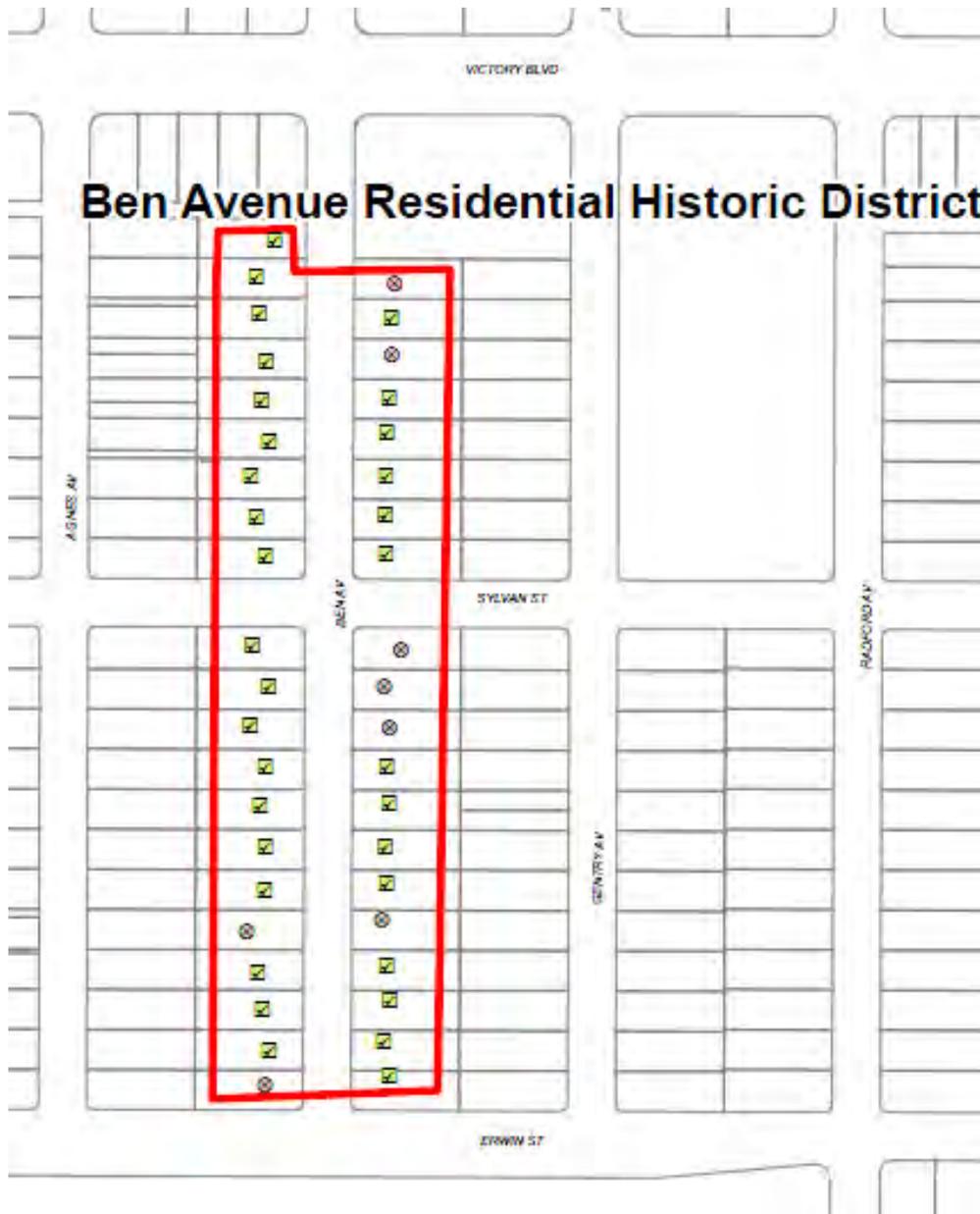
The streets within the Ben Avenue Residential Historic District are consistent with the regular street grid of the area. Tract features include concrete sidewalks, cast stone street lamps, and street trees. Mature camphor trees line both sides of Ben Avenue, creating an overarching canopy. All contributors have front lawns, some of which have been enclosed by low walls and fences, and detached rear garages accessed by long concrete driveways running along the side of parcels within the historic district.

Significance:

The Ben Avenue Residential Historic District is significant as an excellent example of an early automobile suburb in North Hollywood. The historic district retains overall integrity with intact residences and tract features. Its contributors retain their original plans, massing, scale, style, and character-defining features. The period of significance for the historic district is 1928 to 1948, which captures its major periods of development and the period of time during which the majority of its buildings were constructed. Of the Ben Avenue Historic District's 41 houses, 80% contribute to the district's significance.

The tract in which the Ben Avenue Residential Historic District is located was subdivided by its owners Henry, Caroline, and Gottfried Wittekind in 1928, and had no formal tract or subdivision name. The Equitable Realty Company purchased several lots and built houses on them for sale in 1928-1929, but in most cases, individuals purchased lots and made their own design and building arrangements. This is reflected in the architectural character of the historic district; despite the consistency of massing, setbacks, and features such as rear detached garages, no two houses are stylistically identical. Residents of this portion of Ben Avenue in the 1920s included members of the film industry, professionals, and business owners, suggesting an upper middle class demographic during its initial period of development.

The historic district is located near the intersection of two major thoroughfares, Laurel Canyon Boulevard and Victory Boulevard (originally named Pacoima Avenue and 7th Street, respectively). It is less than half a mile west of Lankershim Boulevard, the primary historic transportation route through this part of the San Fernando Valley. The historic district was about a mile north of the Southern Pacific Railroad line and the Pacific Electric Railway line; however, the presence of garages indicates that even in the 1920s the area's residents relied on automobiles as their primary mode of transportation.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early automobile suburb of single family homes in the South San Fernando Valley. Represents automobile-centric residential suburban planning in North Hollywood during the 1920s, 30s and early 40s.

Contributors/Non-Contributors:



Address: 6200 N BEN AVE
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 6205 N BEN AVE
Type: Non-Contributor
Year built: 1942
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6208 N BEN AVE
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6209 N BEN AVE
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6214 N BEN AVE
Type: Contributor
Year built: 1942
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6215 N BEN AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6218 N BEN AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; American Colonial Revival



Address: 6219 N BEN AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: French Revival (Norman)



Address: 6224 N BEN AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6225 N BEN AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 6228 N BEN AVE
 Type: Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6229 N BEN AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 6234 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6235 N BEN AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6238 N BEN AVE
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6239 N BEN AVE
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: French Revival (Norman)



Address: 6244 N BEN AVE
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6245 N BEN AVE
Type: Contributor
Year built: 1942
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6248 N BEN AVE
Type: Non-Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 6249 N BEN AVE
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 6254 N BEN AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6255 N BEN AVE
 Type: Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6260 N BEN AVE
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 6261 N BEN AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6303 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6304 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6308 N BEN AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6309 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6314 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6315 N BEN AVE
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 6318 N BEN AVE
 Type: Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6321 N BEN AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6324 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6325 N BEN AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 6328 N BEN AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6329 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6334 N BEN AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6335 N BEN AVE
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 6338 N BEN AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 6339 N BEN AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 6345 N BEN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional

Name: Carpenter-Morella-Simpson Residential Historic District



Description:

The Carpenter-Morella-Simpson Residential Historic District is a district of 1940s one-story single family residences located in the Valley Village area of the San Fernando Valley. Bounded by Burbank Boulevard to the north and Chandler Boulevard to the south, the historic district's houses line Carpenter Avenue, Simpson Avenue, and Morella Avenue. Lot sizes within the historic district are modest and all of the buildings are set back from the street with front lawns. There are 96 buildings within the historic district boundaries; of these, 79% contribute to the historic district.

All of the historic district's buildings are single-family residences. Contributors are all one story, small in scale, and consistent in their setbacks, massing, and lot coverage. They represent one period of development, from 1940 to 1948, and are mostly Minimal Traditional with a few American Colonial Revival and Traditional Ranch style houses. The majority of the houses have detached rear garages accessed by long concrete or asphalt driveways running along the side of parcels. Some houses have carports.

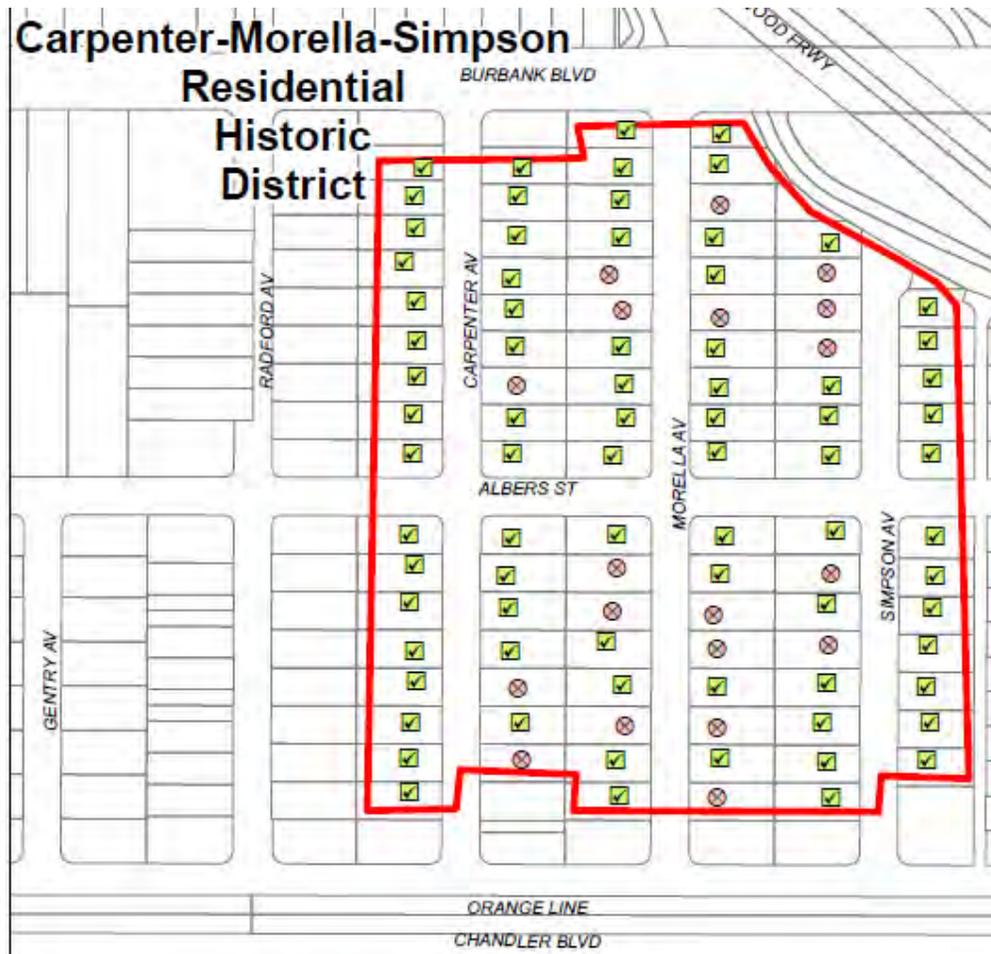
The streets within the Carpenter-Morella-Simpson Residential Historic District are consistent with the regular street grid of the area. Mature trees of many species are present, and the streets have no sidewalks or curbs. All contributors have front lawns, some of which have been re-landscaped or enclosed by hedges, low walls, or fences.

Significance:

The Carpenter-Morella-Simpson Residential Historic District is an excellent example of an early automobile suburb in Valley Village. The historic district's tract features are intact, and the majority of its buildings retain their original plans, massing, scale, style, and character-defining features. The period of significance for the historic district is 1940 to 1948, corresponding with its period of development. Of the 96 buildings within the historic district boundary approximately 76 buildings (79%) contribute to the historic district.

The six tracts in which the Carpenter-Morella-Simpson Historic District is located were subdivided by their owners Barend and Henriette Albers and Henry and Mary Jensen between 1939 and 1942, and had no formal tract or subdivision names. The historic district's houses do not appear to have been constructed as part of a unified development, but were designed and built on an individual basis. Despite the consistency of massing, setbacks, and features such as rear detached garages, no two houses are identical. Among the historic district's minor alterations are carport alterations (including the addition of garage doors) and window and door replacements. There are two examples of modern infill and a few second story additions.

The historic district is located between two major thoroughfares, Burbank Boulevard and Chandler Boulevard (the latter was a Southern Pacific Railroad corridor during the period of significance). It is close to the 170 (Hollywood) Freeway, which provides easy access to Hollywood and downtown Los Angeles. The historic district's first residents could easily access major San Fernando Valley transportation routes, as well as commercial areas along Burbank Boulevard, via automobile. With its consistent form, massing, and architectural vocabulary, the Carpenter-Morella-Simpson historic district retains a distinct sense of time and place to the period of significance.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant and rare, intact representation of early 1940s suburban development in Valley Village. Developed just prior to the major land boom of the postwar years, this district is representative of early automobile-centric suburban development for the Valley's growing population.

Contributors/Non-Contributors:



Address: 5409 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5414 N CARPENTER AVE
 Type: Non-Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5415 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5420 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5421 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5426 N CARPENTER AVE
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5427 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5432 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5433 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5438 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 5439 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5444 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5445 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5450 N CARPENTER AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5451 N CARPENTER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, Traditional



Address: 5500 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5501 N CARPENTER AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5506 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, Traditional



Address: 5507 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5512 N CARPENTER AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5513 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5518 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5519 N CARPENTER AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5524 N CARPENTER AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, American Colonial



Address: 5525 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5530 N CARPENTER AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5531 N CARPENTER AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5534 N CARPENTER AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, Traditional



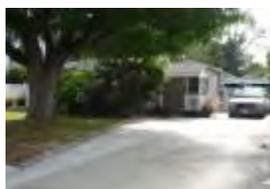
Address: 5537 N CARPENTER AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5542 N CARPENTER AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5543 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5548 N CARPENTER AVE
 Type: Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5549 N CARPENTER AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional; Minimal Traditional



Address: 5408 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5409 N MORELLA AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5415 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5416 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5420 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5421 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5426 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5427 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, Traditional



Address: 5432 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5433 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5438 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5439 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5444 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5445 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5450 N MORELLA AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5451 N MORELLA AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5500 N MORELLA AVE
 Type: Contributor
 Year built: 1945
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5501 N MORELLA AVE
 Type: Contributor
 Year built: 1949
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5506 N MORELLA AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5507 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5512 N MORELLA AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5513 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5518 N MORELLA AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5519 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5524 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5525 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5530 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; American Colonial Revival



Address: 5531 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 5536 N MORELLA AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5537 N MORELLA AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5542 N MORELLA AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5543 N MORELLA AVE
Type: Contributor
Year built: 1947
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5548 N MORELLA AVE
Type: Contributor
Year built: 1945
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5549 N MORELLA AVE
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5554 N MORELLA AVE
Type: Contributor
Year built: 1946
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5409 N SIMPSON AVE
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5414 N SIMPSON AVE
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5415 N SIMPSON AVE
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5420 N SIMPSON AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5421 N SIMPSON AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5426 N SIMPSON AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5427 N SIMPSON AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5432 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5433 N SIMPSON AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5438 N SIMPSON AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5439 N SIMPSON AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5444 N SIMPSON AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5445 N SIMPSON AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5450 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5451 N SIMPSON AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, Traditional



Address: 5500 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5501 N SIMPSON AVE
 Type: Contributor
 Year built: 1945
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, American Colonial



Address: 5506 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5507 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5512 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5515 N SIMPSON AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5518 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5519 N SIMPSON AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5524 N SIMPSON AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5525 N SIMPSON AVE
Type: Non-Contributor
Year built: 1942
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 5531 N SIMPSON AVE
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 5537 N SIMPSON AVE
Type: Contributor
Year built: 1942
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional; Ranch, Traditional



Address: 11806 W BURBANK BLVD
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century

Name: College Estates Courtyard Apartment Historic District



Description:

Located in the Valley Glen area of the San Fernando Valley, the College Estates Courtyard Apartment Historic District comprises seven 1950s multi-family residential buildings located at 5846 to 5914 Coldwater Canyon Blvd. The historic district is on the east side of Coldwater Canyon Blvd, bounded by Tiara Street on the north and a parcel line in the block before Hatteras Street on the south. There are seven buildings within the historic district boundaries; of these, 100% are contributors to the historic district.

The historic district fits into the regular street grid, situated on the flat valley floor. Its buildings, constructed in 1953, are two-story courtyard apartments in the Traditional Ranch style. They are arranged as three sets of paired buildings with landscaped common courtyards, and one unpaired building that does not have a common courtyard but exhibits the same form and style as its neighbors. All of the properties are set back from the sidewalk with very shallow front lawns. Detached garages are present at the rear, accessed by alleys to the north and east.

The buildings are generally L-shaped and two stories in height; one pair has a one-story portion in front with a prominent brick chimney. This pair also has a wooden front fence, while the other pairs are open. Common features of the Ranch-style buildings include brick and stucco cladding on the first story with board and batten or clapboard on the second story; low-pitched hipped and gable-on-hip roofs with exposed rafters; metal casement windows abutting fixed windows; some double-hung wooden windows; and decorative brackets, corbels, and shutters.

Significance:

The College Estates Courtyard Apartment Historic District is an excellent example of a multi-family residential area developed in the early 1950s to provide housing for the growing population of Valley Glen in North Hollywood. Its Traditional Ranch courtyard apartment buildings are excellent examples of a distinctive type of development and are representative of the larger patterns of automobile-centered suburban development in the San Fernando Valley in the 1950s. The historic district illustrates the growth of multi-family housing in Valley residential areas in the 1950s. The historic district's period of significance is 1953, corresponding with the date of its development. Of the seven buildings within the historic district boundary, all (100%) contribute to the historic district.

The two unnamed tracts in which the historic district is located were subdivided by owners Seldon Baker and Julian Weinstock in 1952, and appear to have been part of Weinstock's College Estates subdivision (likely named for nearby Valley Community College). The owners were builder-developers partnered as the Magnolia Clark Land Company. Working separately, each constructed thousands of homes in residential subdivisions in the San Fernando Valley. Weinstock, who was originally an architect before becoming a developer, was particularly well known for his Ranch house subdivisions.

The courtyard apartment buildings were likely developed as part of College Estates as they share ownership, style, and a period of construction with the single-family sections of the development. Weinstock's company heavily marketed College Estates in 1952-1953, touting the innovative designs and convenient location of the 78 single-family Ranch houses within the development. Exemplifying the development pattern of Ranch house subdivisions, multi-family apartment buildings were constructed along the major streets at the periphery of the single family development. The single family sections of the College Estates subdivision do not retain integrity and were not included in the historic district boundary.

The historic district retains the essential characteristics of 1950s courtyard apartments, with central common areas, exterior access to units, and parking restricted to the rear of buildings. Alterations are limited to window replacements. College Estates Courtyard Apartment Historic District faces a major thoroughfare with easy access to other major routes, historically giving its residents easy automobile access to larger transportation networks. The historic district is an excellent example of an early

1950s Ranch-style courtyard apartment historic district and evokes the time and place of its period of significance.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1950s-1960s Courtyard Apartment
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Exemplary concentration of 1950s courtyard apartments in Valley Glen. This cluster contains seven courtyard apartment buildings that are excellent examples of the property type and collectively form a distinctive grouping. Due to window alterations, may not retain sufficient integrity for National Register eligibility.

Contributors/Non-Contributors:



Address: 5840 N COLDWATER CANYON AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 5846 N COLDWATER CANYON AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 5852 N COLDWATER CANYON AVE
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Ranch, Traditional



Address: 5858 N COLDWATER CANYON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 5900 N COLDWATER CANYON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 5908 N COLDWATER CANYON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 5912 N COLDWATER CANYON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional

Name: Denny-Cartwright Residential Historic District



Description:

The Denny-Cartwright Residential Historic District is a two and a half block-long historic district of single-family residences in the North Toluca Lake area of the San Fernando Valley. The historic district includes the three blocks along the east side of Denny Avenue and three blocks on both sides of Cartwright Avenue. The southern boundary is Sarah Street and the northern boundary is an alley just south of Camarillo Street. Blix Street and Hortense Street cross through the historic district. There are 57 buildings within the historic district boundaries; of these, 42 contribute to the historic district's significance.

The historic district is located on the flat valley floor and fits into the regular street grid. Its one-story houses sit on modest lots and are set back from the street with front lawns (some now partially or totally enclosed with low walls, fences, or hedges). Most of the buildings have detached rear garages accessed by driveways at the sides of their lots. Historically developed as a single tract, the historic district features sidewalks and mature trees including large pepper and eucalyptus.

The range of styles within the historic district reflect the relatively long period of the development from 1925-1945. District contributors represent a variety of Period Revival styles, including Tudor Revival, Spanish Colonial Revival, and French Norman Revival. Later buildings in the historic district are Minimal Traditional in style. Later infill includes houses constructed in the Traditional Ranch style.

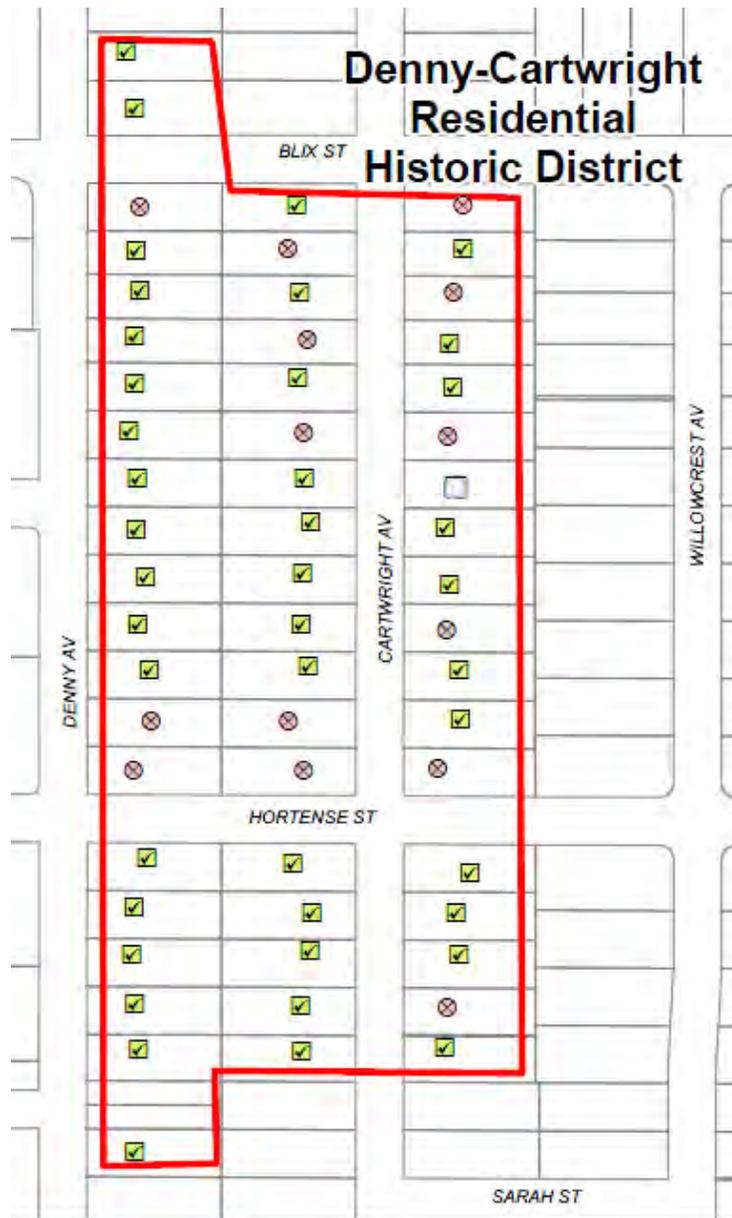
Significance:

The Denny-Cartwright Residential Historic District is significant as an excellent example of an early automobile suburb in Toluca Lake. The historic district retains overall integrity with intact residences and tract features. Its contributors retain their original plans, massing, scale, style, and character-defining features. The period of significance for the historic district is 1925 to 1945, which captures its major periods of development and the period of time during which the majority of its buildings were constructed. Of the 57 buildings within the historic district boundary approximately 42 buildings (74%) contribute to the historic district.

The tract in which the historic district is located was subdivided by David Kidson in 1923. It had no formal tract or subdivision name. No information has been found indicating the subdivision was constructed or marketed as an individual entity. Instead, individuals purchased lots and made their own design and building arrangements. This is reflected in the architectural character of the historic district; despite the consistency of massing, setbacks, and features such as rear detached garages, no two houses are stylistically identical.

The historic district is centrally located near Camarillo Street, Cahuenga Boulevard, Riverside Boulevard, and Lankershim Boulevard. It was in easy walking distance from the Pacific Electric Railway line (and later motorcoach route) on Lankershim and Vineland, suggesting its early development was based on access to streetcar and public transportation as well as automobile routes. The presence of garages indicates that even in the 1920s the area's residents relied on automobiles as a mode of transportation.

Alterations to buildings within the historic district include rear and side additions; window and door replacements; recladding; porch enclosures; garage door replacement; and some alterations to window and door openings. Infill from the 1940s to the 1960s largely matches the scale and massing of earlier buildings, and does not have an adverse visual impact on the historic district's character. The historic district retains its historic character and feel and is an excellent example of an early automobile suburb in the North Hollywood area of the east San Fernando Valley.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early automobile suburb of single family homes in the South San Fernando Valley. Represents automobile-centric residential suburban planning in North Toluca Lake during the 1920s, 30s and early 40s.

Contributors/Non-Contributors:



Address: 4602 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4603 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4608 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4609 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4612 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Monterey Revival



Address: 4613 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Mission Revival



Address: 4618 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4619 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4622 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4623 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4634 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4635 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4640 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4641 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4644 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4645 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4649 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4650 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 4654 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4655 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4656 N CARTWRIGHT AVE
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 4661 N CARTWRIGHT AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 4700 N CARTWRIGHT AVE
Type: Not sure
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 4701 N CARTWRIGHT AVE
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 4706 N CARTWRIGHT AVE
Type: Non-Contributor
Year built: 1942
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 4707 N CARTWRIGHT AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 4710 N CARTWRIGHT AVE
Type: Contributor
Year built: 1942
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 4711 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4716 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 4717 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4720 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4721 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Single Family; House
 Architectural style: Storybook; Tudor Revival



Address: 4724 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4725 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4730 N CARTWRIGHT AVE
 Type: Non-Contributor
 Year built: 1945
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4731 N CARTWRIGHT AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4550 N DENNY AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4604 N DENNY AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4608 N DENNY AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4612 N DENNY AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4618 N DENNY AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4634 N DENNY AVE
 Type: Non-Contributor
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4640 N DENNY AVE
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4644 N DENNY AVE
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4650 N DENNY AVE
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4654 N DENNY AVE
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4660 N DENNY AVE
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4702 N DENNY AVE
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 4706 N DENNY AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



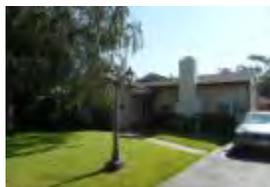
Address: 4710 N DENNY AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 4716 N DENNY AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 4720 N DENNY AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 4724 N DENNY AVE
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 4740 N DENNY AVE
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 4746 N DENNY AVE
Type: Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 10720 W BLIX ST
Type: Non-Contributor
Year built: 1946
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 10720 W HORTENSE ST
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Name: Goodland Alcove Residential Historic District



Description:

Located in the South Valley Glen area of the San Fernando Valley, the Goodland-Alcove Residential Historic District is a historic district of Ranch-style single-family houses with multi-family residences at its edges. The single family houses face Alcove Avenue, Bessemer Street, and Delano Street, and the apartment buildings face Oxnard Street, Coldwater Canyon Avenue, and Goodland Avenue. There are 62 buildings within the historic district boundaries; of these, 82% are contributors to the historic district.

The historic district is largely located along a curvilinear street on the flat floor of the valley, with tract features including sidewalks, uniform setbacks, modest lot sizes, open front lawns, and mature trees. It developed from south to north between 1953 and 1967, and most of the mature trees are in the older portion. The multi-family buildings face the larger streets and are mostly paired as courtyard apartments with central common areas. Both attached and detached rear garages are present.

All of the single-family and multi-family contributors are one-story Ranch style buildings; most are Traditional Ranch in style, with one Cinderella Ranch and some Contemporary Ranch houses in the northern part of the historic district. Character-defining features include low-pitched gabled roofs; diamond pane windows; dove-cotes; decorative brackets and shutters; and board and batten, clapboard, stucco, and brick cladding. Some two-story buildings are present in the northern part of the historic district, and the general scale is larger there.

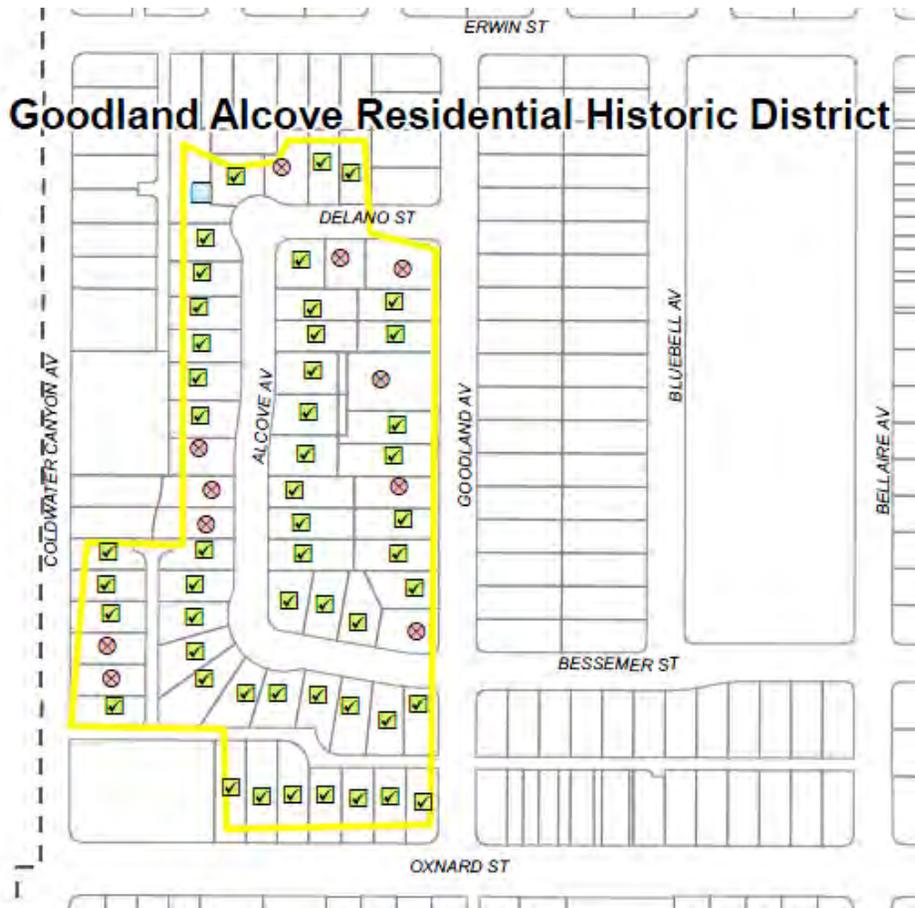
Significance:

The Goodland-Alcove Historic District is an excellent example of a 1950s-1960s Ranch style subdivision, accommodating various types of occupants with both single-family and multi-family residences. It is part of a larger pattern of automobile-centered suburban development in the San Fernando Valley and illustrates the rapid growth of the Valley Glen (North Hollywood) area in the postwar period. It also demonstrates the popularity of the Traditional Ranch style at this time and place, and the style's applicability to different property types. Its period of significance is 1953-1967, corresponding with the dates of its development. Of the 62 buildings within the historic district boundary approximately 51 buildings (82%) are contributors to the historic district.

The unnamed tracts in which the historic district is located were subdivided by multiple owners between 1953 and 1956. One of the owners, Fillmore P. Crank, was a North Hollywood builder-developer who worked on subdivisions, apartment complexes, and commercial properties in the 1960s and early 1970s. The historic district's houses do not appear to have been constructed or marketed as a single entity. This is reflected in the architectural character of the historic district; despite the consistency of massing, setbacks, and style, no two houses are identical.

The historic district is very close to major thoroughfares Coldwater Canyon Avenue, Oxnard Street, Victory Boulevard, and Whitsett Avenue. The Hollywood Freeway (SR 170) is also nearby, and its late 1960s completion was a likely driver of the historic district's later development. The Goodland-Alcove Historic District offered residents easy access to automobile routes that connected to the business districts in downtown and Hollywood.

Alterations to buildings within the historic district include window and door replacements, security bars added to doors and windows, the replacement of some original cladding, and additions to the rear and side facades. There has been some inappropriate infill, including several second-story additions to front façades that are incompatible with the scale of the historic district. As a whole, however, the historic district retains its historic features and character. It is significant as an intact example of a 1950s-1960s residential suburb in Valley Glen, and exemplifies this period and type of development with both single-family and multi-family buildings in the Ranch style.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent concentration of Ranch house architecture, featuring predominantly single-family houses with multi-family residences on its perimeter. Exhibits high quality of design and distinctive features. Not eligible for the National Register at this time because the majority of its buildings are not yet 50 years of age or of exceptional importance.

Contributors/Non-Contributors:



Address: 6031 N ALCOVE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6033 N ALCOVE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6037 N ALCOVE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6041 N ALCOVE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6044 N ALCOVE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6045 N ALCOVE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6050 N ALCOVE AVE
 Type: Contributor
 Year built: 1967
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 6053 N ALCOVE AVE
 Type: Non-Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6056 N ALCOVE AVE
 Type: Contributor
 Year built: 1967
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6100 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6101 N ALCOVE AVE
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 6107 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 6108 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Address: 6115 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 6116 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6121 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Address: 6122 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6125 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 6126 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Address: 6131 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Address: 6134 N ALCOVE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Address: 6137 N ALCOVE AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6018 N COLDWATER CANYON AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Ranch, Traditional



Address: 6024 N COLDWATER CANYON AVE
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Ranch, Traditional



Address: 6028 N COLDWATER CANYON AVE
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Ranch, Traditional



Address: 6034 N COLDWATER CANYON AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6040 N COLDWATER CANYON AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6044 N COLDWATER CANYON AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6050 N COLDWATER CANYON AVE
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6011 N GOODLAND AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Ranch, Traditional



Address: 6031 N GOODLAND AVE
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6039 N GOODLAND AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6045 N GOODLAND AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6049 N GOODLAND AVE
 Type: Contributor
 Year built: 1967
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 6057 N GOODLAND AVE
 Type: Non-Contributor
 Year built: 1967
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 6101 N GOODLAND AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Address: 6105 N GOODLAND AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6111 N GOODLAND AVE
 Type: Non-Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



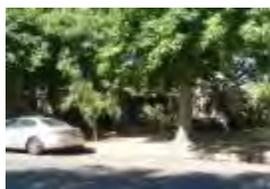
Address: 6119 N GOODLAND AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Address: 6123 N GOODLAND AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional; Ranch, Minimal



Address: 6131 N GOODLAND AVE
 Type: Non-Contributor
 Year built: 1949
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 12800 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12806 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12812 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12813 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12816 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12819 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12822 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12823 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12828 W BESSEMER ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12813 W DELANO ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12814 W DELANO ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 12819 W DELANO ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12823 W DELANO ST
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12831 W DELANO ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12835 W DELANO ST
 Type: Not sure
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 12807 W OXNARD ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 12811 W OXNARD ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 12817 W OXNARD ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 12825 W OXNARD ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 12829 W OXNARD ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 12835 W OXNARD ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional

Name: Kling Street Residential Historic District



Description:

The Kling Street Residential Historic District is a block-long historic district of single-family residences, located along Kling Street between Cahuenga Boulevard and Ledge Street in the North Toluca Lake area of the San Fernando Valley. There are 20 buildings within the historic district boundaries; of these, 85% are contributors to the historic district.

Developed between 1937 and 1951, the historic district is located on the flat valley floor and fits into the area's regular street grid. Its houses sit on large lots and have ample, uniform setbacks with lawns in front; many also have front curving driveways. Low fences and hedges are common, reducing the visibility of some of the houses, but the historic district retains an open feel. This is largely because Kling Street is wide, with no sidewalks, curbs, or consistent placement of driveway entries. Individual properties have landscaping including mature trees, but there is no obvious tract-related landscaping or other visible tract features.

Most of the historic district's houses are fairly large in scale, ranging from one to two stories in height, and are oriented horizontally on their large lots. The most common architectural styles are American Colonial Revival and Traditional Ranch. Both attached garages and detached side or rear garages are present. The historic district's contributors retain their historic scale, massing, volume, setbacks, and historical feel.

Significance:

The Kling Street Residential Historic District is significant as an excellent concentration of transitional Late Period Revival and early Ranch houses in the San Fernando Valley. The historic district is within the historic boundaries of the Toluca Lake neighborhood and historically had a demographic of wealthy residents, many associated with the entertainment industry. The architecture of the historic district reflects changes in popular styles and forms during its period of development. The historic district's period of significance is 1937-1951, corresponding with its period of development. Of the 20 buildings within the historic district boundary approximately 17 buildings (85%) contribute to the historic district.

All but the easternmost portion of the historic district is located in one tract, subdivided in 1937 by owners including M.A. Vargo and several trustees. Vargo was a sales manager for the Heffron-McCray-St. John partnership, a major developer of Toluca Lake properties in the 1920s and 1930s, and went on to form his own realty company. The eastern portion of the historic district was subdivided in 1934. Vargo does not appear to have marketed this subdivision under a particular name, and while the houses are all American Colonial Revival or Ranch in style, each has a very different design and plan.

The historic district was close to several film and television studios, as well as to major automobile routes Cahuenga Boulevard and Camarillo Street, but it retained a rural feel throughout the 1930s and 1940s. This combination made the area a desirable residential subdivision for residents looking for a country-like environment adjacent to the city and studios. The Kling Historic district's occupants included at least one individual significant in the entertainment industry: director Raoul Walsh, whose acting and directing career spanned 55 years.

Alterations to the historic district's properties include rear and side additions; window and door replacements; recladding; garage additions (and conversions of porte-cocheres and pass-throughs to garages); and changes to the original landscaping and hardscaping. Several of the historic district's lots were later subdivided into flag lots and developed with houses that fall outside the historic district boundaries. The historic district retains a distinct sense of time and place dating to the period of significance, exhibiting consistent massing, form, tract features, and architectural vocabulary.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	American Colonial Revival, Late, 1940-1960
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent concentration of American Colonial Revival residences, exhibiting the distinctive features of the style with some transitional, Traditional Ranch-influenced details in massing and site plans.

Contributors/Non-Contributors:



Address: 4704 N CAHUENGA BLVD
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional; Tudor Revival



Address: 4714 N CAHUENGA BLVD
 Type: Not sure
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Address: 10419 W KLING ST
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival; Ranch, Cape Cod



Address: 10422 W KLING ST
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional; Tudor Revival



Address: 10425 W KLING ST
 Type: Non-Contributor
 Year built: 2008
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 10433 W KLING ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10436 W KLING ST
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10442 W KLING ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10443 W KLING ST
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Address: 10453 W KLING ST
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10460 W KLING ST
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 10461 W KLING ST
 Type: Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10500 W KLING ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10501 W KLING ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10512 W KLING ST
 Type: Contributor
 Year built: 1949
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Address: 10513 W KLING ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 10522 W KLING ST
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Address: 10523 W KLING ST
Type: Non-Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, American Colonial



Address: 10532 W KLING ST
Type: Contributor
Year built: 1939
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Address: 10533 W KLING ST
Type: Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

Name: Lankershim Commercial Corridor Historic District



Description:

The Lankershim Commercial Corridor Historic District is located in the North Hollywood area of the San Fernando Valley. It is a small historic district, containing 20 commercial buildings fronting both sides of Lankershim Boulevard, in the block between Collins Street and Burbank Boulevard. There are 20 buildings within the historic district boundaries; of these, 70% are contributors to the historic district.

The historic district's contributors are one-story Commercial Vernacular buildings constructed between 1936 and 1952. They all front onto Lankershim, are flush with the sidewalk and directly abut each other (but do not appear to share party walls), forming an unbroken street wall. The buildings have commercial storefronts with display windows and fully or partially glazed doors with transoms. Most contributors have stucco cladding with a bulkhead of glazed tile, brick, stone, or concrete block. The roofs are flat with simple stucco parapets featuring hand-painted or projecting blade signage and simple stucco canopies. One building has a side-gabled tiled roof. The northernmost buildings curve around the corner of Lankershim and Collins with storefronts sited in the corner angle of the building.

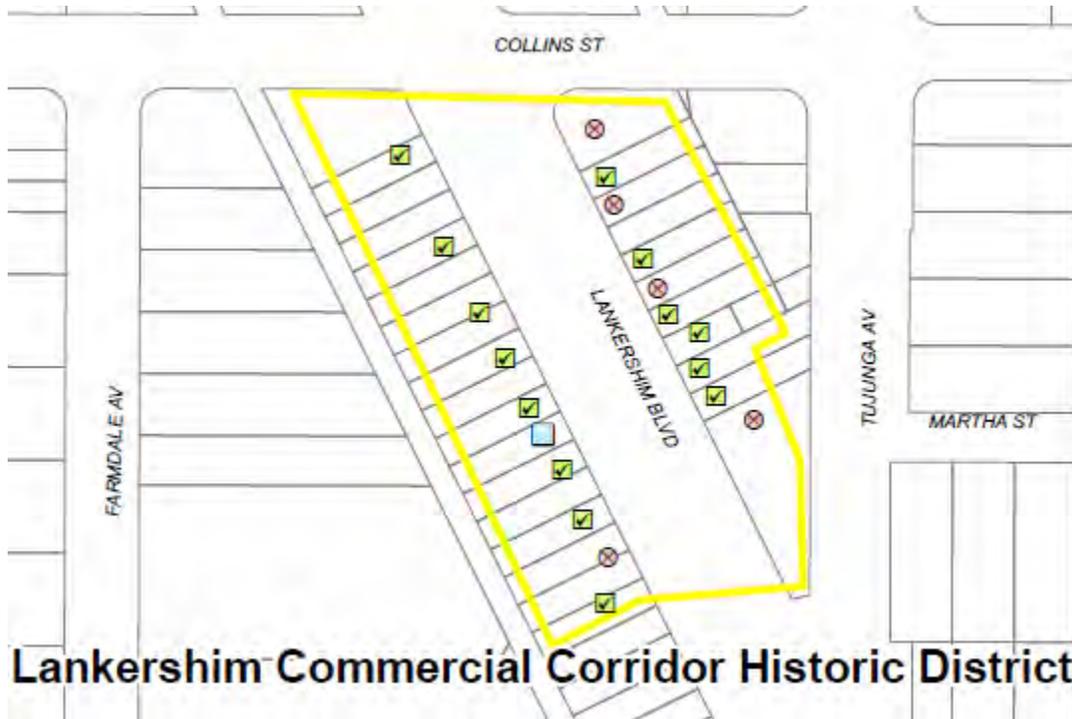
In general, the buildings on the west side of Lankershim retain higher integrity than those on the east side, which see a higher incidence of parapet additions, wood paneling, and window and door replacements. Non-contributing buildings include a two-story commercial building on the west side of Lankershim and an automobile repair shop on the east side that was constructed in 1980.

Significance:

The Lankershim Commercial Corridor Historic District is significant as an excellent example of a regional commercial corridor in North Hollywood dating to the late 1930s, 40s, and early 50s. Its development reflects the transition of Lankershim to a major automobile route through North Hollywood in the post-World War II period. Although initially a Pacific Electric streetcar route, by the 1940s Lankershim was predominantly an auto thoroughfare and the design and construction of this stretch of commercial development reflects this shift. In addition, the small, pedestrian-friendly scale of the buildings within the historic district reflects its close association with the surrounding residential areas that boomed with 1940s residential development. Of the 20 buildings within the historic district boundary approximately 14 buildings (70%) are contributors to the historic district.

The Lankershim Commercial Corridor is a rare, mostly unaltered corridor of commercial development dating from the late 1930s. Minor modifications include signage replacement, installation of security doors and folding gates, and some window and door replacement. Its period of significance is 1936 to 1955, corresponding with its dates of development.

According to the 1927 Lankershim Sanborn Fire Insurance map, the block of Lankershim between Collins and Burbank was subdivided but occupied only by two office buildings and one vacant building, all on the west side. The 1946 Sanborn showed a major change: the block was about 80% developed, dominated by stores with a few restaurants, an auto repair shop, two gas stations, and two dwellings (one of which had an office in the front). The proximity of the historic district to the business center of North Hollywood at Lankershim and Burbank as well as the Lankershim Blvd. Pacific Electric streetcar line and Pacific Electric motor coach line led to a density of commercial buildings along this stretch of Lankershim Blvd. The commercial corridor is also an excellent example of the rapid growth of the San Fernando Valley in the 1930s and 1940s, especially along its major transportation corridors.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Regional Commercial Centers and Corridors, 1875-1980
Sub theme:	Commercial Corridors, 1875-1980
Property type:	Commercial Corridor
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant as representing the early pattern of low scale, auto-centric commercial development along a major San Fernando Valley thoroughfare. Due to storefront alterations, may not retain sufficient integrity for National Register eligibility.

Contributors/Non-Contributors:



Address: 5606 N LANKERSHIM BLVD
 Type: Non-Contributor
 Year built: 1980
 Property type/sub type: Commercial-Auto Related; Auto Body/Repair
 Architectural style: Other



Address: 5612 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1936
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5614 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1952
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5619 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1936
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5616-5618 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5620 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5622 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5624 N LANKERSHIM BLVD
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5625 N LANKERSHIM BLVD
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: No style



Address: 5627 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1955
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5626-5630 N LANKERSHIM BLVD
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5631 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1951
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5632 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5633 N LANKERSHIM BLVD
 Type: Not sure
 Year built: 1946
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Unknown/not visible



Address: 5635 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5639 N LANKERSHIM BLVD
 Type: Contributor
 Year built: 1946
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 5643 N LANKERSHIM BLVD
Type: Contributor
Year built: 1946
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular



Address: 5657 N LANKERSHIM BLVD
Type: Contributor
Year built: 1948
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular



Address: 5667 N LANKERSHIM BLVD
Type: Contributor
Year built: 1947
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular



Address: 11410 W COLLINS ST
Type: Non-Contributor
Year built: 1946
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular

Name: Magnolia & Whitsett Commercial Historic District



Description:

The Magnolia and Whitsett Commercial Historic District is a block-long commercial corridor on both sides of Magnolia Avenue between Whitsett Avenue and Wilkinson Avenue, in the Valley Village area of North Hollywood. It contains five buildings and includes one individually eligible building, the Valley Photo Service building at the southeast corner of Magnolia and Whitsett. There are five buildings within the historic district boundaries; of these, 80% are contributors to the historic district.

The historic district is located within a regular street grid on the flat floor of the San Fernando Valley, at an intersection bordering developments of single-family homes dating from the late 1930s to 1950s. Developed between 1934 and 1953, the historic district's buildings are one story, with uniform setbacks from the street and entries flush with the sidewalk. Their storefronts have fixed display windows. One two-story building is present, a multi-family residence located along Wilkinson and attached to the commercial building on the north side of Magnolia.

The buildings were designed in a commercial interpretation of the Tudor Revival style, with side- and cross-gabled roofs; stucco and cut stone cladding; half timbering in gables; decorative corbels, chimneys, and bargeboards; gabled and rounded vent dormers; and gabled overhangs over some entries. The post office building (originally a grocery store) features a large stucco parapet with a prominent turret on each end. Decorative elements on the buildings create a fantasy-storybook-village feel and cohesiveness within the commercial historic district.

Significance:

The Magnolia and Whitsett Commercial Historic District is significant as an excellent example of a 1930s-1950s neighborhood commercial center in Valley Village. The Magnolia-Whitsett Commercial Historic District represents an important pattern of commercial development in Valley Village. It is a neighborhood commercial corridor with accommodations for the automobile, but the small, pedestrian-friendly scale of the buildings within the historic district reflects its close association with the surrounding residential areas. The historic district developed contemporaneously to nearby residential development. The historic district's period of significance is 1934 to 1953, corresponding with its period of development. Of the five buildings within the historic district boundary four buildings (80%) are contributors to the historic district.

This historic district is a cohesive commercial development on Magnolia and has experienced relatively few alterations; they include signage replacement, installation of security doors, some window and door replacement, addition of glass brick, and some recladding. The historic district is a rare San Fernando Valley example of a commercial development in the Tudor Revival style with fantasy decorative elements, demonstrating the popularity of whimsical architectural styles for commercial developments in the 1930s.

The Magnolia and Whitsett Commercial Historic District was built in two phases, one during the Great Depression and one after World War II. The building on the north side of the street is the earliest in the historic district, dating to 1934. Those on the south side were built between 1949 and 1953, illustrating the expansion of commercial development associated with postwar population growth in the area. The Foodtime Market grocery store, located in the turreted building now occupied by the Valley Village post office, was the largest business in the historic district and operated from 1949 until sometime in the late 1960s. Valley Photo Service, individually eligible under the Commercial Identity theme of the Commercial Development Context, has occupied the same location, at the southeast corner of Whitsett and Magnolia, since 1952 and features a mural along its Whitsett façade.

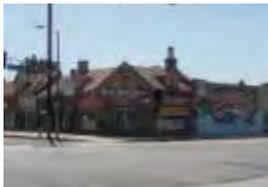
This commercial historic district has been continuously occupied by retail and service businesses since it was developed. It is a rare intact example of a 1930s-1950s neighborhood commercial historic district, notable for its retention of its original scale, massing, form, and materials.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early, low-scale commercial center along Magnolia Blvd, providing services and retail stores for adjacent, contemporary residential suburban development.

Contributors/Non-Contributors:



Address: 12466 W MAGNOLIA BLVD
 Type: Contributor
 Year built: 1950
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Tudor Revival



Address: 12466 W MAGNOLIA BLVD
 Type: Contributor
 Year built: 1950
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Tudor Revival



Address: 12466 W MAGNOLIA BLVD
Type: Contributor
Year built: 1949
Property type/sub type: Commercial-Retail; Neighborhood Market
Architectural style: Programmatic/Mimetic



Address: 5211 N WILKINSON AVE
Type: Contributor
Year built: 1934
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Tudor Revival

Name: Magnolia Courtyard Apartment Historic District



Description:

Magnolia Courtyard Apartment Historic District is a historic district of nine 1940s multi-family residential buildings on the north side of Magnolia Boulevard in the Valley Village area of the San Fernando Valley. The historic district is bounded by Irvine Avenue on the east and an alley just east of Colfax Avenue on the west. There are nine buildings within the historic district boundaries; of these, 100% are contributors to the historic district.

The historic district fits into the regular street grid, situated on the flat valley floor. Its buildings, constructed between 1941 and 1942, are one-story courtyard apartments in the Traditional Ranch style. They are arranged as four sets of paired buildings with landscaped common courtyards, and one unpaired building that does not have a common courtyard but exhibits the same form and style. Some of the courtyards have mature trees arranged in allées down the central landscaped area. All of the properties are set back from the sidewalk with shallow front lawns. Detached garages are present at the rear, accessed by an alley to the north of the historic district.

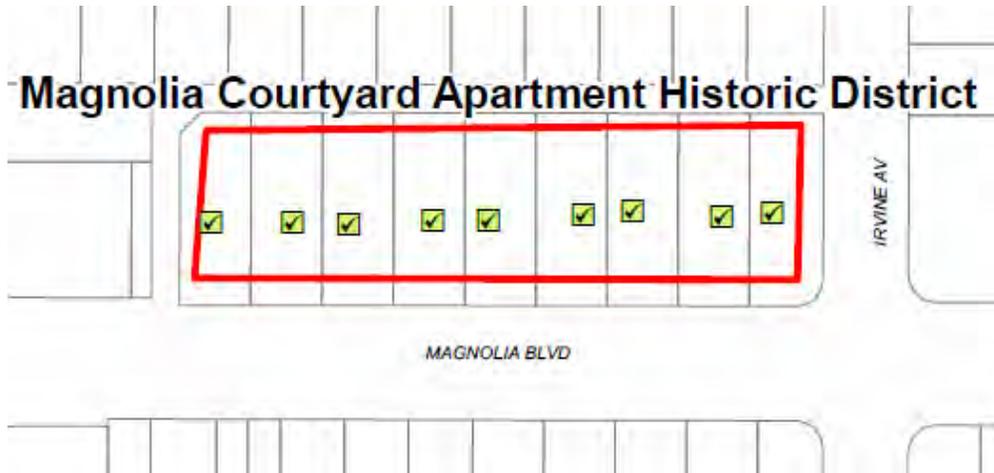
The buildings share similar rectangular plans and features including stucco, vertical board, and brick cladding; gabled and hipped roofs with exposed rafters; double-hung wood windows with divided lights; and decorative shutters. They are fairly early examples of Ranch style multi-family residences and feature higher-pitched roofs than seen in the classic Ranch form.

Significance:

Magnolia Courtyard Apartment Historic District is an excellent example of concentration of mid-century, one-story courtyard apartments developed to provide housing for the growing population of the Valley Village area of North Hollywood. Its Traditional Ranch buildings arranged in courtyards are excellent examples of low-scale multi-family residential housing in North Hollywood. The historic district's period of significance is 1941-1942, corresponding with its period of development. Of the nine buildings within the historic district boundary, all (100%) are contributors to the historic district.

The tract in which the historic district is located was subdivided by its owner Robert Sutro in 1941 and built up by 1942. Its buildings exhibit identical or complementary, mirrored designs, suggesting development of multiple properties by the same owner or builder. No information has been found suggesting the strip of buildings comprising the historic district was marketed as part of a single named entity. The historic district faces a major thoroughfare with easy access to other major routes, including the 170 (Hollywood) freeway, giving its residents easy automobile access to larger transportation networks.

The historic district exemplifies the mid-century, one story court type of multi-family residential development, with central common areas, exterior access to units, and parking restricted to the rear of buildings. Alterations include security door additions, some window replacement, and the replacement of some original cladding.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	Mid-Century, One-Story Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a district of mid-century, one-story courtyard apartments in Ranch house styles. The buildings within the district are exemplary of courtyard apartment site planning, landscape, circulation and design, making this a distinctive concentration of the property type.

Contributors/Non-Contributors:



Address: 11635 W MAGNOLIA BLVD
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Ranch, Minimal



Address: 11641 W MAGNOLIA BLVD
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Minimal



Address: 11645 W MAGNOLIA BLVD
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Minimal



Address: 11651 W MAGNOLIA BLVD
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Minimal



Address: 11655 W MAGNOLIA BLVD
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Minimal



Address: 11661 W MAGNOLIA BLVD
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Minimal



Address: 11667 W MAGNOLIA BLVD
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Minimal



Address: 11671 W MAGNOLIA BLVD
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Minimal



Address: 11675 W MAGNOLIA BLVD
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Minimal

Name: Marlborough Park Residential Historic District



Description:

Located in the South Valley Glen area of the San Fernando Valley, the Marlborough Park Historic District is a tract of Ranch houses that comprises a five-block-long subdivision on Hatteras St, three cul-du-sacs (Collins St., Waddell St., and Miranda St.) and one dead end street (Martha St.). All five blocks extend eastward from Coldwater Canyon Ave., a small street separated from Coldwater Canyon Blvd. by a landscaped median. The historic district's eastern side is bounded by a large undeveloped parcel used for radio transmission towers. There are 63 buildings within the historic district boundaries; of these, 83% are contributors to the historic district.

The Marlborough Park subdivision was developed in 1952-1953 by Midland Properties. It is an exemplary postwar residential subdivision, with cul-de-sacs limiting automobile traffic and shallow, open front lawns. The streets are lined with crape myrtle and magnolias trees.

The historic district's houses are one-story single family residences in the Traditional Ranch style. They are set back from the street with shallow front lawns and are horizontally oriented on their lots. The historic district has a mix of front-facing attached garages and rear detached garages accessed by driveways. The houses share typical Traditional Ranch features including low-pitched gabled roofs with exposed rafters; dovescotes; diamond pane windows; decorative brackets; lantern-style light posts; and a combination of board and batten, clapboard, and brick cladding.

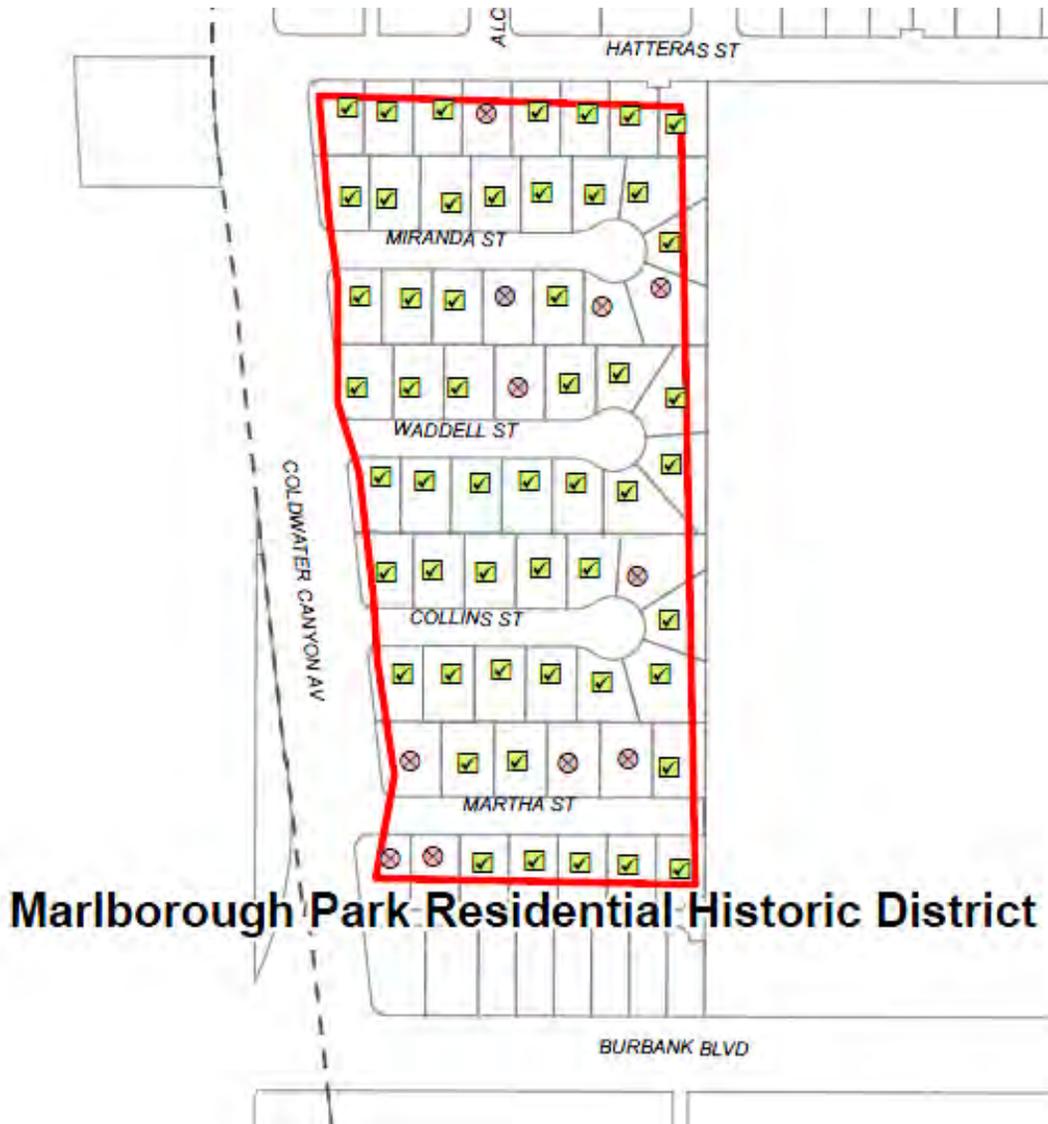
Significance:

The Marlborough Park Historic District is an excellent example of a 1950s Traditional Ranch neighborhood, representing a distinctive Los Angeles neighborhood type. It is part of a larger pattern of automobile-centered suburban development in the San Fernando Valley. Designed by Paul Duncan, a prolific subdivision architect, the historic district illustrates the rapid growth of residential areas in the postwar period as well as the popularity of the Traditional Ranch style. Its period of significance is 1952-1953, corresponding with the dates of its development. Of the 63 buildings within the historic district boundary, approximately 52 buildings (83%) are contributors to the historic district.

The historic district retains the features of its single-family subdivision, including the cul-de-sac street plan, residential areas separated from busy thoroughfares and from the regular street grid, wide streets, house setbacks, sidewalks, and landscaping. Its contributors retain the character-defining features of the Traditional Ranch style, with alterations limited to window and door replacements; the addition of security doors and windows; and roof material replacement (composition shingle). Despite their alterations, the historic district's non-contributors retain the original setbacks, plans, volume, massing, and scale. There are no major visual intrusions or incompatible infill.

The subdivision was planned by Midland Properties, a major residential developer, and its houses were designed by architect Paul Duncan. Working largely with Midland, Duncan designed numerous other suburban Los Angeles subdivisions in the 1950s and 1960s, including subdivisions in Lakewood, Downey, and Norwalk. His designs were referred to as the "California Contemporary farmhouse" style, and he designed hundreds of two to three bedroom one-story homes for the area's growing postwar population.

Midland Properties heavily advertised Marlborough Park as an attractive modern subdivision with all the latest fixtures, and touted the ten different designs Duncan had created to give the neighborhood a diverse appearance. Among its selling points were its easy accessibility from major thoroughfares like Burbank Boulevard, and its proximity to schools, Hollywood, and the major regional shopping center Valley Plaza. The subdivision was extremely popular, with its houses selling as soon as they were built. The Marlborough Park historic district is an excellent example of a 1950s Ranch house subdivision in South Valley Glen, notable for its retention of its original residences and tract features.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-war Ranch house subdivision featuring single-family homes. Exemplifies planning principles of post-war suburban residential development.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context

Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Ranch house district with Traditional Ranch style houses. The buildings in the district retain the distinctive features of the style.

Contributors/Non-Contributors:



Address: 12801 W COLLINS ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12802 W COLLINS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12805 W COLLINS ST
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12808 W COLLINS ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12811 W COLLINS ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12814 W COLLINS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12817 W COLLINS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12820 W COLLINS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12823 W COLLINS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12828 W COLLINS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12831 W COLLINS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12834 W COLLINS ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12837 W COLLINS ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12804 W HATTERAS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12810 W HATTERAS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12818 W HATTERAS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12824 W HATTERAS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12830 W HATTERAS ST
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12836 W HATTERAS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12844 W HATTERAS ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12850 W HATTERAS ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12800 W MARTHA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12801 W MARTHA ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12808 W MARTHA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12809 W MARTHA ST
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12814 W MARTHA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12815 W MARTHA ST
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12820 W MARTHA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12823 W MARTHA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12826 W MARTHA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12829 W MARTHA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12834 W MARTHA ST
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12837 W MARTHA ST
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12840 W MARTHA ST
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12801 W MIRANDA ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12802 W MIRANDA ST
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12805 W MIRANDA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12808 W MIRANDA ST
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12809 W MIRANDA ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12814 W MIRANDA ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12815 W MIRANDA ST
Type: Contributor
Year built: 1952
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12820 W MIRANDA ST
Type: Non-Contributor
Year built: 1952
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12823 W MIRANDA ST
Type: Contributor
Year built: 1952
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12826 W MIRANDA ST
Type: Contributor
Year built: 1952
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12829 W MIRANDA ST
Type: Contributor
Year built: 1952
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12832 W MIRANDA ST
Type: Contributor
Year built: 1952
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12835 W MIRANDA ST
Type: Contributor
Year built: 1952
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12840 W MIRANDA ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12843 W MIRANDA ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12800 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12801 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12804 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12805 W WADDELL ST
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12810 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12811 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12816 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12819 W WADDELL ST
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12822 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12825 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12828 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12831 W WADDELL ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 12836 W WADDELL ST
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 12839 W WADDELL ST
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Otsego Residential Historic District



Description:

Located in the Valley Village area of the San Fernando Valley, the Otsego Residential Historic District is a four block wide historic district of single-family residences. It is bounded by Magnolia Boulevard on the north and Otsego Street on the south, and its houses face on Bellaire Avenue, Teesdale Avenue, Beeman Avenue, and Babcock Avenue. There are 61 buildings within the historic district boundaries; of these, 64% are contributors to the historic district.

Developed between 1937 and 1953, the Otsego District sits on the flat valley floor and its streets fit into the area's regular grid. Tract features include mature sycamore trees, streets with no sidewalks or curbs, and modest lot sizes. Earlier houses have a side driveway running to a rear detached garage and later houses have attached garages. They are uniformly set back from the street with open front lawns, some of which have been partially or fully enclosed by low walls, fences, or hedges.

The historic district's contributors are one-story single-family residences in a mix of styles, mostly Traditional Ranch and Minimal Traditional with a few American Colonial Revival and Tudor Revival. Many of the Ranch-style houses are fairly early and feature steeply pitched roofs and narrow plans. Recent infill and second-story additions had a minor visual impact on the historic district, but its contributing buildings share the same scale, massing, volume, and setback.

Significance:

The Otsego Residential Historic District is significant as an excellent example of a postwar suburb in Valley Village. It has a variety of architectural styles and is not associated with a particular developer, but is a typical subdivision development of its time period and is a good illustration of the growth patterns that changed the nature of the San Fernando Valley between the 1930s and the 1950s. The historic district's period of significance is 1937-1953, corresponding with the time period during which its houses were constructed. Of the 61 buildings within the historic district boundary approximately 39 buildings (64%) are contributors to the historic district.

Most of the historic district is part of one tract, subdivided by its owner Clara J. Dunlap in 1937; the only portion not in that tract is the western side of Bellaire Avenue, subdivided in 1934 by owners including Charles F. and Mary L. Evans and Ross H. Daily. Dunlap lived in the historic district, in a one-story house constructed at 5150 Teesdale Avenue in 1937. Her house has been significantly altered and is a non-contributor. The subdivision does not appear to have been developed or marketed as an individual entity. This is reflected in the architectural character of the historic district; despite the consistency of massing, setbacks, and features such as side driveways, no two houses are identical.

The historic district is near major thoroughfares Magnolia Boulevard, Chandler Boulevard, Whitsett Avenue, Coldwater Canyon Avenue, and the 101 (Ventura) Freeway. Its residents could easily access major San Fernando Valley transportation routes, as well as nearby commercial areas, via automobile.

Many of the houses within the historic district have been altered with door and window replacements, changes to window and door surrounds, porch enclosures, additions, recladding, and garage door replacements. Second-story additions and new construction of large two-story modern houses have visually impacted the historic district. Because of the alterations and infill, the historic district does not meet the integrity threshold to be eligible for listing in the National or California Registers, but as a whole appears to retain sufficient integrity for local eligibility. With its consistent form, massing, and architectural vocabulary, the historic district retains a distinct sense of time and place from the period of significance.



Otsego Residential Historic District

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	5S3
Reason:	Significant as representing the 1930s-1950s suburban pattern of development in the area, representing the growth of the South San Fernando Valley in the immediate pre- and post-war era. Due to infill and some alterations to individual buildings, may not retain sufficient integrity for National Register or California Register eligibility.

Contributors/Non-Contributors:



Address: 5100 N BABCOCK AVE
 Type: Contributor
 Year built: 1945
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 5103 N BABCOCK AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5110 N BABCOCK AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional; Minimal Traditional



Address: 5111 N BABCOCK AVE
 Type: Non-Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5118 N BABCOCK AVE
 Type: Not sure
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 5123 N BABCOCK AVE
 Type: Non-Contributor
 Year built: 2004
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5124 N BABCOCK AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 5125 N BABCOCK AVE
 Type: Non-Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 5132 N BABCOCK AVE
 Type: Non-Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 5133 N BABCOCK AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 5141 N BABCOCK AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5149 N BABCOCK AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5155 N BABCOCK AVE
 Type: Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5102 N BEEMAN AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 5103 N BEEMAN AVE
 Type: Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5111 N BEEMAN AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional; Minimal Traditional



Address: 5112 N BEEMAN AVE
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5116 N BEEMAN AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Address: 5119 N BEEMAN AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: French Revival (Norman); Minimal Traditional



Address: 5122 N BEEMAN AVE
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Address: 5123 N BEEMAN AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal; Minimal Traditional



Address: 5133 N BEEMAN AVE
 Type: Non-Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5134 N BEEMAN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Hacienda



Address: 5138 N BEEMAN AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 5139 N BEEMAN AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5149 N BEEMAN AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5150 N BEEMAN AVE
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 5155 N BEEMAN AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5100 N BELLAIRE AVE
 Type: Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5103 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5109 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5110 N BELLAIRE AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5113 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5118 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 2007
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5121 N BELLAIRE AVE
 Type: Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5123 N BELLAIRE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5126 N BELLAIRE AVE
 Type: Contributor
 Year built: 1945
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5129 N BELLAIRE AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5130 N BELLAIRE AVE
 Type: Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5139 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5140 N BELLAIRE AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival; Ranch, Traditional



Address: 5145 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 1988
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5150 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 1991
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5156 N BELLAIRE AVE
 Type: Non-Contributor
 Year built: 1995
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5100 N TEESDALE AVE
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, Traditional



Address: 5103 N TEESDALE AVE
 Type: Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5110 N TEESDALE AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5111 N TEESDALE AVE
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: French Revival (Norman); Minimal Traditional



Address: 5116 N TEESDALE AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival; Ranch, Minimal



Address: 5119 N TEESDALE AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 5123 N TEESDALE AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5124 N TEESDALE AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5133 N TEESDALE AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 5134 N TEESDALE AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5139 N TEESDALE AVE
 Type: Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 5140 N TEESDALE AVE
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5149 N TEESDALE AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Hacienda; Ranch, Traditional



Address: 5150 N TEESDALE AVE
 Type: Non-Contributor
 Year built: 2001
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 5155 N TEESDALE AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5156 N TEESDALE AVE
Type: Non-Contributor
Year built: 2001
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 12706 W MAGNOLIA BLVD
Type: Non-Contributor
Year built: 1991
Property type/sub type: Residential-Single Family; House
Architectural style: Other

Name: South Lankershim Gardens Residential Historic District



Description:

The South Lankershim Gardens Historic District is a historic subdivision of single-family homes in the North Toluca Lake neighborhood of the San Fernando Valley. Its homes front on Blix Street, Kling Street, Hortense Street, Sarah Street, Bellflower Avenue, and Elmer Avenue. It is bounded by Riverside Drive on the west and Vineland Place on the east. The historic district contains 204 properties; 126 of them contribute to its historical significance.

Development of the historic district began in 1921 as a subdivision called South Lankershim Gardens. Its houses are small one-story single-family buildings on modest lots, set back from the street with modest front lawns. Most of them have side driveways leading to detached rear garages. Architectural styles include Spanish Colonial Revival, Tudor Revival, Craftsman, American Colonial Revival, French Norman Revival, and Minimal Traditional.

Tract features include original concrete streets (poured by the Griffith Company in 1929) which fit into the regular street grid. Curbs are present throughout the historic district, but only Blix Street between Bellflower and Vineland has sidewalks. Mature trees, including sycamore, magnolia, evergreens, and palms are present. The scale, massing, and volume of the historic district's contributors are consistent and reflect the scale common in residential development of the late streetcar and early automobile suburban era.

Significance:

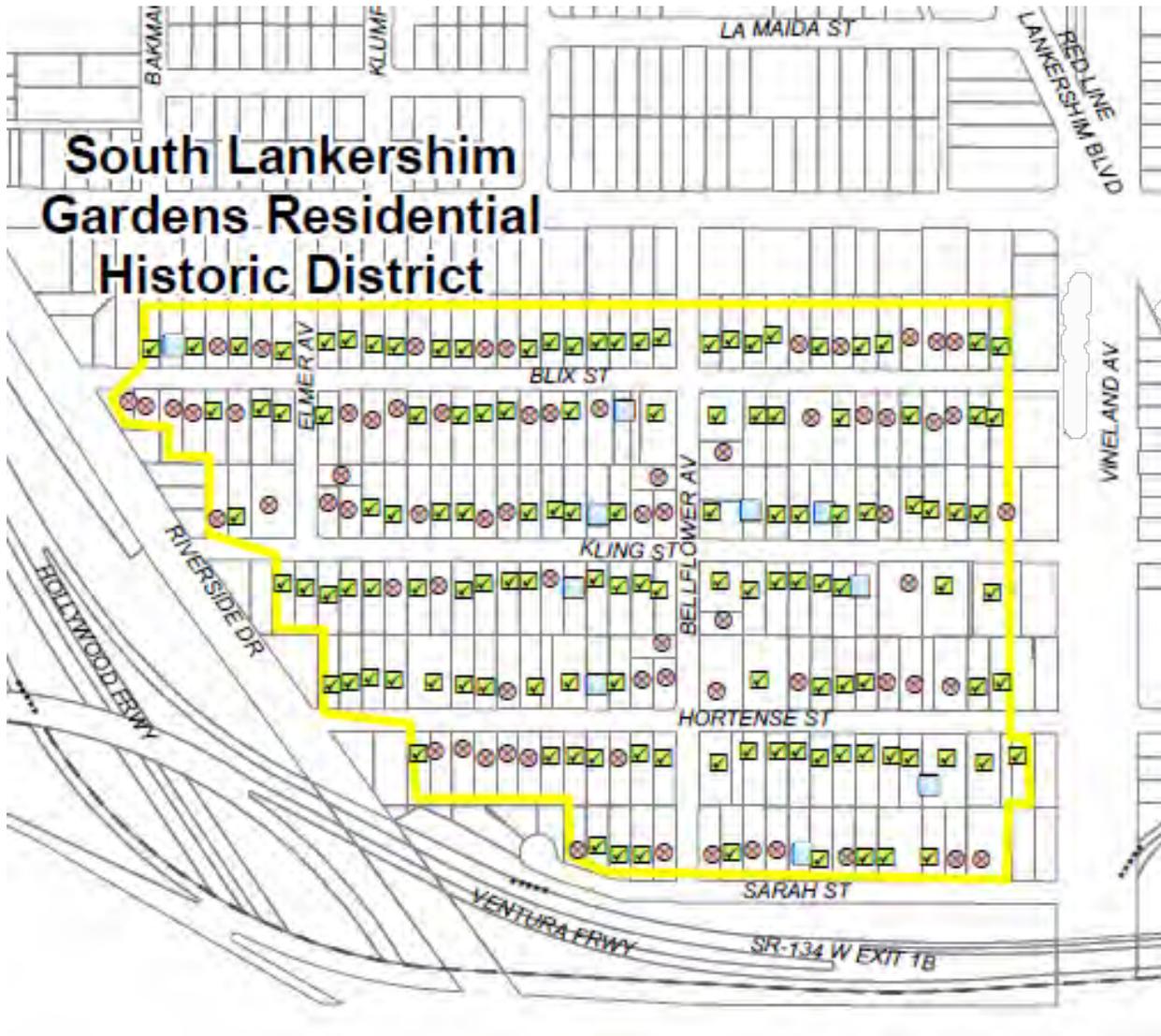
The South Lankershim Gardens Historic District is an excellent example of an early San Fernando Valley residential development oriented toward both the Pacific Electric Railway line and major automobile routes. Located close to the original Lankershim Township, the development of this historic district exemplifies the growth and residential development of North Hollywood in the 1920s and 1930s. It was one of many suburban subdivisions in the area touted by their owners as the ideal in southern California living. South Lankershim Gardens is a rare example of a subdivision that retains its original tract features and historic character. Its period of significance is 1921-1948, corresponding with its period of development. Of its 204 buildings, 62 percent are contributors to its historical significance.

The historic district's tract was first subdivided in 1921-1922 by its owners Frank Wuliger and A. Pomeroy Hoffman. Its streets were originally named after members of Wuliger's family, but by 1927 the names had changed to those used today. Newspaper advertisements touted South Lankershim Gardens as the ideal suburban neighborhood, with fruit trees, flood-free lots, and "reasonable housing restrictions," all within easy walking distance of the streetcar line and Lankershim Boulevard. The Pacific Electric Railway line ran adjacent to the historic district along Vineland at that time, where Vineland Place is today.

By 1925, construction in the subdivision was well underway, and the 1927 Sanborn Fire Insurance map showed that a little over half of the lots were occupied by one-story dwellings, most with a detached garage in the rear. Advertisements emphasized the affordability of the tract, but residents seem to have been largely middle to upper class. They included the proprietor of the Lankershim Theater, a store owner, a Dodge automobile dealer, and the president of a prominent fruit distribution company. By the mid-1940s, the historic district was fully built out with the exception of two double corner lots. In the 1990s, residents of the subdivision began calling it West Toluca Lake.

Common alterations in the historic district include rear additions, porch enclosures, window and door replacements, and re-cladding. There has been some recent alterations and infill, including both new construction and additions resulting in two-story buildings incompatible with the scale of the historic district. Because of its low percentage of contributors, the historic district does not meet the integrity threshold to be eligible for listing in the National Register of Historic Places, but as a whole appears to retain sufficient integrity for local and state designation. However, most of the South Lankershim Gardens is a rare example of a transitional streetcar-automobile suburb in North Toluca Lake, notable for its original tract features (including

concrete streets) and for its consistency of massing, form, and scale.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of an early automobile suburb in the North Hollywood area with distinctive features of the development type. It is located adjacent to a former streetcar route and near automobile routes that link North Hollywood to Hollywood and Downtown Los Angeles. With its 1920s, 30s and 40s residences, it is a rare intact concentration of residential development dating to this period in the South San Fernando Valley. Due to alterations to many of the residences, may not retain sufficient integrity for National Register eligibility.

Contributors/Non-Contributors:



Address: 4635 N BELLFLOWER AVE
 Type: Non-Contributor
 Year built: 1972
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Address: 4650 N BELLFLOWER AVE
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 4715 N BELLFLOWER AVE
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 4720 N BELLFLOWER AVE
 Type: Non-Contributor
 Year built: 1993
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 4714 N ELMER AV
 Type: Non-Contributor
 Year built: 1967
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 11014 W BLIX ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11015 W BLIX ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11018 W BLIX ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Mission Revival



Address: 11019 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11024 W BLIX ST
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11025 W BLIX ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11027 W BLIX ST
 Type: Non-Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11028 W BLIX ST
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11034 W BLIX ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11035 W BLIX ST
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11038 W BLIX ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11039 W BLIX ST
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11042 W BLIX ST
 Type: Non-Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11045 W BLIX ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11048 W BLIX ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11049 W BLIX ST
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11101 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11102 W BLIX ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11107 W BLIX ST
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11110 W BLIX ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Mission Revival



Address: 11113 W BLIX ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11114 W BLIX ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11117 W BLIX ST
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11121 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11122 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11127 W BLIX ST
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11130 W BLIX ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: French Revival (Norman)



Address: 11135 W BLIX ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11141 W BLIX ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11142 W BLIX ST
 Type: Not sure
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11145 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11150 W BLIX ST
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11151 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11154 W BLIX ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11155 W BLIX ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Minimal Traditional



Address: 11156 W BLIX ST
 Type: Non-Contributor
 Year built: 1934
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11161 W BLIX ST
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11166 W BLIX ST
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11171 W BLIX ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Mission Revival



Address: 11203 W BLIX ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Mission Revival



Address: 11204 W BLIX ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Mission Revival



Address: 11207 W BLIX ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 11208 W BLIX ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11211 W BLIX ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 11212 W BLIX ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11219 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11220 W BLIX ST
 Type: Non-Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11223 W BLIX ST
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11224 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11228 W BLIX ST
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11229 W BLIX ST
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11233 W BLIX ST
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11238 W BLIX ST
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11240 W BLIX ST
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11241 W BLIX ST
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11247 W BLIX ST
 Type: Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11248 W BLIX ST
 Type: Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11257 W BLIX ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Minimal Traditional



Address: 11258 W BLIX ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11258 W BLIX ST
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11261 W BLIX ST
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11300 W BLIX ST
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 11301 W BLIX ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11306 W BLIX ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11307 W BLIX ST
 Type: Non-Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 11310 W BLIX ST
 Type: Non-Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11313 W BLIX ST
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11316 W BLIX ST
 Type: Non-Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11317 W BLIX ST
 Type: Not sure
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Dutch Colonial Revival



Address: 11321 W BLIX ST
 Type: Contributor
 Year built: 1947
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional



Address: 11326 W BLIX ST
 Type: Non-Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11330 W BLIX ST
 Type: Non-Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 11012 W HORTENSE ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11015 W HORTENSE ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 11016 W HORTENSE ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11019 W HORTENSE ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11025 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11026 W HORTENSE ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11026 W HORTENSE ST
 Type: Not sure
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



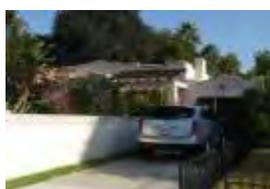
Address: 11030 W HORTENSE ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11033 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Other



Address: 11038 W HORTENSE ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11039 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Mission Revival



Address: 11041 W HORTENSE ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11042 W HORTENSE ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11047 W HORTENSE ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11048 W HORTENSE ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11100 W HORTENSE ST
 Type: Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival; Minimal Traditional



Address: 11101 W HORTENSE ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11105 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 11106 W HORTENSE ST
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11110 W HORTENSE ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11113 W HORTENSE ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11116 W HORTENSE ST
 Type: Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 11122 W HORTENSE ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11123 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11134 W HORTENSE ST
 Type: Contributor
 Year built: 1934
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11135 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1972
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11139 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1972
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 11140 W HORTENSE ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11141 W HORTENSE ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11146 W HORTENSE ST
 Type: Non-Contributor
 Year built: 2007
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11150 W HORTENSE ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11151 W HORTENSE ST
 Type: Not sure
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11154 W HORTENSE ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11155 W HORTENSE ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11160 W HORTENSE ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11165 W HORTENSE ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11166 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11201 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11204 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11208 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11209 W HORTENSE ST
 Type: Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 11212 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 11213 W HORTENSE ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional; Ranch, Traditional



Address: 11216 W HORTENSE ST
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11219 W HORTENSE ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11222 W HORTENSE ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11227 W HORTENSE ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11233 W HORTENSE ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11239 W HORTENSE ST
Type: Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 11243 W HORTENSE ST
Type: Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Address: 11011 W KLING ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 11016 W KLING ST
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 11019 W KLING ST
Type: Contributor
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 11023 W KLING ST
Type: Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 11026 W KLING ST
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 11027 W KLING ST
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11030 W KLING ST
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11035 W KLING ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11039 W KLING ST
 Type: Non-Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11043 W KLING ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: International



Address: 11044 W KLING ST
 Type: Not sure
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11046 W KLING ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11049 W KLING ST
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11052 W KLING ST
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11103 W KLING ST
 Type: Not sure
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11106 W KLING ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 11107 W KLING ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11110 W KLING ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11111 W KLING ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11116 W KLING ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11117 W KLING ST
 Type: Not sure
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Address: 11122 W KLING ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Address: 11123 W KLING ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11134 W KLING ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11135 W KLING ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11141 W KLING ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11142 W KLING ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11146 W KLING ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11147 W KLING ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11151 W KLING ST
 Type: Not sure
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11152 W KLING ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11156 W KLING ST
 Type: Not sure
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Address: 11157 W KLING ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11160 W KLING ST
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11161 W KLING ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11164 W KLING ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11167 W KLING ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11201 W KLING ST
 Type: Non-Contributor
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11202 W KLING ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11205 W KLING ST
 Type: Non-Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 11208 W KLING ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11209 W KLING ST
 Type: Contributor
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11211 W KLING ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11212 W KLING ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11217 W KLING ST
 Type: Non-Contributor
 Year built: 2007
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 11218 W KLING ST
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11222 W KLING ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11226 W KLING ST
 Type: Non-Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11227 W KLING ST
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11228 W KLING ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11233 W KLING ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11240 W KLING ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11241 W KLING ST
 Type: Non-Contributor
 Year built: 1967
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Address: 11242 W KLING ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11246 W KLING ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11247 W KLING ST
 Type: Non-Contributor
 Year built: 1967
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11254 W KLING ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11255 W KLING ST
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 11301 W KLING ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11307 W KLING ST
 Type: Non-Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11015 W SARAH ST
 Type: Non-Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11025 W SARAH ST
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Address: 11029 W SARAH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11031 W SARAH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11041 W SARAH ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11047 W SARAH ST
 Type: Non-Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11101 W SARAH ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Address: 11109 W SARAH ST
 Type: Not sure
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Monterey Revival



Address: 11111 W SARAH ST
 Type: Non-Contributor
 Year built: 1931
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11117 W SARAH ST
 Type: Non-Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11121 W SARAH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; Minimal Traditional



Address: 11125 W SARAH ST
 Type: Non-Contributor
 Year built: 1938
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11135 W SARAH ST
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Address: 11141 W SARAH ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11147 W SARAH ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Address: 11151 W SARAH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 11157 W SARAH ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

Name: Vantage Avenue Multi-Family Residential Historic District



Description:

The Vantage Avenue Multi-Family Residential Historic District is a block-long historic district of 1950s multi-family residences along Vantage Avenue. It lies between Weddington St. and Chandler Blvd. in the West Valley Village area of the San Fernando Valley. There are 18 buildings within the historic district boundaries; of these, 89% are contributors to the historic district.

The historic district fits into the regular street grid, situated on the flat valley floor. All of its buildings are multi-family residential, and all but one are two stories in height. They have consistent setbacks with shallow front lawns, sidewalks, and curbs. Most have driveways running to detached rear carports, except for two with front driveways accessing garages that encompass the first floor of the building. The east side of Vantage has large mature trees on parcel lawns, while the west side has smaller trees (mostly magnolia) in the grassy strip between the sidewalk and the street.

The historic district was developed between 1953 and 1957 in the Traditional Ranch and American Colonial Revival styles. The American Colonial Revival style fourplexes are all on Vantage's east side and feature broken pediments over central front entries, large porticos, and bay windows. The Traditional Ranch style apartments are on the west side of Vantage and feature side entrances, board and batten/stucco cladding, prominent brick chimneys, and decorative brackets and bargeboards. A few of the Ranch style buildings are paired, with common courtyard areas or a shared driveway.

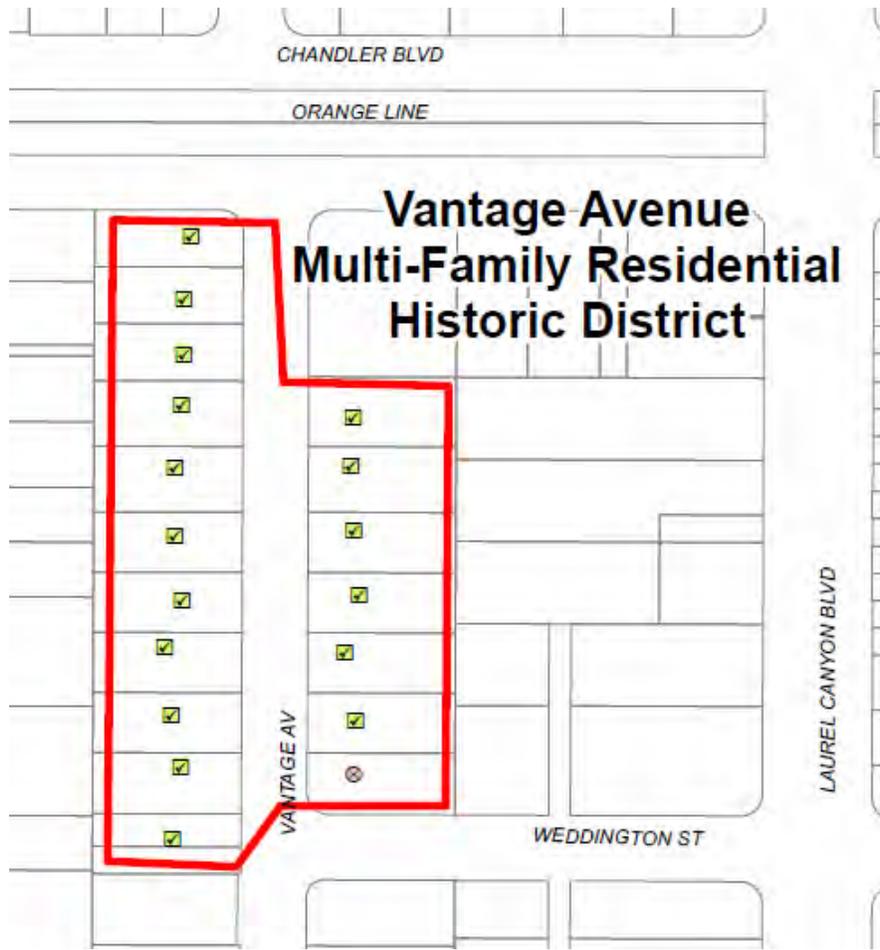
Significance:

The Vantage Avenue Multi-Family Residential Historic District is an excellent example of a multi-family residential subdivision developed in the 1950s to provide housing for the growing population of Valley. Its contributors retain their original plans, massing, scale, style, and character-defining features. The period of significance for the historic district is 1953 to 1957, which captures its major period of development and the period of time during which its buildings were constructed. Of the 18 buildings within the historic district boundary approximately 16 buildings (89%) are contributors to the historic district.

The buildings on the east side of Vantage are all very similar American Colonial fourplexes. The buildings on the west side are all similar Traditional Ranch apartments. This indicates development of multiple properties by the same owner, and use of the same design on multiple parcels. The unnamed tracts in which the historic district is located were subdivided in 1952 and 1953; the largest tract had 19 owners (presumably representing individual lots or small groups of lots). Historic aerial photographs show the east side of Vantage was developed slightly earlier than the west side. No information has been found suggesting the subdivision was marketed as a single named entity.

The historic district's residents were renters, and it is difficult to find specific demographic information about the first residents. The Vantage historic district is very close to major thoroughfares Chandler Boulevard, Magnolia Boulevard, and Laurel Canyon Boulevard, giving its residents easy access to automobile routes that linked the San Fernando Valley with film and television studios, Hollywood, and downtown Los Angeles.

Alterations in the historic district are few, including window and door replacements, recladding, and addition of security doors. The historic district's landscaping and contributors retain their historic character and feel, and are readily recognizable as part of a 1950s multi-family residential historic district.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1950s multi-family residential district with buildings representing Traditional Ranch, Minimal Traditional, and Colonial Revival styles. Exemplifies multi-family residential development in the San Fernando Valley during this time, with low-scale buildings that fit into the prevailing low-density character of the area while accommodating multiple families.

Contributors/Non-Contributors:



Address: 5265 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 5301 N VANTAGE AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 5304 N VANTAGE AVE
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: Modern, Mid-Century



Address: 5306 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: American Colonial Revival



Address: 5307 N VANTAGE AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 5312 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: American Colonial Revival



Address: 5313 N VANTAGE AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 5318 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: American Colonial Revival



Address: 5319 N VANTAGE AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 5324 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: American Colonial Revival



Address: 5325 N VANTAGE AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 5328 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Address: 5329 N VANTAGE AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Address: 5334 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Address: 5335 N VANTAGE AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Address: 5341 N VANTAGE AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional



Address: 5347 N VANTAGE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional



Address: 5359 N VANTAGE AVE
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional

Name: Wilkinson-Rhodes Multi-Family Residential Historic District



Description:

The Wilkinson-Rhodes Multi-family Residential Historic District is a small historic district of multi-family residential properties on individual parcels adjacent to the 170 freeway, in the North Valley Glen area of the San Fernando Valley. It is located along Wilkinson Avenue, Archwood Street, Rhodes Avenue, and Lemay Street. There are 23 buildings within the historic district boundaries; of these, 96% are contributors to the historic district.

Developed between 1958 and 1960, the subdivision primarily contains two-story Traditional Ranch multi-family residences on a residential block with sidewalks, shallow lawns, and mature trees. All of the buildings have rear parking in soft first stories accessed through an alley that cuts through the center of the block. One Mid-Century Modern, multi-family residential complex is also present; it was constructed at the same time as the Traditional Ranch buildings and was designed by the same architect.

Each building is set back from the street, with the same basic rectangular plan featuring a one-story portion at its front with a two-story portion at its rear. In the main block, 12 buildings are grouped into pairs, forming courtyard apartments. Each pair has a common inner walkway with minimal landscaping. The unit entrances are accessed by open concrete walkways running between the buildings. Each unit also has a private fenced patio in the inner courtyards of the paired buildings and on the street-facing facades of the unpaired, outer buildings.

Significance:

The Wilkinson-Rhodes Multi-family Residential Historic District is an excellent example of multi-family residential development comprising 1950s courtyard apartments. The historic district is a discrete subdivision with low-scale, multi-family development that is representative of the pattern of automobile-centered, post-war suburban development in the San Fernando Valley. Its period of significance is 1958-1960, corresponding with the dates of its development. Of the 23 buildings within the historic district boundary approximately 22 buildings (96%) are contributors to the historic district.

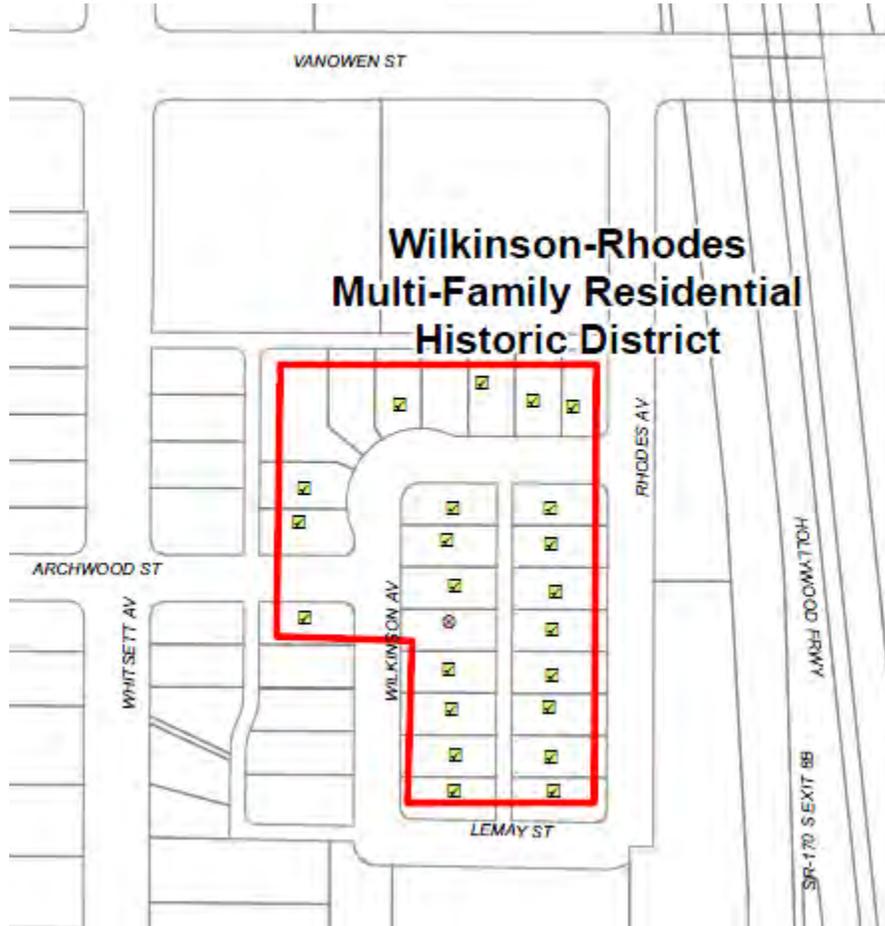
The historic district's contributors are excellent examples of courtyard apartment complexes, with central common areas, exterior access to units, patios and balconies, and parking restricted to the rear of buildings. The courtyards are Traditional Ranch in style, with alterations limited to the replacement of some windows, patio fences, and doors; the enclosure of some balconies; some wall cladding alterations; and the addition of metal awnings.

San Fernando Valley commercial and residential developer Bob Symonds subdivided the tract in which the historic district sits in 1957, creating the historic district's main residential block. As with his Valley Plaza shopping center, Symonds anticipated the expansion of transportation systems into the Valley and knew the subdivision would benefit from its location immediately west of the planned 170 freeway (an extension of the Hollywood Freeway, completed in the late 1960s).

The subdivision was developed by contractor Zahler Enterprises and owner Morris Steinbaum. Steinbaum owned multiple Los Angeles properties, and in 1959 he and Zahler developed a subdivision on Whitsett south of Vanowen; the Wilkinson-Rhodes Historic District was likely originally part of this eight-acre subdivision, called the Valley Plaza Apartments. The buildings in the Wilkinson-Rhodes Historic District were designed significant postwar architect Maxwell Starkman, who at that time primarily designed postwar tract housing. He was later better known for his Mid-Century Modern-style commercial and institutional buildings, including First Los Angeles Bank in Century City and the Filmland Corporate Center (Sony Pictures Plaza) in Culver City.

The historic district's contributors retain their character-defining features and the historic district as a whole retains its original landscape plan, streetscape, and layout. It is readily recognizable as a late 1950s-early 1960s automobile suburb and evokes the

time and place of its period of significance.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a multi-family residential district comprising Traditional Ranch-style courtyard apartments with attached parking in the rear. Designed by noted architect Maxwell Starkman. Exhibits distinctive and innovative building and site planning features, accommodating multiple families on single lots while maintaining a low-density feel.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937

Property type:	Automobile Suburb
Property sub type:	Multi-Family District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a multi-family automobile suburb developed by Bob Symonds, who was also the developer of nearby automobile-centric commercial development at Valley Plaza. Exemplifies planning principles of multi-family automobile suburban development designed in proximity to major freeways and commercial development.

Contributors/Non-Contributors:



Address: 6637 N RHODES AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 6643 N RHODES AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6649 N RHODES AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6655 N RHODES AVE
 Type: Contributor
 Year built: 0
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6661 N RHODES AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6665 N RHODES AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6701 N RHODES AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 12401 W ARCHWOOD ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



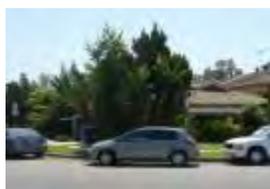
Address: 12408 W ARCHWOOD ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 12409 W ARCHWOOD ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Contemporary; Ranch, Traditional



Address: 12415 W ARCHWOOD ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Contemporary



Address: 12420 W ARCHWOOD ST
 Type: Contributor
 Year built: 0
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 6636 N WILKINSON AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6642 N WILKINSON AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6648 N WILKINSON AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 6654 N WILKINSON AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6658 N WILKINSON AVE
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6661 N WILKINSON AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Ranch, Traditional



Address: 6664 N WILKINSON AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Traditional



Address: 6700 N WILKINSON AVE
Type: Contributor
Year built: 1960
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Ranch, Traditional



Address: 6701 N WILKINSON AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Ranch, Traditional



Address: 6707 N WILKINSON AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Ranch, Traditional



Address: 6717 N WILKINSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Modern, Mid-Century

Name: Addison Street Early Residences



Description:

The Addison Street Early Residences are a cluster of approximately nine single-story residential buildings located in a single-family residential area between the major thoroughfares of Whitsett and Laurel Canyon Boulevard in Valley Village. The buildings are sited haphazardly across three parcels. Three buildings are visible from Addison Street; two are simple Craftsman buildings with side gable roofs and numerous side and rear additions and the other building is a Traditional Ranch-style house dating to the 1960s. The buildings to the rear of the parcels appear to be wood frame, but are not fully visible from the public right-of-way. The landscaping includes mature fruit trees and dirt paths.

Significance:

The Addison Street Early Residences may be an excellent example of early residential development in the Valley Village area. The earliest date of construction in the public record is 1924, though most of the buildings within the cluster do not have year built data. The residences are located close to the Los Angeles River wash, which flooded in 1938. The Addison Street Early Residences are rare remaining resources that predate the flood. Alterations appear to include the replacement of original doors, windows, and siding. The Addison Street Early Residences are not fully visible from the public right-of-way and more research is needed to complete an evaluation of the buildings.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	QQQ
Reason:	Four parcels with two to four houses, all of which appear to date to the early 20th century (1924 or earlier). Not all of the residences are visible from the public right of way. Aerial suggest this may be a cluster of residences associated with agricultural production in the area, but more research is needed in order to make a determination of eligibility.

Contributors/Non-Contributors:



Address: 12339 W ADDISON ST
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 12339 W ADDISON ST
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 12345 W ADDISON ST
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: 5023-5031 Bakman Avenue Bungalow Court



Description:

The 5023-5031 Bakman Avenue Bungalow Court is located in a largely multi-family residential area east of Tujunga Avenue in North Hollywood. It is on a midblock parcel on the west side of Bakman Avenue and contains eight freestanding, one-story, Spanish Colonial Revival-style buildings facing a central brick and concrete driveway. Parking is restricted to the rear of the parcel in detached carports. Each building has a projecting, partial-width entry porch with a front-gabled roof supported by simple, wide stucco columns; these porches are partially enclosed with a low stucco wall. Alterations include window replacements, driveway resurfacing, and the addition of brick walkways and planters

Significance:

The 5023-5031 Bakman Avenue Bungalow Court is an excellent example of a 1920s bungalow court and a very rare example of this property type in the San Fernando Valley. Constructed in 1925, it retains its original site planning and architectural style, but due to alterations it does not retain sufficient integrity for eligibility for listing in the National Register of Historic Places. It is eligible for state and local designation. Though common in other parts of the city, the bungalow court property type dating from the 1920s is rare in the North Hollywood area of Los Angeles.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
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Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and very rare example of a 1920s bungalow court in North Hollywood. Exhibits distinctive features of the property type.

Name: 6051 Bellaire Avenue Agricultural Quad



Description:

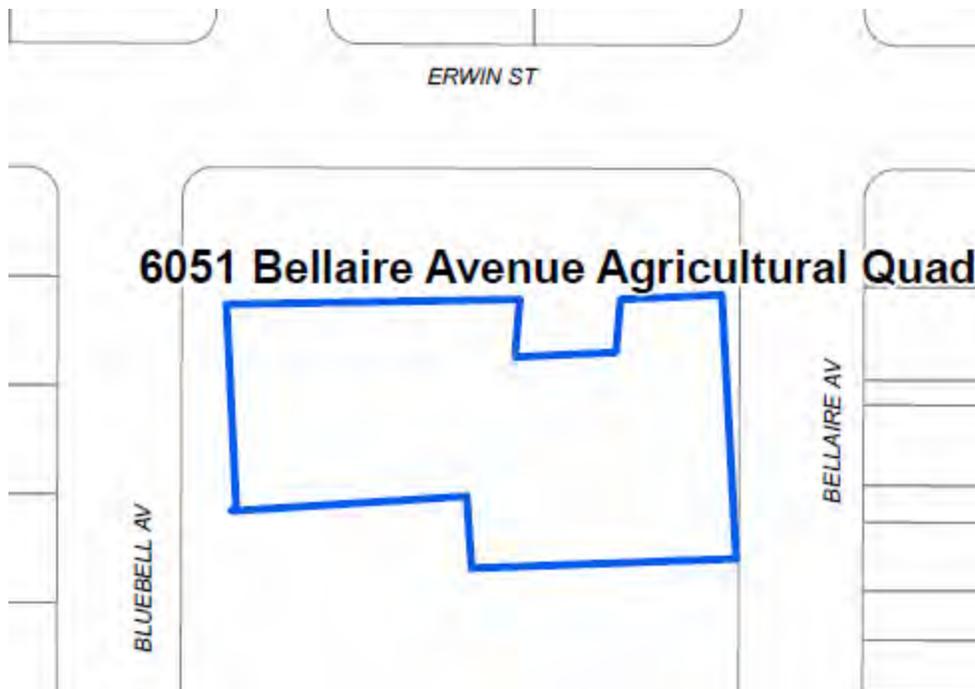
The 6051 Bellaire Avenue Agricultural Quad is a portion of a vernacular agricultural landscape located in the northern part of the Monlux Elementary School campus. The school, established by the Los Angeles Unified School District in Valley Village (North Hollywood) in 1945, sits on one large parcel bounded by Bluebell Avenue, Erwin Street, Bellaire Avenue, and Bessemer Street. The school’s Agricultural Quad contains approximately eight agricultural buildings and pieces of an irrigation system.

Like many schools in the San Fernando Valley, Monlux offered agricultural education as part of its regular curriculum, and some of the buildings in the Agricultural Quad, including a greenhouse, a concrete block and wood shed, and a large front-gabled building with board and batten siding, appear to date to the school’s early period of development. Several other buildings in the Agricultural Quad, including three small gabled buildings with clapboard and drop-channel siding, may predate the school. Large mature trees are present on the campus, but are not in a windbreak or property line configuration that would be an indication that they predate the school.

An interpretive display on the school grounds includes a wood stave pipe and tank or pipe support system constructed out of concrete and dry-laid cobble stone. The pipes and support systems may be remnants of an agricultural irrigation system that pre-date the school. The survey team was not able to evaluate all of the features of the Agricultural Quad because it on school grounds and not accessible from the public right-of-way.

Significance:

The 6051 Bellaire Avenue Agricultural Quad on the Monlux Elementary School campus appears to be a rare remnant of an early agricultural landscape in Valley Glen. The earliest available aerial photograph of the property (1953) depicts a cluster of agricultural buildings and small divided crop beds north of the LAUSD elementary school campus, but it is difficult to determine whether this landscape predated the campus because of the date of the aerial photograph. The Agricultural Quad’s presence on a school campus illustrates the continuing importance of agricultural education in the San Fernando Valley’s public school system during the immediate postwar period. Because the buildings and features of the Agricultural Quad are not fully visible from the public right-of-way, more research is needed in order to understand its significance, integrity and eligibility for national, state, and local listing.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Agricultural Roots, 1850-1965
Sub theme:	Truck Farming and Local Markets, 1850-1945
Property type:	Agricultural
Property sub type:	Vernacular Agricultural Landscape
Criteria:	A/1/1
Status code:	QQQ
Reason:	Appears to be a remnant of agricultural development dating to the early periods of development of the San Fernando Valley. More research is needed relative to date of the buildings and site features, their potential association with agricultural development, and integrity before a determination of eligibility can be made.

Name: Bobrick Company Offices and Warehouse



Description:

The Bobrick Chemical Company at 11605-11611 Hart Street is an industrial complex located in an industrial area adjacent to the Union Pacific railroad tracks in the northern section of North Hollywood. The complex is located on one parcel on the north side of Hart Street, just east of Lankershim Boulevard. It comprises three buildings: one 1965 office building and two 1974 warehouse buildings. Modular buildings were added to the rear of the parcel in 1984 and are not included in the district boundary. The parcel is completely hardscaped, with surface parking in front of the buildings. The office building is a one-story, Mid-Century Modern building designed by William Krisel & Associates. It has an irregular plan, a flat roof, and a rectangular central entry with aluminum floor-to-ceiling windows showcasing hanging globe light fixtures; the rest of the building is brick clad. Simple flush aluminum signage is mounted on a brick wall. One of the warehouse buildings, stucco-clad with a flat roof, directly abuts the rear of the office building. The other warehouse sits to the east and is also stucco-clad, with a flat roof and a truck loading dock shaded by a shallow, flat overhang. Neither warehouse has windows. Their height cannot be determined from the public right-of-way. No alterations are visible on any of the buildings.

Significance:

The Bobrick Chemical Company complex at 11605-11611 Hart Street is an excellent example of a 1960s-1970s industrial complex associated with a long-time Los Angeles industrial business. The complex is also an excellent example of a Mid-Century Modern industrial building designed by master architect William Krisel. Krisel was a prominent Los Angeles architect well-known for his Mid-Century Modern designs for a variety of buildings types, ranging from tract houses to industrial complexes. The complex exemplifies San Fernando Valley industrial development with its intact site planning that accommodates larger vehicles and its location adjacent to railroad and automobile thoroughfares in an industrial section of North Hollywood. The Hart Street complex is the headquarters of the Bobrick Company, a longtime Los Angeles industrial operation. The Bobrick Company was founded in 1906 as a chemical company producing soap, cosmetics, cleaning supplies, and other household products for local markets. The company grew into an international corporation and today focuses on manufacturing and distributing washroom equipment. The building has been in continuous operation as the Bobrick Company at this location since 1965.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Factory
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as representing the pattern of industrial development in the San Fernando Valley. The offices and warehouse of a longtime Los Angeles company, Bobrick Chemical Company. Original tenant is still located at this property.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mid-Century Modern industrial complex designed by significant architect William Krisel. Retains the distinctive features of the style.

Name: Cahuenga Gardens Courtyard Apartment

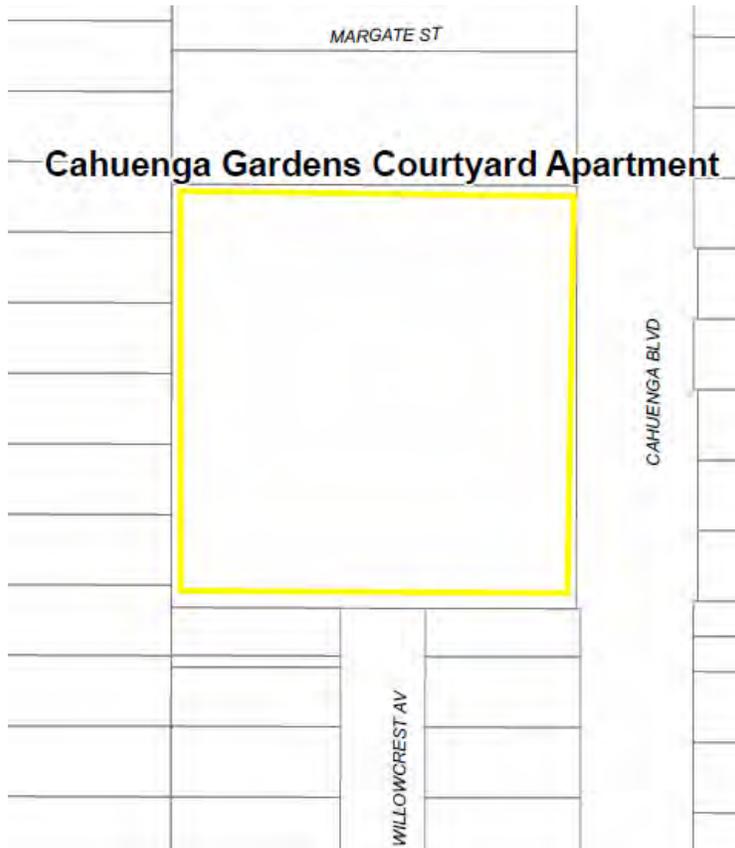


Description:

The Cahuenga Gardens Courtyard Apartment at 5301-5329 Cahuenga Boulevard is located in a residential area along the west side of a major thoroughfare in North Hollywood. The complex occupies one large parcel and contains four irregularly shaped Minimal Traditional buildings with some Modern elements. The buildings are two stories in height and are arranged symmetrically around a landscaped central courtyard with a swimming pool. An allée of mature palm trees runs down the center of the courtyard from the sidewalk on Cahuenga. The buildings have glass-enclosed central common entrances. The rear buildings have one-story, covered porches with narrow wood supports. The second floor units have narrow balconies on the courtyard side of the buildings. Parking is located in detached garages at the north and south edges of the parcel, accessed by broad driveways. The complex was designed by architect H. Gibbs and built by Wilson Brothers in 1949. Alterations to the property include window replacements, some cladding replacement, and the addition of low brick bollards along the Cahuenga Blvd. frontage.

Significance:

The Cahuenga Gardens Courtyard Apartment is an excellent example of a two-story 1940s courtyard apartment. Constructed in 1949, it is exemplary of the property type, with intact site planning, landscaping, and hardscaping. Due to alterations it does not retain sufficient integrity for eligibility for listing in the National Register of Historic Places. It is eligible for state and local designation.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
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Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1940s Courtyard Apartment
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a late 1940s courtyard apartment with intact landscaping, site plan, circulation and design. Due to window replacements, may not retain sufficient integrity for National Register eligibility.

Name: 11926-11938 Chandler Boulevard Courtyard Apartment

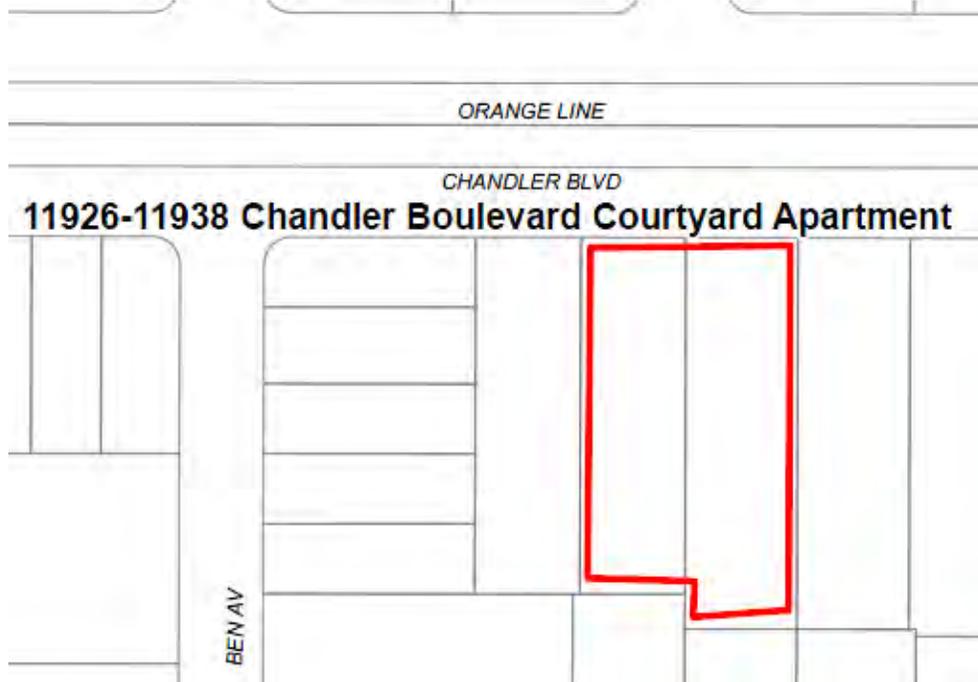


Description:

The 11926-11938 Chandler Boulevard Courtyard Apartment is located in a multi-family residential area fronting a major thoroughfare in Valley Village. It spans two parcels on the south side of Chandler Boulevard and contains two American Colonial Revival buildings facing each other across a landscaped central courtyard. The buildings are two stories in height and L-shaped, with common entrances framed by porticos. The courtyard contains mature maple trees, concrete walkways, and lantern-style lampposts. The complex was designed by architect Jerry E. Auld and built by E.G. Schier in 1948. Alterations include some window replacements and the addition of a brick and metal security fence.

Significance:

The 11926-11938 Chandler Boulevard Courtyard Apartment is an excellent example of a two-story 1940s courtyard apartment. Constructed in 1948, it is exemplary of the property type, with intact site planning, landscaping, and hardscaping.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1940s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s Colonial Revival style courtyard apartment in Valley Village. Exemplary of the property type, with intact site plan, circulation, landscape and design.

Name: Colfax Elementary School



Description:

Colfax Avenue Elementary School is located at 11724 Addison Street in the Valley Village area of the San Fernando Valley. It is sited on a rectangular eight-acre parcel bounded by Addison Street, Colfax Avenue, Huston Street, and Morella Avenue. The school was established by the LAUSD in 1951.

The campus contains an estimated 20 buildings (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs). Of these, an estimated 15 buildings are original to the campus and the rest are small temporary modular structures. Three small original buildings are located to the south of the parcel. Six new buildings were added in between 1952 and 1954. The largest building of the six, described in newspaper accounts as an assembly-cafeteria building, was constructed in 1953 as part of an LAUSD program to improve some of its hastily built postwar campuses.

The school's buildings, including one-story classroom buildings and an administration building, are International Style. They have stucco and Roman brick cladding, flat roofs, large grouped windows (including bands of clerestory windows), exterior paths between buildings sheltered by covered walkways, and exterior classroom access. The campus plan includes an emphasis on indoor-outdoor spaces, with most of the outdoor space paved for recreational use. Mature trees line the perimeter of the campus, including a notable line of large, mature eucalyptus trees along Addison, the main approach to the school.

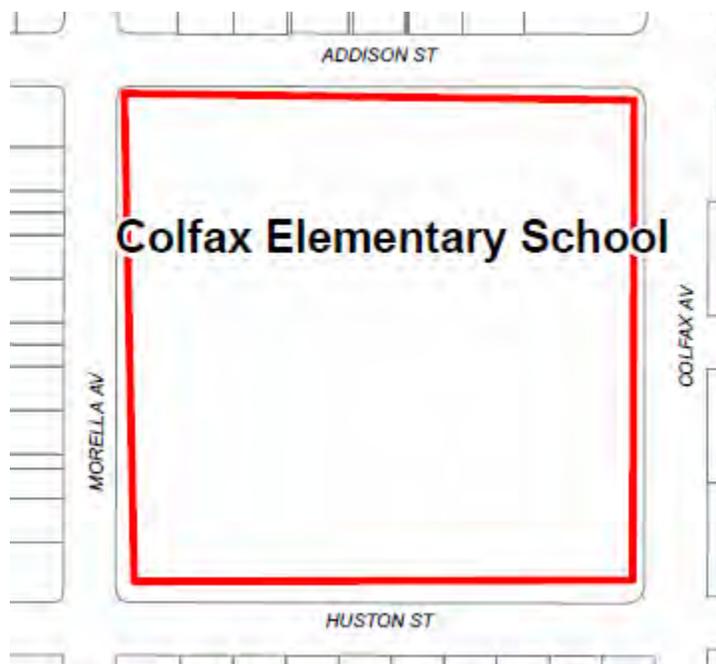
Significance:

Colfax Avenue Elementary School is an excellent example of a post-World War II Los Angeles Unified School District campus. It reflects LAUSD school-planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance is 1951 to 1954, corresponding with the school's initial construction and the completion of the campus buildings constructed with later bond measure funds.

Los Angeles' rapidly growing postwar population required new public school facilities. Voters passed three school bond measures, in 1946, 1952 and 1955, to fund construction, improvements to existing facilities, and purchase of land for future construction. The initial construction of Colfax Elementary School was most likely funded by the 1946 bond measure. This measure dedicated \$75 million to new facilities, many of which were in the San Fernando Valley. Additional classrooms and the assembly-cafeteria building were funded by the 1952 bond measure.

The new schools followed contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Colfax Avenue Elementary School is exemplary of these design concepts with its single-story buildings designed in a simple International Style, with access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation.

Alterations to the campus include the addition of modular buildings, the addition of a chain link perimeter fence and a wheelchair ramp, and the replacement of the original security gate at the main entrance. The campus retains its original site plan and its buildings retain their historic features and character. It is an excellent example of the postwar design and planning principles of the LAUSD.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Campus - Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District elementary school campus, reflecting LAUSD school planning and design concepts of the post-war period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: 11480-11490 Cumpston Street Courtyard Apartment

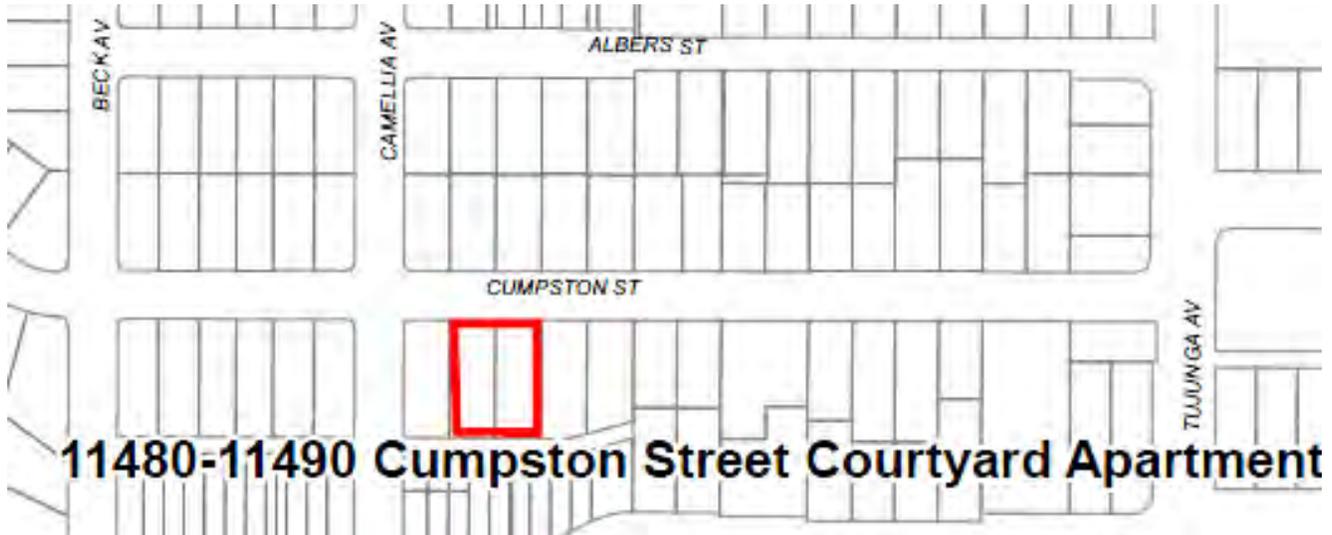


Description:

The 11480-11490 Cumpston Street Courtyard Apartment is located in a residential neighborhood in the central section of North Hollywood. The courtyard apartment spans two parcels on the south side of Cumpston Street, west of Lankershim Blvd. The complex comprises two Minimal Traditional-style, single-story buildings oriented on either side of a central courtyard lawn. Individual units open onto the central landscaped courtyard. Parking is located at the rear of the parcel in detached garages accessed through an alley. Security bars have been added to a few windows, but not all. The buildings appear to be unaltered and retain all of their original features.

Significance:

11480-11490 Cumpston Street Courtyard Apartment is an excellent example of a low scale 1940s courtyard apartment. It was constructed in 1942. It is exemplary of the property type, with intact site planning, hardscaping, and landscaping.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1940s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s courtyard apartment complex. Exhibits distinctive features of the type.

Name: Dubnoff School for Educational Therapy



Description:

The Dubnoff School is a private school located in the North Hollywood area of the San Fernando Valley at 10526 Dubnoff Way. It is sited on an irregularly shaped one-acre parcel bounded by Dubnoff Way and an alley north of Victory Boulevard. The school was established in 1961. Founded at this location, the school utilized existing buildings from 1945 and constructed its own administration and classroom buildings, completing the campus in 1968.

The school's primary building, constructed in 1967, is a two-story, flat-roofed Mid-Century Modern building split in two volumes that are connected by a covered walkway. The first floor of the primary building has fully glazed aluminum doors, fixed floor-to-ceiling windows, and a decorative post-and-beam overhang running along the façade between the first and second floors. The second floor also has fixed floor-to-ceiling windows. The walls of the side facades are concrete block, as is a low front wall on Dubnoff Way. The walkway connecting the two volumes of the primary building is open on the first floor, enclosed with glass on the second, and features an exterior concrete stairway. The eastern volume of the building is slightly larger than the western side, but their front facades are otherwise identical.

Three other buildings on the campus, including a gable-roofed single story building constructed in 1945, are located to the rear of the primary building; however, the primary building on Dubnoff Way is the only campus building visible from the public right-of-way. The campus plan emphasizes indoor-outdoor spaces, and includes paved and grassy areas, a playground, and a swimming pool (all of which can be seen in aerial photographs).

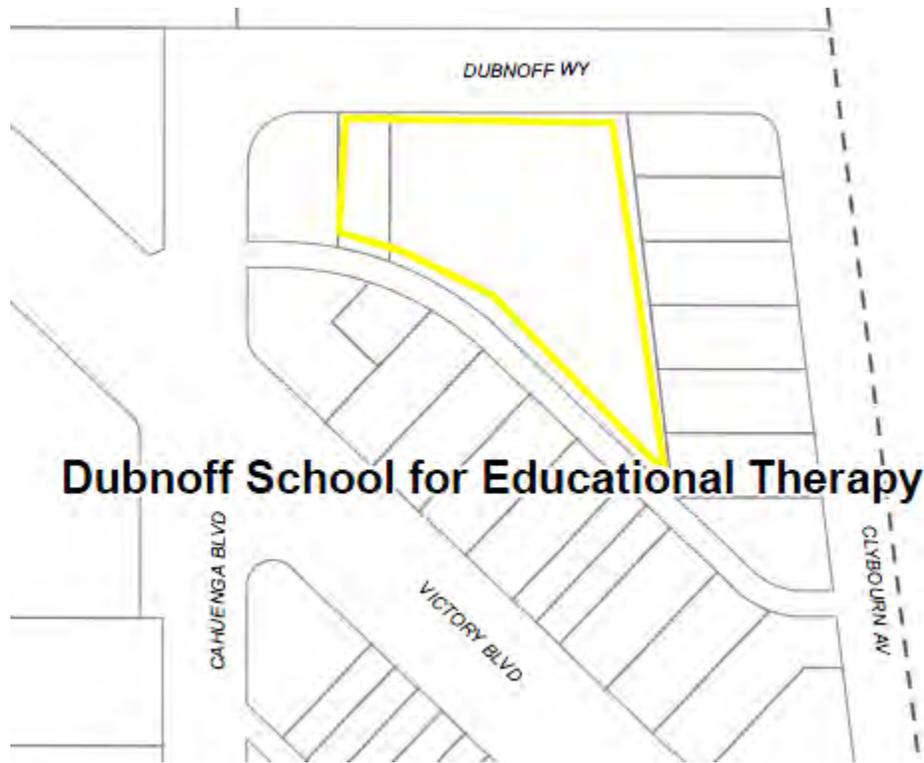
Significance:

The Dubnoff School is an excellent example of a Mid-Century Modern-style private school campus. It is also significant for its association with educational pioneer Belle Dubnoff. It reflects popular school-planning and design concepts of the postwar period, and its main building is an excellent example of a Mid-Century Modern school building. The period of significance is 1968, corresponding with the dates during which the campus was developed and the Mid-Century Modern buildings were constructed specifically for the school's use.

Psychologist Belle Dubnoff established the Dubnoff School for Educational Therapy in North Hollywood in 1961. Dubnoff has previously co-founded an educational therapy center in Hollywood with Marianne Frostig in 1948. Dubnoff's school focused on students with developmental disabilities and she was an early developer of educational models for children with autism.

When the school purchased the property at 10526 Victory Place (later Dubnoff Way) in North Hollywood, it contained a 1945 building and possibly a second building (parcel research indicates that there was a building from 1953 on the property). The Dubnoff School added the primary building fronting on Dubnoff Way in 1967. The building was designed by Ena Dubnoff (Belle Dubnoff's daughter), in association with the firm Flores, Gelman and Green. Ena Dubnoff designed her parents' Pasadena house in 1962-1963, but because she was a recent University of Southern California graduate and was not yet licensed, she partnered with Buff, Straub and Hensman to complete the project. The award-winning Dubnoff House is well known as an excellent example of the Mid-Century Modern residential style, and Ena Dubnoff continued working for Buff, Straub and Hensman for some time following her graduation.

The Dubnoff School's design followed contemporary ideas focusing on "building for learning." These planning and design concepts for schools placed an emphasis on fresh air, natural light, and the use of color. The school is exemplary of these concepts with its buildings designed in the Mid-Century Modern style, with large expanses of windows; access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation. Alterations to the school campus include the addition of a modern modular structure. The 1960s buildings have no visible alterations and the campus retains its site plan and distinctive features.



Dubnoff School for Educational Therapy

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Mid-Century Modern school buildings designed by Ena Dubnoff with elements of the International Style. Exhibits high quality of design and distinctive features. Not eligible for the National Register at this time because it is not yet 50 years of age or of exceptional significance.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Important Persons in L.A.'s Education History, 1876-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	B/2/2
Status code:	3CS;5S3
Reason:	A school for students with development disabilities significant for its association with psychologist Belle Dubnoff, who developed an early educational model for students with developmental disabilities and autism.

Name: 5645-5651 Elmer Avenue Bungalow Court



Description:

The 5645-5651 Elmer Avenue Bungalow Court is located in a residential neighborhood of the central area of North Hollywood. It is located on the west side of Elmer Avenue, just north of Burbank Boulevard. The bungalow court occupies one parcel in a mid-block location and comprises seven freestanding, Spanish Colonial Revival style buildings that face a central courtyard. Two single-story buildings line either side of the driveway at the front of the parcel. To the rear of the parcel, three two-story buildings are arranged in a row. The central rear building, located at the end of the axis running through the courtyard, has residential units on the top and bottom floors. The two rear buildings at the rear corners of the parcel have garages on their ground floors and residential units on the second floors. The central courtyard features a ribbon strip driveway leading to the rear buildings. Alterations include the replacement of some windows in original openings and the addition of security bars on windows and doors. The original stucco siding has also been replaced with textured stucco. Due to alterations such as window replacement and a textured stucco finish, the property may not retain sufficient integrity for the National Register eligibility.

Significance:

The 5645-5651 Elmer Avenue Bungalow Court is significant as an excellent example of a bungalow court. It is exemplary of the property type, with intact site planning, landscaping, and hardscaping. According to building permits, the bungalow court was constructed in 1930 by the Hollywood Wilshire Independent Corp. Though common in other sections of the city, the bungalow court property type is relatively rare in the North Hollywood area of Los Angeles.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a bungalow court from the 1930s. A rare example of a bungalow court in North Hollywood. Due to window alterations, may not retain sufficient integrity for National Register eligibility.

Name: First United Methodist Church and Wesley School



Description:

The First United Methodist Church and Wesley School is a church and school campus located at 4838 Tujunga Avenue in the North Hollywood area of the San Fernando Valley. It is on a three-acre rectangular parcel bounded by Tujunga Avenue, Bakman Avenue, and parcel lines on the north and south. The complex was constructed in 1949.

The boundary encloses the historic section of the campus and contains approximately nine contributing buildings, eight of which are connected via shed and gable-roofed brick arcades. The church building is the most prominent building on the campus. Its asymmetrical primary façade faces Tujunga Ave and features a brick and concrete domed tower and decorative details including stained glass windows and terra cotta door and window surrounds (some with Churrigueresque detail). The church building is connected to seven one-story, Spanish Colonial Revival-style buildings with gabled clay-tiled roofs, brick cladding, and steel casement and wood double-hung windows. The arrangement of the eight connected buildings (the church building and seven others) form a series of interior courtyards landscaped with formal, geometric pathways, wells, and other features reminiscent of European ecclesiastical architecture.

A one-story, gable-roofed wood frame ancillary building is located at the northern boundary of the campus and is not connected to the cluster of eight buildings that includes the main church. Parking lots are present to the north and south of the main courtyard complex, and the eastern part of the parcel contains a playground, recreational field, and hardscaped recreational courts. The campus has mature landscaping, including palm and evergreen trees.

Significance:

The First United Methodist Church and Wesley School is significant as an excellent example of a Spanish Colonial Revival institutional campus in the San Fernando Valley. Constructed in 1949, it is a late example of the Spanish Colonial Revival style, reflecting the longevity of this style's popularity in an institutional context. The complex's period of significance is 1949-1960, corresponding with its dates of development.

The First Methodist Church of North Hollywood was established in 1896, and its congregation owned two other church buildings before commencing work on its new Tujunga Avenue facility in 1947. The first service took place in the new church building in April 1949. At the time of its completion, the complex had a social hall and five other brick Sunday school classroom buildings in addition to the main sanctuary.

In 1960, the church built an addition containing more classroom buildings and made other improvements to its property. The Wesley School was established in 1999, but aside from the addition of two modular buildings, it appears to have occupied existing facilities. The buildings appear to be unaltered. The property retains its original landscape, layout, and architectural style. It is significant as a rare intact example of a postwar Spanish Colonial Revival institutional complex in the San Fernando Valley, and evokes the time and place of the period of significance.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Spanish Colonial Revival architecture in a church and school complex. Exhibits high quality of design, with some Churrigueresque elements.

Name: 11028-11034 Hesby Street Courtyard Apartment



Description:

The 11028-11034 Hesby Street Courtyard Apartment is located in a largely multi-family residential area between two major thoroughfares, Lankershim Boulevard and Vineland Avenue, in North Hollywood. It spans two parcels on the south side of Hesby Street and contains two buildings. The buildings are a pair of symmetrical one-story Streamline Modern duplexes constructed in 1937. The buildings are arranged around a common central driveway with a detached garage at the rear of the property. The two front buildings are set back from the street with open front lawns. Individual units are accessed by recessed corner entries. The buildings appear to be unaltered and retain original features including scored stucco speed lines, rounded sunshades along the facade, and grouped windows along rounded corners.

Significance:

The 11028-11034 Hesby Street Courtyard Apartment is an excellent example of a 1930s Streamline Moderne courtyard apartment and of multi-family residential development in the North Hollywood area. The courtyard apartment is an excellent example of Streamline Moderne style as applied to the bungalow court property type, with high quality of design and craftsmanship. Constructed in 1937, it is exemplary of the property type and of the Streamline Moderne style, with intact site planning, landscaping, and hardscaping.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Streamline Moderne courtyard apartment. Exhibits distinctive features of the

	style and high quality of design.
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Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1930s single-story courtyard apartment. Exhibits distinctive features of the property type.

Name: James Madison Middle School



Description:

James Madison Middle School is located at 13000 Hart Street in the North Valley Glen area of the San Fernando Valley. Sited on a square 19-acre parcel, it is bounded by Hart Street, Van Noord Avenue, Hartland Street, and Ethel Avenue. The school was established by the LAUSD in 1955 and exhibits the major postwar design and planning principles employed by the District in the post-World War II era.

The campus contains an estimated 44 buildings (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs). Of these, an estimated 26 buildings are original to the campus and include one-story classroom buildings, administration buildings, a large auditorium, a gymnasium, and a cafeteria. Most of the newer buildings are small temporary modular structures. The original buildings are Mid-Century Modern in style, with International Style influences. They have stucco cladding, shed roofs, large grouped windows (including clerestory windows), connected exterior walkways sheltered by overhangs, and exterior classroom access.

Significance:

James Madison Middle School is an excellent, intact example of a post-World War II Los Angeles Unified School District campus. It reflects LAUSD school-planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance is 1955, corresponding with the year of the school's construction.

Los Angeles' rapidly growing postwar population required new public school facilities. Voters passed three school bond measures, in 1946, 1952 and 1955, to fund construction, improvements to existing facilities, and purchase of land for future construction. The construction of James Madison Middle School was likely funded by the 1952 bond measure. This measure dedicated \$130 million to new facilities, many of which were in the San Fernando Valley.

The new schools followed contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. James Madison Middle School is exemplary of these design concepts with its single-story buildings designed in a simple Modern style, with large expanses of windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and abundant outdoor space dedicated to recreation.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District middle school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: 10864-10882 Kling Street Courtyard Apartment



Description:

The 10864-10882 Kling Street Courtyard Apartment is to the east of Lankershim Blvd, a major thoroughfare bisecting the North Hollywood CPA. The surrounding area is a combination of 1930s one story single family residences and post-1960 multi-family apartment of two or more stories. The courtyard apartment occupies three parcels on Kling Street. The courtyard apartment comprises three freestanding buildings: a one-story, Tudor Revival duplex to the east with a shallow front lawn; a rectangular, one-story triplex running the western length of the courtyard; and a garage building across the rear of the parcel. The buildings are sited in a roughly U-shaped plan, are set back from the sidewalk, and share a wide concrete driveway running through the center of the courtyard to rear parking facilities. The front duplex faces Kling Street. The units of the triplex face the concrete driveway. The buildings are excellent examples of the late Tudor Revival style and feature half-timbering, projecting front gable porches over unit entries, a prominent chimney, combinations of cladding materials, and steel casement windows. The buildings appear to be unaltered.

Significance:

The 10864-10882 Kling Street Courtyard Apartment is an excellent example of a late 1930s courtyard apartment complex. Constructed in 1939, it is exemplary of the property type and of the late Tudor Revival style, with intact site planning, landscaping, and hardscaping.



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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Period Revival, 1919-1950
Sub theme:	Tudor Revival, 1930-1950
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Tudor Revival courtyard apartment. Exhibits high quality of design and distinctive features.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a late 1930s courtyard apartment complex in North Hollywood. Exemplary of the property type, with intact site planning and interior courtyard.

Name: Lourine Court Bungalow Court

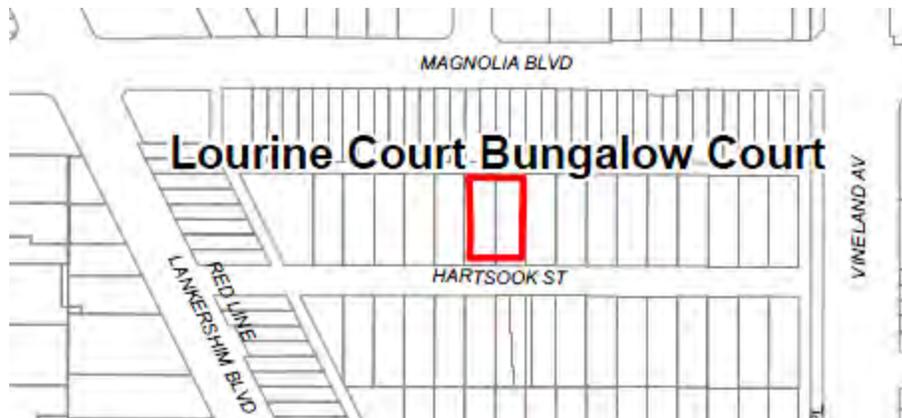


Description:

The Lourine Court Bungalow Court at 11047-11057 ½ Hartsook Street is located in a largely multi-family residential area between two major thoroughfares, Lankershim Boulevard and Vineland Avenue, in North Hollywood. Spanning two parcels on the north side of Hartsook Street, it is a U-shaped complex of one-story semi-detached Craftsman duplexes arranged around a common landscaped courtyard. Parking is restricted to the rear of the parcel in detached garages accessed by an alley to the north. The central landscaping of the bungalow court features concrete walkways, mature evergreen trees, and hedges. The buildings have partial-width front porches with front-gabled roofs supported by simple wood columns. Alterations include the replacement of some doors and the addition of awnings.

Significance:

The Lourine Court Bungalow Court (11047-11057 Hartsook Street) is an excellent and rare example of a 1920s bungalow court in the San Fernando Valley. Constructed in 1925, it is exemplary of the property type with intact site planning, landscaping, and hardscaping. Though common in other sections of the city, the bungalow court property type is relatively rare in the North Hollywood area of Los Angeles.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Craftsman bungalow court in the North Hollywood area. Exhibits high quality craftsmanship and distinctive features of the type.

Name: 11746-11766 Magnolia Avenue Triplex Apartment Cluster



Description:

The 11746-11766 Magnolia Avenue Triplex Apartment Group is located in a multi-family residential area of Magnolia Boulevard near North Hollywood High School in east Valley Village. The group of three triplex buildings is located on three adjacent parcels on the south side of Magnolia to the east of Morella Avenue. The group contains three freestanding, Spanish Colonial Revival triplexes with slightly L-shaped plans. The buildings are one story at their front and two stories at the rear. The buildings are set back from the sidewalk and share a common front lawn with concrete walkways and mature trees between the buildings. Parking is restricted to the rear of the parcel, accessed by an alley running to the rear of the buildings from Morella Avenue. Alterations to the buildings include the replace of some windows and the addition of awnings.

Significance:

The 11746-11766 Magnolia Avenue Triplex Apartment Cluster contains three buildings that are exemplary of the Spanish Colonial Revival style. Constructed in 1938, the three buildings convey high quality design and distinctive features of the style as well as intact site planning, landscaping, and hardscaping. As late examples of Spanish Colonial Revival, these buildings feature elements of Art Deco and Streamline Moderne, adding to their architectural distinction.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context

Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Distinctive cluster of three Spanish Colonial Revival triplexes arranged in a group to create central landscaped area. Exhibits high quality of design with some Streamline Moderne and Art Deco elements.

Name: 12301-12323 Magnolia Boulevard Fourplex Apartments



Description:

The 12301-12323 Magnolia Boulevard Fourplex Apartments are located in a largely multi-family residential area fronting on a major thoroughfare in Valley Village. The complex is located at the northeast corner of Magnolia Boulevard and Corteen Place and occupies a long parcel oriented horizontally along Magnolia. The complex contains three freestanding, one-story, Minimal Traditional fourplexes with irregular, slightly T-shaped plans. The buildings are set back from the sidewalk and share an expansive common front lawn and rear lawns with concrete walkways and mature trees between the buildings. Parking is restricted to a small concrete lot at the rear of the parcel, accessed by a driveway running between two of the buildings from Magnolia. A low chain link fence partially covered with climbing vines surrounds the parcel. The buildings appear to be unaltered.

Significance:

The 12301-12323 Magnolia Boulevard Fourplex Apartments are an excellent example of a 1940s, mid-century one story courtyard apartment complex. Constructed in 1942, it is exemplary of the property type, with intact site planning, landscaping, and hardscaping.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	Mid-Century, One-Story Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as a 1940s courtyard apartment comprising three fourplex buildings in Valley Village arranged with two buildings facing a central lawn and the third mirroring the fourplex to its west. An excellent example of 1940s multi-family residential development in the San Fernando Valley.

Name: Magnolia Commercial Planning District



Description:

Located in the North Hollywood area of the San Fernando Valley, the Magnolia Commercial Planning District is a small planning district of low-scale commercial buildings. It is situated on the south side of Magnolia Boulevard between Lankershim Boulevard and Vineland Avenue. Buildings on the north side of the Magnolia have been replaced with modern construction.

The buildings within the planning district are one-story retail commercial buildings with consistent massing and scale. Most are set flush with the sidewalk and directly abut one another. The buildings are largely pedestrian-oriented; with the exception of an auto repair shop and a theater, each of which has a dedicated side parking lot, there are few accommodations for automobiles.

Developed between 1928 and 1958, the buildings are mostly Commercial Vernacular in style with elements of Mid-Century Modern and Art Deco design. Common features include flat roofs, a variety of flat or geometric parapets, Art Deco decorative elements, and cladding including stucco, stone, tile, concrete block, and brick. The buildings have commercial storefront facades including fixed display windows, fully glazed doors, recessed or flush entryways, and simple signage (including a few projecting blade signs). Some businesses have added outdoor seating in the front, delineating the space with low removable metal fences.

Significance:

The Magnolia Commercial Planning District is a good, early example of commercial development in North Hollywood dating largely to the 1920s, extending to the 1950s. Located near the major intersection of Magnolia Boulevard and Lankershim Boulevard at the center of North Hollywood, the planning district's development reflects the transition of the area from a citrus packing center and stop on the Pacific Electric Railway route to a major automobile and bus route through North Hollywood. Due to alterations and infill, the planning district does not appear to retain sufficient integrity for eligibility as a historic district, though it may merit special considerations in the planning process.

The block was originally part of the town of Lankershim, and was sparsely occupied by commercial operations from its beginning. In 1927, the southern side of the block contained only seven businesses and one dwelling. Over the next 20 years, the block filled with commercial operations. The 1927-1948 Sanborn map shows most of the occupants as stores and service businesses. Commercial activity expanded in North Hollywood during this period with the growth of nearby residential development and the pedestrian traffic that accompanied the Lankershim Boulevard Pacific Electric streetcar line and the Pacific Electric motor coach line.

The planning district retains some of its character, but many of the buildings have been significantly altered or demolished. Typical alterations include sign replacement; installation of security doors, fences, and rolling gates; window and door replacements; lighting additions; recladding; awning additions; and low fences around outdoor seating areas.

The Magnolia Commercial Planning District has been continuously occupied by retail and service businesses since it was developed. As a result of a 1990s redevelopment project, the planning district is now within the NoHo Arts District and several of its commercial buildings now house community theaters. It has experienced alterations to its buildings and streetscape, but largely retains its original scale, massing, and forms. Despite its alterations, the Magnolia Commercial Planning District remains an important example of a 1920s-1950s low-scale commercial historic district in North Hollywood, illustrating the development of commercial operations along major transportation routes in the San Fernando Valley. Therefore it may merit special consideration in the planning process.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Regional Commercial Centers and Corridors, 1875-1980
Sub theme:	Commercial Corridors, 1875-1980
Property type:	Commercial Corridor
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	Early example of low-scale, automobile-related commercial development in North Hollywood on a major corridor. Retains scale and use, however, due to significant alterations, the district does not retain sufficient integrity for designation, though it may merit special considerations in the planning process.

Name: North Hollywood Manor Garden Apartment



Description:

North Hollywood Manor Garden Apartment is located in the North Hollywood area of the San Fernando Valley. It contains 42 large multi-family residential buildings in a three-block area. The garden apartment is sited along the eastern side of Tujunga Ave. and on both sides of Klump Ave., Elmer Ave., and Bakman Ave., bounded by Kittridge St. on the south and an alley south of Vanowen St. on the north. All of its 42 buildings are contributors to its historical significance.

Developed in 1949-1950, North Hollywood Manor was designed by the firm of Wharton & Vaughan and is a variation on garden apartment planning principles. It is characterized by open common lawns, concrete sidewalks and walkways, private patios, diverse landscaping, and irregular building plans. The buildings are set back from the street, staggered, and oriented to create common courtyards and a variegated streetscape.

The buildings are one to two stories in height and follow at least 12 different plans. Their style is Minimal Traditional, with low-pitched hipped and gabled roofs with wide overhanging eaves. They have painted stucco and wood shingle cladding, steel casement windows, and decorative elements such as pedimented door surrounds. The buildings within the garden apartment appear to be mostly unaltered with the exception of some window replacements.

North Hollywood Manor's streets fit into the regular street grid on the flat valley floor. An alley runs down the middle of each block, providing access to the rear of the buildings and surface parking for cars. A small building housing common laundry facilities is located in each alley.

Significance:

North Hollywood Manor Garden Apartment is an excellent example of a post-war garden apartment complex. Designed by noted African-American architect Ralph Vaughan, the garden apartment retains the essential characteristics of garden apartment complexes such as common courtyards, emphasis on landscape and site plan, and parking restricted to the rear of buildings. Because it adheres to the existing street grid, the complex is a slight variation on the garden apartment property type (which commonly promoted super-block site planning). The period of significance is 1949-1950, corresponding with its dates of development. Of the garden apartment's 42 residential buildings, 100% contribute to its significance.

Developer Valco, Inc. planned and constructed North Hollywood Manor using designs by the firm of Wharton & Vaughan. Heth Wharton was listed as the project architect and Ralph Vaughan as the stylist; this team was responsible for two other well-known garden apartment complexes from the same time period, Lincoln Place and Chase Knolls (both Los Angeles HCMs). Vaughan, an African-American architect and film set designer, partnered with licensed architect Wharton because he did not have his license at the time. In their work on post-war apartment complex projects, Vaughan was responsible for the planning and design and Wharton primarily acted as project manager.

North Hollywood Manor was marketed as the best of garden apartment design; newspaper advertisements from 1950 tout its "beautiful garden type apartments" with the latest amenities. An area just north of the complex was designed as a nearby commercial block, and an elementary school south of the complex was within walking distance. North Hollywood Manor's location in the middle of four major thoroughfares (Tujunga Ave., Victory Blvd., Vanowen St., and Vineland Ave) facilitated travel.

The complex's original residents were most likely returning World War II veterans and their families. In 1968, ownership of the complex passed to Volunteers of America, who renovated the apartments as low income housing and built a day care center at the complex's southern edge.

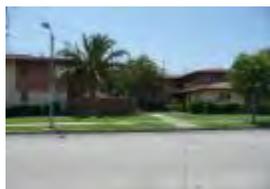
Alterations to North Hollywood Manor include the addition of metal fences in courtyards, the removal of parking structures in alleys sometime in the 1990s, the removal of two original buildings for construction of the Maud Booth Family Center in the 1960s, and the replacement of windows in one building. The complex as a whole remains intact, and its site plan, buildings, and landscape features exemplify the garden apartment property type.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a garden apartment complex designed by Ralph A. Vaughn and Heth Wharton. Exhibits garden city planning principles such as a repetition of similar and minimal building forms, common green space and separation of vehicular and pedestrian traffic. A variation on garden apartment site planning as it conforms to the existing grid rather than adopting a superblock site plan.

Contributors/Non-Contributors:



Address: 6607 N BAKMAN AVE
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6622 N BAKMAN AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6655 N BAKMAN AVE
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6722 N BAKMAN AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6722 N BAKMAN AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6722 N BAKMAN AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6722 N BAKMAN AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6722 N BAKMAN AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional; Ranch, Traditional



Address: 6723 N BAKMAN AVE
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6723 N BAKMAN AVE
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6723 N BAKMAN AVE
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6723 N BAKMAN AVE
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6629 N ELMER AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6662 N ELMER AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6710 N ELMER AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6718 N ELMER AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6718 N ELMER AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



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 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



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 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6723 N ELMER AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



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Year built: 1950
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Architectural style: Minimal Traditional



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Architectural style: Minimal Traditional



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Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6723 N ELMER AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6634 N KLUMP AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6655 N KLUMP AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6663 N KLUMP AVE
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional



Address: 6700 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6700 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6700 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6700 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6722 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6722 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6723 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6723 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6723 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6723 N KLUMP AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6724 N TUJUNGA AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6724 N TUJUNGA AVE
 Type: Contributor
 Year built: 1949
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6724 N TUJUNGA AVE
 Type: Contributor
 Year built: 1949
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6724 N TUJUNGA AVE
 Type: Contributor
 Year built: 1949
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Address: 6724 N TUJUNGA AVE
Type: Contributor
Year built: 1949
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Minimal Traditional

Name: North Hollywood Park



Description:

North Hollywood Park is a public park located in the North Hollywood area of the San Fernando Valley. Established in 1928, the park occupies an irregularly shaped 90-acre parcel with multiple buildings and landscape features, mostly related to recreational uses. It is bounded by Chandler Blvd., Tujunga Ave., Riverside Dr., and the channelized Los Angeles River east of the 170 Freeway. Magnolia Blvd. divides the park into northern and southern sections. The park contains eight buildings, including the North Hollywood (Amelia Earhart) branch of the Los Angeles Public Library, which was determined eligible for the National Register of Historic Places and is a designated Los Angeles Historic-Cultural Monument.

The park is flat and largely landscaped with lawn and mature trees; its features include sports facilities, dirt trails, concrete picnic benches, light fixtures, and parking lots. Most of the buildings and sports facilities are located in the section of the park north of Magnolia Blvd. The southern half of the park is landscaped with meandering pedestrian paths and its only building is a small front-gabled concession stand that faces Magnolia Blvd.

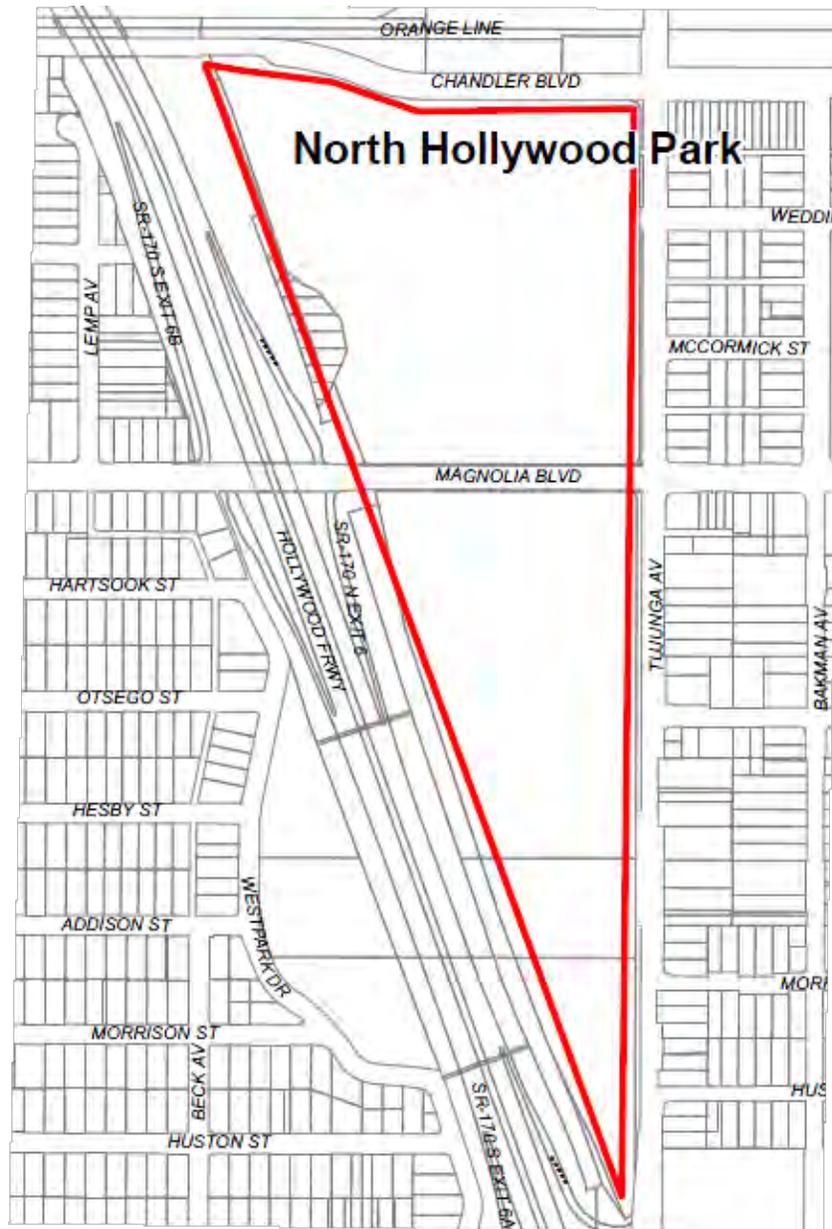
Though the park was established in 1928, its buildings represent at least two periods of development; the park's establishment in the late 1920s and a later period from the 1960s to 1980s. The buildings of the earlier period include the library, pool house, and maintenance facility and are all Spanish Colonial Revival in style with red-tiled gabled roofs and simple stucco facades. Some also have arches, decorative grilles, and glazed tile; the library is particularly ornate. The second period is represented by Late Modern style brick buildings from the 1960s to 1980s replaced an earlier auditorium and clubhouse and are located at the northernmost edge of the park along Chandler Blvd.

Significance:

North Hollywood Park is an excellent example of a municipal park associated with civic improvements and the expansion of recreational facilities in North Hollywood to accommodate the growing population of the area. North Hollywood Park was one of the first large parks built in the San Fernando Valley and preceded the Park Department's early 1930s regional park plan for the area. This plan anticipated the growth of the San Fernando Valley and set aside property for recreational and cultural activities in North Hollywood. The period of significance has been identified as 1928 to 1931, which is its period of early development.

North Hollywood Park's establishment was spearheaded by the North Hollywood Chamber of Commerce and funded by the passage of a 1927 bond measure. The park was designed by the Los Angeles Parks Department on land originally occupied by the Prince family peach and apricot orchard. The original park design included recreational facilities like ball parks, tennis courts, a swimming pool, and a bandstand as well as areas landscaped to appear natural rather than the product of deliberate design. According to newspaper accounts, the original plan called for a wide artificial stream with a pumping system and islands, and a lagoon area (none of which appears to have been constructed). The majority of the park is now flat and many of its elaborate landscape designs were never realized.

The extant buildings within the park were part of the original design, and the maintenance building (originally the park foreman's residence) was completed by the time the park opened to the public in 1928. The library and pool house opened in 1929. A clubhouse and auditorium building at the park's northeast corner were replaced by newer buildings beginning in the 1960s. The park continues to be an excellent example of municipal recreation facilities in the San Fernando Valley.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Parks, 1904-1931
Property type:	Institutional - Recreation
Property sub type:	Municipal Park
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a municipal park in North Hollywood, designed to accommodate the expanding population in the San Fernando Valley and representing the need for municipal recreation in the area. Retains distinctive features of the property type.

Name: 11042-11052 Otsego Street Courtyard Apartment



Description:

The 11042 Otsego Street Courtyard Apartment is located in a largely multi-family residential area between two major thoroughfares, Lankershim Boulevard and Vineland Avenue, in North Hollywood. It spans two parcels on the south side of Otsego Street and contains four Traditional Ranch buildings arranged around a common landscaped courtyard. The two front buildings have both one-story and two-story volumes and the two back buildings are two-story. All eight units have entrances facing the interior of the property, which contains mature trees and concrete walkways. Parking is restricted to the rear of the parcel, accessed by a driveway on either side of the courtyard apartment, and no detached garages are visible on aerial photographs. There are no apparent alterations to the courtyard apartment.

Significance:

The 11042 Otsego Street Courtyard Apartment is an excellent example of a 1940s courtyard apartment. Constructed in 1941, it is exemplary of the property type, with intact site planning, landscaping, and hardscaping. It is also an excellent example of a 1940s Ranch-style courtyard apartment in North Hollywood.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1940s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s courtyard apartment. Exhibits distinctive features of the type.

Name: Pierce Brothers Valhalla Memorial Park



Description:

Pierce Brothers Valhalla Memorial Park is a large cemetery in the North Hollywood neighborhood of the San Fernando Valley. The irregularly-shaped parcel of the cemetery straddles the city boundaries and is located partially in Los Angeles and partially in Burbank. The boundaries of the cemetery are Vanowen Street to the north, Pacific Avenue and Victory Boulevard to the south, and Clybourn Avenue to the west. Its eastern boundary is west of Hollywood Way. The cemetery is 63 acres; approximately 35 acres are within Los Angeles. It was established in 1923 and is still in operation.

The cemetery is park-like, with a cohesive designed landscape plan featuring flat lawns, winding paved roads with concrete curbing, mature trees (including large deodar cedar, pine, and palm trees), fountains, and memorial statuary. Its bronze grave markers are flush with the ground surface, furthering the natural park-like appearance. A large, ornate fountain with a road encircling it is a primary focal point.

The park's buildings include eleven mausoleums and a 1950 Traditional Ranch-style mortuary building with an irregular plan and a central courtyard. The mausoleums are sited along the east and west perimeters of the cemetery, just north of the southern entrance. They are Mid-Century Modern structures clad with cut stone and concrete block. Some feature mosaics. A decorative archway called The Portal of the Folded Wings Shrine to Aviation, which is listed on the National Register, is located at the original entrance to the Burbank portion of the property. The aviation shrine is a Churrigueresque domed structure constructed in 1924. Small maintenance facilities are located along the northern and southern perimeters of the cemetery.

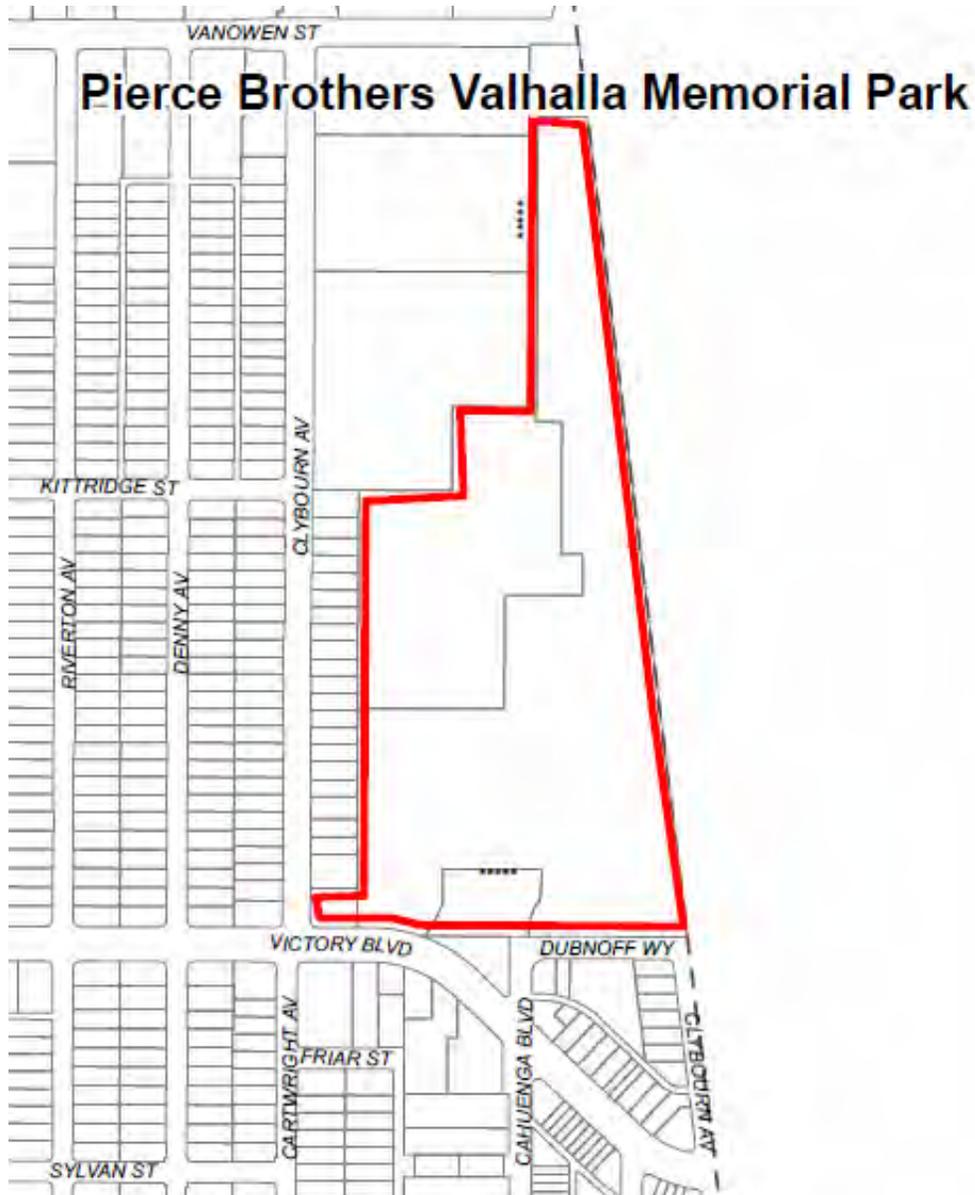
Significance:

Pierce Brothers Valhalla Memorial Park is significant as an excellent and early example of a large cemetery in the San Fernando Valley. Along with Forest Lawn, Valhalla Memorial Park, as it was originally called, was one of the earliest Southern California cemeteries to employ a park-like design with no upright headstones, allowing unobstructed views of the landscape. It retains its original landscape design and historical features. The cemetery's period of significance is 1923-1970, corresponding with its major periods of historical development. The extant buildings and landscape features all contribute to the significance of Pierce Brothers Valhalla Memorial Park.

Valhalla Memorial Park was founded along the Burbank-Los Angeles city boundary by financiers John B. Osborne and C.C. Fitzpatrick in 1923. After a period of brisk plot sales in the new cemetery, it was discovered that Osborne and Fitzpatrick had sold plots multiple times. The state of California took over the property and in 1933 sold it to Pierce Brothers, who owned it for the next 20 years. The cemetery developed westward, further into Los Angeles, in the 1930s.

In addition to its distinctive park-like landscape, the cemetery grounds feature eleven mausoleums. All are Mid-Century Modern in style and have facades of cut stone. Five of the mausoleums on the west side feature large colorful mosaics. A sixth mausoleum on the west was built in the 1970s without mosaics; all other mausoleums were constructed in the 1950s. All of the 1950s mausoleums were designed by local architect Vincent Palmer, with the first built in 1953-1954 as part of what the Los Angeles Times called a "garden mausoleum building program." Palmer was best known for designing Spanish Colonial Revival residences, and for creating an innovative steel structural system used by Richard Neutra in a number of his designs.

Notable persons buried at Pierce Brothers Valhalla Memorial Park include comedian Oliver Hardy as well as a number of silent-era and early Hollywood actors. The cenotaph for Amelia Earhart is at Memorial Park.



Context 1:

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Burial and Memory, 1877-1980
Sub theme:	No SubTheme
Property type:	Landscape
Property sub type:	Cemetery
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s memorial park featuring fountains, c.1960s mausolea with mosaics, and extant allees of pine and palm trees. A section of the park is within the City of Burbank, including the original entry (now the Portal of the Folded Wings) which is listed on the National Register.

Name: Rancho Vega Garden Apartment



Description:

Rancho Vega Garden Apartment is a large World War II-era garden apartment complex located in the North Hollywood area of the San Fernando Valley. Designed by Paul R. Williams as defense worker housing, it is a 10.3-acre super-block with 23 residential buildings and 16 garage buildings. The complex is bounded by Cahuenga Blvd. on the west, Clybourn Ave. on the east, and a parcel line on the north; it is transected by Edison Way, which has a landscaped median with mature trees. Of its 21 residential buildings, all are contributors to its significance. Its garage buildings, site plan, and landscape features also contribute to its significance.

Rancho Vega's residential buildings are nearly identical in appearance: rectangular with a central two-story section and a one-story apartment at each end. They are Minimal Traditional in style, with low-pitched hipped roofs, wide overhanging eaves, stucco cladding, and bay windows with wood shutters. The one-story apartments have small concrete porches and private back patios. The central apartments are two story townhomes with full-width balconies with wood posts and railings.

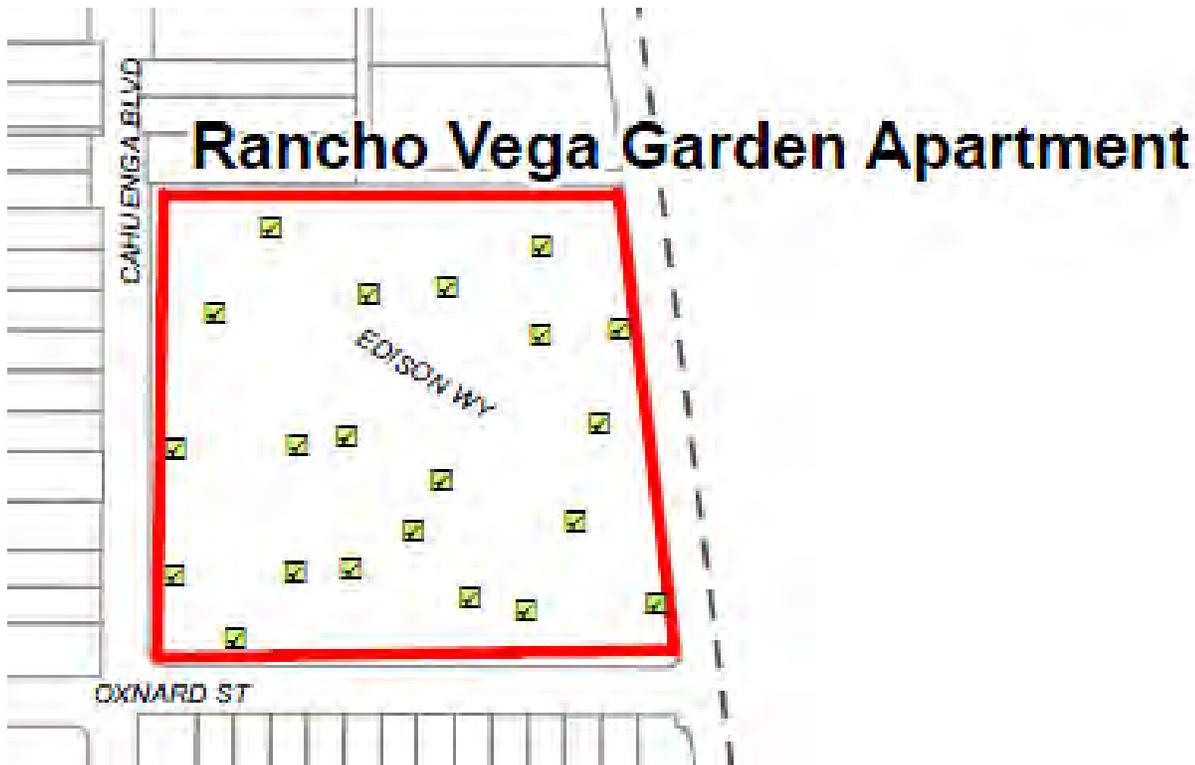
The complex occupies a parcel on the flat valley floor and is characterized by its site plan and landscaping, which includes mature trees like pepper, sycamore, jacaranda, palm, and cypress. Painted brick garages with shed and butterfly roofs are present in several garage courts throughout the complex; they have wood tilt-up doors.

Significance:

Rancho Vega Garden Apartment is significant as an excellent example of a World War II-era garden apartment complex in North Hollywood. It is a very rare intact example of wartime defense worker housing in Los Angeles and is also significant for its association with master architect Paul R. Williams. The period of significance is 1945, which is Rancho Vega's original period of construction as well as the period during opened as defense housing. The complex has 24 residential buildings, of which 100% contribute to its historical significance.

Rancho Vega was built for workers at the nearby Lockheed-Vega aircraft plant during World War II. It was designed by significant architect Paul R. Williams, a prolific African-American architect responsible for some of Los Angeles' most iconic garden apartments, private residences, commercial and institutional buildings. Williams' work on garden apartments, including Rancho Vega, Pueblo del Rio, and Hacienda Village, during the Great Depression and World War II is indicative of his interest in the social benefits of garden city planning principles for residents of multi-family housing in Los Angeles.

Rancho Vega retains the essential characteristics of garden apartment complexes such as super block site planning, common courtyards, concrete walkways, emphasis on landscape and site plan, and parking largely restricted to the perimeter of the complex, away from pedestrian circulation. Because it is transected by a street (Edison Way) providing internal automobile access and parking, the complex is a very slight variation on the typical garden apartment super-block. Aside from minor alterations, including installation of security doors and the addition of garage doors, the complex as a whole remains remarkably intact. Its site plan, buildings, and landscape features exemplify the garden apartment property type.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a garden apartment complex designed by master architect Paul R. Williams. Retains distinctive features of the garden apartment type.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a garden apartment complex designed and constructed specifically to house defense workers during World War II. Architect Paul R. Williams was the Director of Defense Housing for the City of Los Angeles at the time of Rancho Vega's construction.

Contributors/Non-Contributors:



Address: 10559 W EDISON WAY
Type: Contributor
Year built: 1945
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century; Minimal Traditional



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Year built: 1945
Property type/sub type: Residential-Multi Family; Garden Apartment
Architectural style: Modern, Mid-Century; Minimal Traditional

Name: The Airport Bowl



Description:

The Airport Bowl, located at 10706-10708 Vanowen Street and 6747 Clybourn Avenue in North Hollywood, was constructed in 1949 in a modest Late Moderne style. The building features a prominent red brick and stucco corner entry with rounded corners that curve outwards from the entry and project above the roofline. The smooth stucco building is symmetrical from its corner entry. Windows are arranged in horizontal brick bands across the middle of the façade. Three vertical brick bands frame the building from the roof to the ground level at the midpoint of the side façades. The main building was constructed in 1949 and included facilities for a 16 lane bowling alley, bar, coffee shop, and billiards room. A narrow L-shaped brick and stucco building, possibly used as a concession stand, also in the Late Moderne style was constructed in 1952 along the eastern edge of the property. The additional building is set back from the corner of Vanowen and Clybourn as part of a site plan that included parking for 100 cars.

The Airport Bowl operated as a bowling alley from 1949 until sometime between 1966 and 1969 when the building and its contents were auctioned off. Alterations by subsequent tenants include a rear addition to the main building and the construction of a small auto repair facility in the former parking area at the corner of Vanowen and Clybourn. Signage within the original entryway has also been altered with the current tenant’s name.

Significance:

The Airport Bowl building located at 10708 Vanowen is significant as an excellent example of a mid-century bowling alley, constructed to provide recreational facilities to employees of nearby industrial and aerospace campuses and residents of subdivisions to the south of Vanowen. The bowling alley opened in September 1949 and operated until sometime between 1966 and 1969. It featured a 16 lane bowling alley, bar, coffee shop, and billiards room. It was later the first bowling alley in the Valley to have automatic pinspotters. Located across from the Hollywood-Burbank (now Bob Hope) Airport and close to the Lockheed plant, the Airport Bowl was associated with the recreational activities of aerospace industry employees in the area. The bowling alley was open 24 hours per day, likely to accommodate the varying shifts of plant and airport workers. It is an excellent example of a mid-century recreational facility in North Hollywood.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Post-World War II Commercial Recreation, 1940-1975
Sub theme:	No SubTheme
Property type:	Commercial - Recreation
Property sub type:	Bowling Alley
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II bowling alley, associated with the influx of aerospace industry employees in the area and the presence of the industry in the mid-20th century.

Name: Toluca Lake Elementary School



Description:

Toluca Lake Elementary School is located at 4840 Cahuenga Boulevard in the North Toluca Lake area of the San Fernando Valley. It sits on three parcels forming a rectangular 6.7-acre campus. The school is bounded by Cahuenga Boulevard, Strohm Avenue, La Maida Street, and parcel lines. It was established by the LAUSD in 1944.

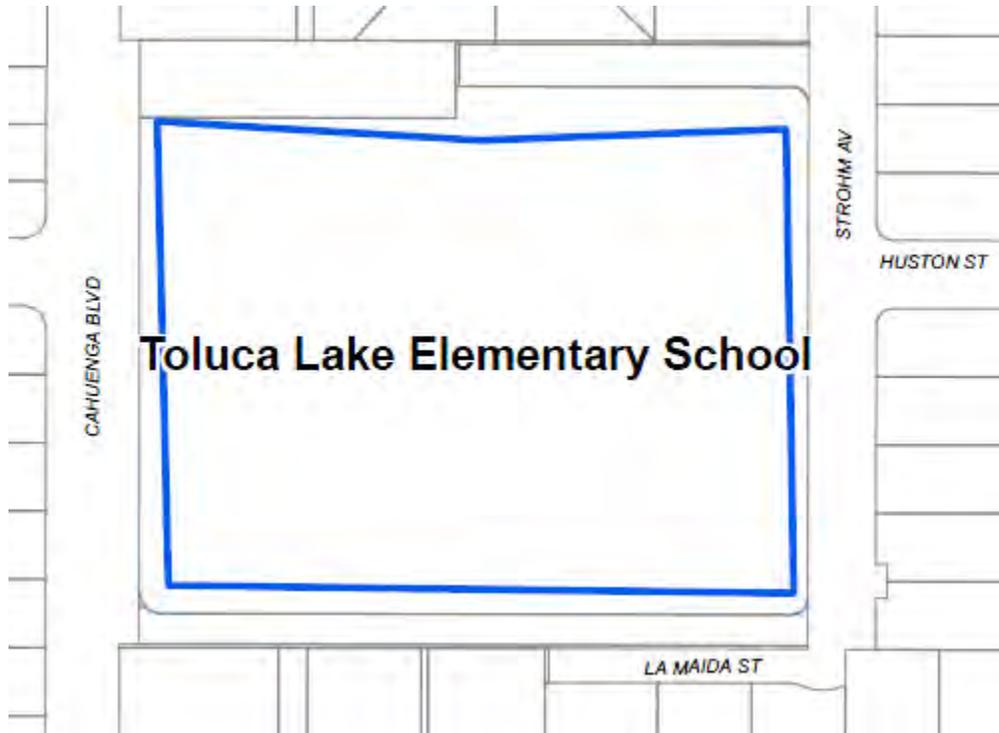
The campus contains an estimated 15 buildings (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs). Of these, at least two buildings are original to the campus: the one-story Spanish Colonial Revival buildings fronting on Cahuenga. These and eight smaller Mid-Century Modern classroom buildings appear on the earliest aerial photograph found (1952), but it is unknown whether all of the smaller buildings were constructed in 1944. Some of them have been rotated and moved since 1952. The school's large assembly-cafeteria building was constructed in 1954. The rest of the buildings are small modern, modular structures.

The school's two Spanish Colonial Revival buildings have side gabled clay tile roofs, stucco cladding, and large grouped double-hung wooden windows. The Modern buildings have stucco cladding, flat roofs, large grouped windows, covered walkways connecting buildings, and exterior classroom access. The campus plan includes an emphasis on indoor-outdoor spaces, with most of the outdoor space paved for recreational use. Mature trees are present, especially along Cahuenga near the main entrance and office.

Significance:

More research is needed to establish the significance of the Toluca Lake Elementary School. The 1944 campus does not appear to be financed by a specific bond measure associated with the post-Long Beach earthquake LAUSD building program or the post-World War II bond measure building program to increase facilities to accommodate growth in the San Fernando Valley as the area expanded with post-war industrial and residential development.

According to LAUSD records, the school opened in 1944, likely in response to the area's growing population due to its proximity to wartime industries. The campus was modified after World War II. More research is needed to determine the impacts of these changes on the overall integrity of the school as well as its potential significance.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Campus - Elementary School
Criteria:	A/1/1&C/3/3
Status code:	QQQ
Reason:	More research is needed to determine the significance of Toluca Lake Elementary School. It appears to have been constructed to accommodate the area's expanding population during World War II and may be significant for this association; however more analysis is needed to determine relative significance as well as the extent of alterations to the campus and its buildings.

Name: Valley Plaza Commercial Planning District



Description:

The Valley Plaza Commercial Planning District is located in the North Hollywood area of the San Fernando Valley. It follows the historic boundaries of Valley Plaza, a prototypical automobile-centered shopping center developed between 1951 and 1965. It is bounded by Victory Boulevard, Laurel Canyon Boulevard, Hamlin Street, and Saint Clair Avenue. Bellingham Avenue runs through the parking lots. The planning district contains roughly 61 parcels with 40 buildings.

The Planning District sits on the flat valley floor and incorporates three large parking lots. Storefronts are mostly oriented towards the interior parking lot, though some buildings face outwards towards the major streets of Laurel Canyon and Victory Boulevards. In the section of Valley Plaza south of Victory Blvd, the historic buildings are Mid-Century Modern in style. The predominant type is a one-story retail building with fully glazed aluminum doors and display windows, a flat or mansard roof with a metal or stucco parapet, a wide metal or stucco canopy (some with corrugated plastic), and cladding of lava rock, stucco, brick, or concrete block. The signage on every building consists of simple fiberglass panels with black lettering, illuminated from behind with fluorescent lighting and mounted to the building in bands across the façade along the roofline. One high rise bank tower, the Wells Fargo Tower (Honnold and Rex, 1960) is located on Victory Blvd near the northwest corner of the planning district; this building has been identified as individually eligible for listing in the National Register of Historic Places. The buildings facing Victory and Bellingham include multi-story buildings and a wider range of facades, including stuccoed fronts without display windows. The features of these buildings exemplify a type of commercial activity where patrons were not lured to stores by street-facing displays or signs on individual storefronts, instead driving to stores and entering through entrances off interior parking lots.

One of the most prominent buildings in the original Valley Plaza development is the substantially altered Sears department store near the corner of Victory and Laurel Canyon; this building was constructed in 1951 and was significantly altered after sustaining damage in the 1994 Northridge earthquake. Some of the shopping center's other original buildings were demolished after suffering major damage in the 1994 earthquake. They were replaced with parking lots and other modern infill, including a five-story parking garage.

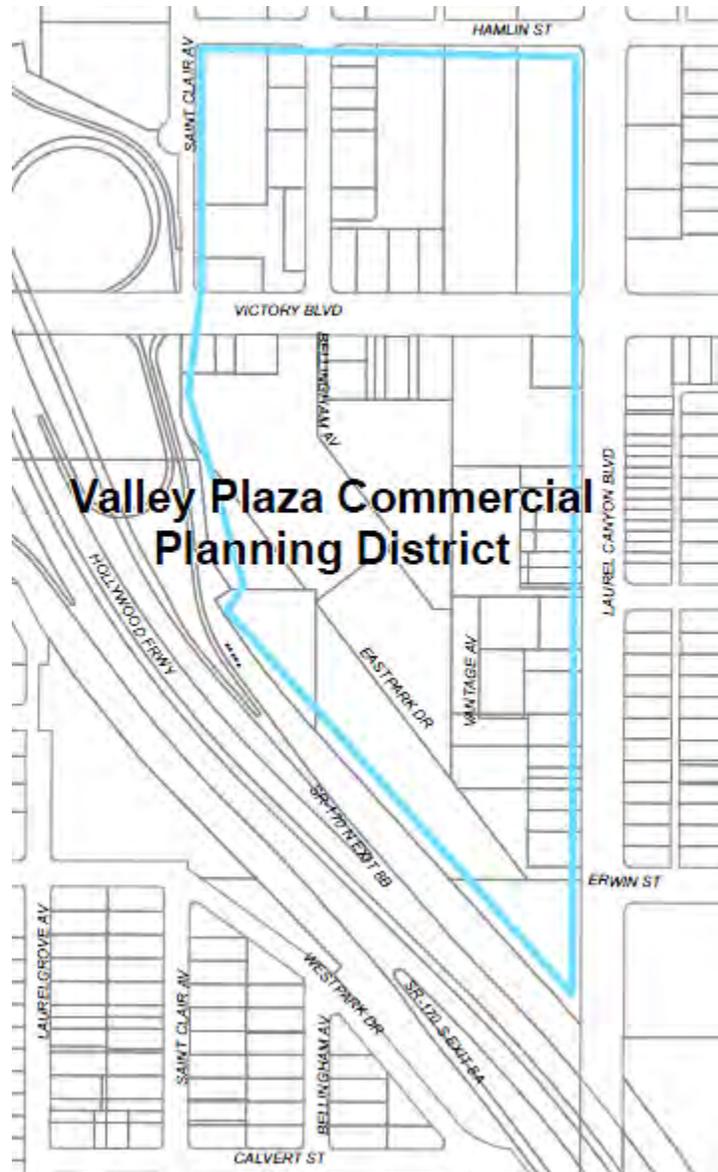
Significance:

Valley Plaza is significant as the prototypical automobile-centered regional shopping center, which became ubiquitous across in the western United States in the second half of the 20th century. It is one of the earliest examples of a regional commercial shopping center where freeway proximity determined site location and design. Easily accessed by highways and major thoroughfares, it was located equidistant from major post-war residential developments in North Hollywood, Van Nuys, and Burbank. At its inception, Valley Plaza represented a new type of automobile-centered commercial development for the expanding Valley and is a significant example of late 1940s automobile-centered commercial and residential growth patterns in Los Angeles. Although the area retains consistency of massing, scale, and architectural vocabulary, the majority of its individual buildings have been altered. Common alterations include replacement of original windows and doors, the removal of features such as window and door surrounds, and the re-cladding of original surface finishes. Additionally, several buildings were damaged in the 1994 Earthquake, including the Sears department store that had been an original anchor tenant of the shopping center. Though the original master plan of the shopping center remains, the cumulative impact of the alterations and infill construction has compromised the overall integrity of the original Valley Plaza development. Therefore, it does not appear to be eligible for historic district designation, although it may merit special consideration in the planning process.

Valley Plaza Shopping Center was planned by owner Bob Symonds, who anticipated the continued growth of the San Fernando Valley and its transportation routes. According to historian Richard Longstreth, Symonds claimed he considered approximately 30 designs for the shopping center. The final plan, designed by significant Los Angeles architect Stiles O. Clements, incorporated a design of retail stores, a theater, bank, and an office building accessed by large parking areas. It emphasized anchor businesses like the Sears, Roebuck & Co. store at the corner of Victory and Laurel Canyon, and used the idea of front parking lots for these large anchor stores before such a design was common practice. The Valley Plaza plan was the first in

Southern California to create a cohesively designed, automobile-oriented regional shopping center with a major department store anchor.

Valley Plaza's first store opened in 1951 and by 1955, more than 50 businesses were in operation. Pulling from a sprawling residential population in the surrounding San Fernando Valley, Valley Plaza became one of the largest and most heavily patronized shopping areas in Los Angeles in the 1950s. The prosperity of the center began to decline when the nearby Fashion Square Mall was enclosed and air conditioned in the 1980s. Additionally, many of the stores were badly damaged in the 1994 Northridge Earthquake. The buildings were mostly empty at the time of the survey in June 2012.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial

Property sub type:	District
Criteria:	A/1/1
Status code:	6LQ
Reason:	Significant and pioneering example of a post-World War II suburban shopping center, representing master-planned automobile oriented commercial development. Retains distinctive site planning features of the original master plan, but many of the buildings have been significantly altered. Though the Valley Plaza development does not appear eligible for designation due to compromised integrity, it may merit special consideration in the planning process.

Name: 12017-12031 Vose Street Industrial Court



Description:

The 12017-12031 Vose Street Industrial Court is located in an industrial area adjacent to the Southern Pacific Rail Road tracks in the northern section of North Hollywood. The complex spans two parcels on the north side of Vose Street, to the west of Laurel Canyon Blvd. The complex comprises two single-story brick buildings that face each other across a wide asphalt driveway. The buildings feature symmetrical brick facades with recessed central entryways. Multi-light, steel hopper windows are arranged in groups of three on either side of the front entryways that face Vose Street. Roll-up garage doors arranged irregularly in brick bays are located along the interior, courtyard-facing facades. Units within the two buildings are differentiated by brick partitions and separated barrel-shaped roofs. The two buildings have nearly equally sized footprints; the slightly longer building to the west comprises three units and the shorter building to the east comprises four units. Alterations include the addition of security doors. Some garage door openings have been filled with concrete masonry units.

Significance:

12017-12031 Vose Street Industrial Court is an excellent example of a low-scale complex of early 1950s industrial buildings in an industrial section of North Hollywood. The industrial court represents the mid-century pattern of industrial development in North Hollywood, fostered by changes in zoning and adjacency to railroad transportation routes. It was constructed in several phases between 1951 and 1953. It is exemplary of the property type, with intact site planning that accommodates larger vehicles and a location adjacent to railroad and automobile thoroughfares.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989

Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Manufacturing District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mid-Century industrial complex. Represents the planning and design principles of small-scale industrial uses during the period.

Name: 5812-5820 Whitsett Avenue Early Residential Grouping



Description:

The residential grouping at 5812-5820 Whitsett Avenue includes approximately six one-story residential buildings located midblock in along the major thoroughfare of Whitsett Avenue in Valley Village. The buildings are sited haphazardly along the edges of a single parcel. A concrete driveway winds between the buildings down the center of the parcel. Two wood frame, Craftsman residences are visible from Whitsett Avenue. The buildings to the rear of the parcels appear to be wood frame, but are not fully visible from the public right-of-way. The parcel cuts through the entire block and juts into Wilkinson Avenue. No buildings front on Wilkinson Avenue and the parcel is enclosed with a high brick wall. The landscaping includes mature fruit trees.

Significance:

The residential grouping at 5812-5820 Whitsett Avenue may be an excellent example of early residential development in the Valley Village area. The buildings date from 1920 and may be associated with agricultural development in the area. Visible alterations include the However, the buildings are not all fully visible from the public right-of-way and more research is needed to complete an evaluation of the buildings.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	QQQ
Reason:	May be significant as representing early residential development in the area. However, the buildings are not fully visible from the public right of way and their integrity could not be assessed.

Name: Whitsett Gardens Courtyard Apartment

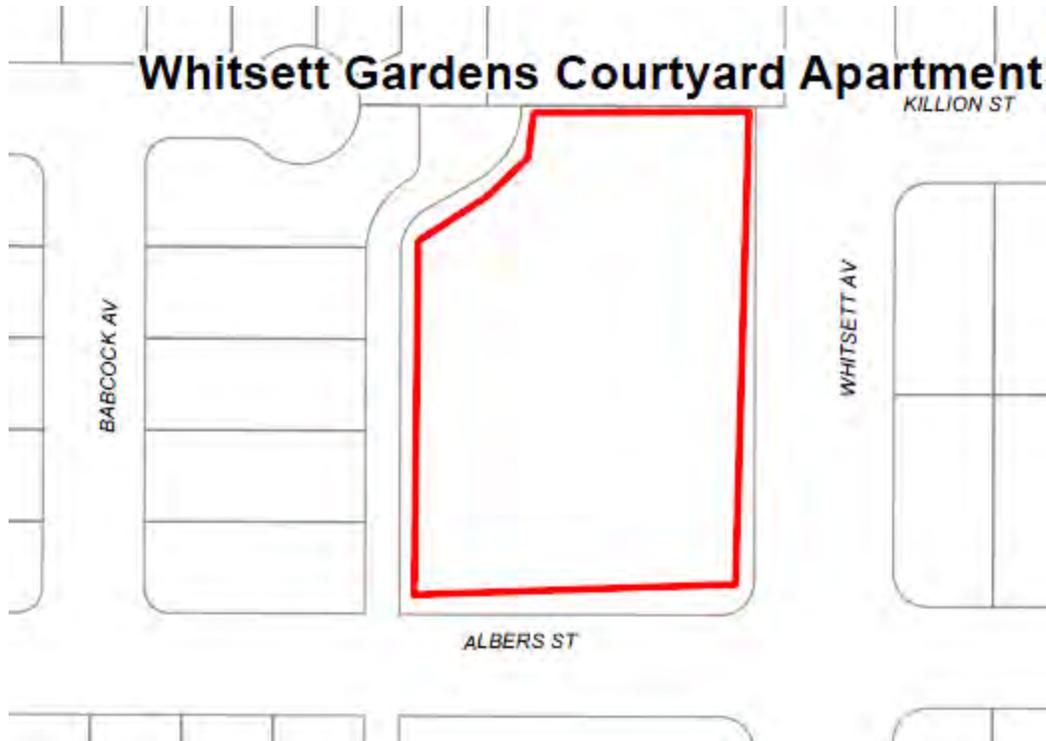


Description:

The Whitsett Gardens Courtyard Apartment at 12515 Albers Street is located in Valley Village. The complex occupies one large parcel at the northwest corner of Albers Street and Whitsett Avenue and contains three Minimal Traditional-style buildings with some Mid-Century Modern decorative elements. The buildings are mostly two stories in height with some one-story volumes and are arranged irregularly around common landscaped courtyard areas. Parking is located at the rear of the parcel in detached garages accessed by an alley. The complex is a hybrid that features elements of the scale and site planning found in garden apartments applied to a small cluster of multi-family apartments. The buildings appear to be unaltered with the exception of the addition of roll-up garage doors to originally open carports.

Significance:

The Whitsett Gardens Courtyard Apartment is an excellent example of a two-story 1940s courtyard apartment. Constructed in 1949, it is exemplary of the property type, with intact site planning, landscaping, and hardscaping. The Whitsett Gardens Courtyard Apartment exemplifies the late 1940s transition of multi-family housing in North Hollywood from traditional courtyard site plans to plans influenced by garden city planning principles.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment

Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a small 1940s garden apartment in Valley Village representing multi-family residential development along a major thoroughfare in the Valley.