

## Name: Marlborough Palms Residential Historic District



### Description:

The Marlborough Palms Residential Historic District is a mid-20th century residential subdivision located in the southeastern portion of Granada Hills. The district contains 149 properties. It is bounded generally by Chatsworth Street to the north, Debra Avenue to the east, San Jose Street to the south, and Hayvenhurst Avenue to the west.

The district occupies flat terrain south of the Ronald Reagan (118) Freeway. Streets throughout the district exhibit a concentric grid pattern; the neighborhood is accessed via Debra Avenue and San Jose Street. Lots in the district are relatively modest in size, with parcels generally smaller than one-quarter of an acre. Development in the district is exclusively residential, containing single-family residences which are generally one story in height. Original residences were constructed primarily from 1957 to 1958 and were designed in variations of the Ranch style, including Cinderella, Traditional, and Contemporary styles. Features include single-story construction with low, horizontal massing; rectangular or L-shaped plans with attached garages; low-pitched cross-gable roofs; and stucco or wood vertical batten cladding, often combined with stone or brick. Homes designed in the Contemporary Ranch style feature aluminum sliding or clerestory windows and brise soleil. Homes designed in the Cinderella or Traditional Ranch styles often feature dovecotes with attic vents, scalloped bargeboards, wood double-hung windows with divided lights, and decorative shutters. Examples of more recent infill are relatively rare. District features include uniform setbacks, landscaped parkways, street trees, concrete curbs and sidewalks. Streetlights, which appear to date to the original development, have been retrofitted.

Of the 149 properties, 103 are contributors to the district, or approximately 69 percent; 45 are non-contributors due to alterations or construction outside the period of significance. One property is not visible from the public right-of-way.

### Significance:

The Marlborough Palms Residential Historic District is significant as an excellent example of residential suburban planning in the postwar era in Granada Hills. The district's period of significance is 1957 to 1958, when original residences were constructed.

The land comprising the district represents two subdivisions of the land belonging to the Porter Land and Water Company and developed as Marlborough Palms. Tract No. 22803, recorded in December 1956, accounts for the majority of the land within the district and extends east from Hayvenhurst Avenue. The smaller portion of land immediately to the east of the first tract, with parcels along Debra Avenue, was recorded in July 1957 as Tract No. 17086.

The residences in Tract No. 22803 represent the first phase of development in the district, nearly all of the houses were completed in 1957. The model homes, which were among the earliest constructed, typified the character of the development. A variety of exterior stylings was offered, "from Classic to Tropical Contemporary." Homebuyers had a choice of a three- or four-bedroom floor plan; both plans featured two baths, along with a family room or den, and an all-electric kitchen. The inclusion of the all-electric kitchen reflected a concurrent trend in homebuilding which had been sparked by the electrical industry; in order to promote customer demand for electricity, the industry launched the Live Better Electrically campaign in March 1956, which was supported by 300 electrical utility companies and 180 electrical manufacturers nationwide. The following year, the campaign established the Medallion Homes program, which allowed newly-constructed homes to earn a gold medallion decal if the design included an electric washer and dryer, waste disposal, refrigerator, and

all-electric heating. The campaign was wildly successful, with approximately one million all-electric homes constructed. The Medallion Homes program launched their own advertising campaign, in which Marlborough Palms was frequently featured as an example of “living better electrically.”

Tract No. 17086, immediately to the east, reflects the second unit of the Marlborough Palms subdivision. Only a small portion of the tract, composed of 23 homes, is included within the boundaries of the historic district. Of these 23 homes, 18 were constructed in 1958. The tract map for Tract No. 17086 notes a different series of developers than those involved with the first phase of subdivision. This portion of the district was largely constructed during the most active period of promotion and development of the larger Marlborough Palms subdivision.

Part of what distinguished the development of Marlborough Palms from other similar postwar residential campaigns in Granada Hills was the involvement of noted mid-century architectural firm Palmer & Krisel. Palmer & Krisel designed 65 homes in the subdivision’s first tract (Tract No. 22803), which opened to the public in August 1957. Early advertisements for the development touted homes “styled by award-winning architects, Palmer & Krisel,” and declared that “a gingerbread home was great for Hansel & Gretel...but today’s families demand good contemporary styling!” A series of model homes, which remained open through the autumn of 1957, was constructed along Chatsworth Street. By January 1958, sales totaled nearly \$1,000,000, and more than 40 of the 65 Palmer & Krisel-designed homes under construction had been sold.

Despite the active promotion of modernist house designs in Marlborough Palms, the subdivision was ultimately built out with a mixture of Ranch house styles, as a substantial number of early residents opted for more conventional motifs. While Palmer & Krisel were responsible for many of the Contemporary Ranch-style homes within eastern portion of the district, the extent of their continued involvement in the second phase of the project is not known. The resulting architectural character of the district includes a range of Ranch house designs, from the Contemporary Ranch to the Traditional and Cinderella ranch house styles.

Today, the Marlborough Palms Residential Historic District stands out from surrounding development as a cohesive example of residential suburban planning in the postwar era in Granada Hills. Its shared planning features contribute to the district’s distinctive feel and help to create a strong sense of time and place.



**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:	The Marlborough Palms Residential Historic District is significant as an excellent example of residential suburban planning in the postwar era in Granada Hills.

**Contributors/Non-Contributors:**



Primary Address: 16434 W CHATSWORTH ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16440 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16446 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16450 W CHATSWORTH ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16458 W CHATSWORTH ST  
 Type: Not sure  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16500 W CHATSWORTH ST  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16506 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16512 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16518 W CHATSWORTH ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16524 W CHATSWORTH ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16530 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16536 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16542 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16548 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16554 W CHATSWORTH ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16413 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16414 W CLYMER ST  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16420 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16421 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16426 W CLYMER ST  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16427 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16432 W CLYMER ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16433 W CLYMER ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16438 W CLYMER ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16439 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16444 W CLYMER ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16445 W CLYMER ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16450 W CLYMER ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16451 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16457 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16463 W CLYMER ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10501 N DEBRA AVE  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10515 N DEBRA AVE  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10541 N DEBRA AVE  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10549 N DEBRA AVE  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10611 N DEBRA AVE  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10617 N DEBRA AVE  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10625 N DEBRA AVE  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10637 N DEBRA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10645 N DEBRA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16418 W GERMAIN ST  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16426 W GERMAIN ST  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16427 W GERMAIN ST  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16432 W GERMAIN ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16433 W GERMAIN ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16438 W GERMAIN ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16439 W GERMAIN ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16444 W GERMAIN ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16445 W GERMAIN ST  
 Type: Non-Contributor  
 Year built: 2004  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Other



Primary Address: 16450 W GERMAIN ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style



Primary Address: 16451 W GERMAIN ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style



Primary Address: 10500 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10506 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10514 N HAYVENHURST AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10520 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10524 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10532 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10538 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10542 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10550 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10556 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10600 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10606 N HAYVENHURST AVE  
 Type: Non-Contributor  
 Year built: 1975  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Other



Primary Address: 10614 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10618 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10624 N HAYVENHURST AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10630 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10636 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10642 N HAYVENHURST AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16415 W KINGSBURY ST  
 Type: Non-Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Modern, Mid-Century



Primary Address: 16420 W KINGSBURY ST  
 Type: Non-Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16421 W KINGSBURY ST  
 Type: Non-Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Modern, Mid-Century



Primary Address: 16426 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16427 W KINGSBURY ST  
 Type: Non-Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Modern, Mid-Century



Primary Address: 16432 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16433 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16438 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16439 W KINGSBURY ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16444 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16445 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16450 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16451 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16456 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16457 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16500 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16501 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16506 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16507 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16512 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16513 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16519 W KINGSBURY ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16520 W KINGSBURY ST  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16532 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16533 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16538 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16539 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16545 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16546 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 16553 W KINGSBURY ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10500 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10501 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10506 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10507 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1958  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10513 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10514 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10518 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10519 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10524 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10525 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10530 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10531 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10537 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10538 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10542 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10543 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10549 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10550 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10555 N MONOGRAM AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10556 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10600 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10601 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10606 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10607 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10612 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10613 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10619 N MONOGRAM AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Cinderella



Primary Address: 10500 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10501 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10507 N ODESSA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10510 N ODESSA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10513 N ODESSA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10518 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10519 N ODESSA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10525 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10530 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10531 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10537 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10538 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10543 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10546 N ODESSA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10551 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10556 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10557 N ODESSA AVE  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 10563 N ODESSA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 10571 N ODESSA AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Traditional



Primary Address: 16433 W SAN JOSE ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16439 W SAN JOSE ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16445 W SAN JOSE ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary



Primary Address: 16451 W SAN JOSE ST  
 Type: Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Ranch, Contemporary

**Name: Balboa Court Apartments**

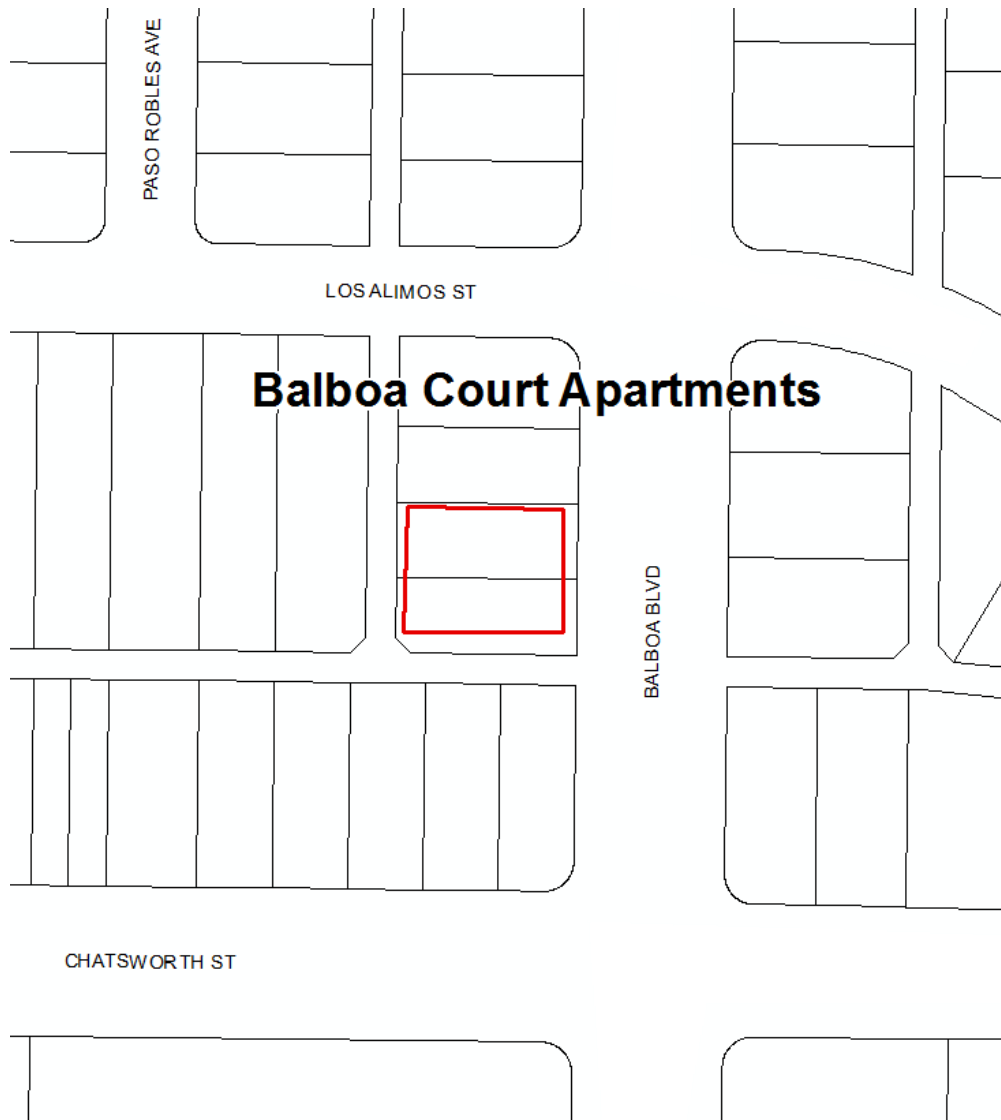


**Description:**

Balboa Court Apartments, bungalow court located at 10715-10727 Balboa Bl, composed of two one-story buildings and a two-story rear building oriented onto a central landscaped courtyard. Designed in the Traditional Ranch style.

**Significance:**

Rare example of a 1940s bungalow court in Granada Hills; one of few remaining examples from this period.



**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:	Rare example of a 1940s bungalow court in Granada Hills; one of few remaining examples from this period.

**Name: Danube Avenue Elementary School**

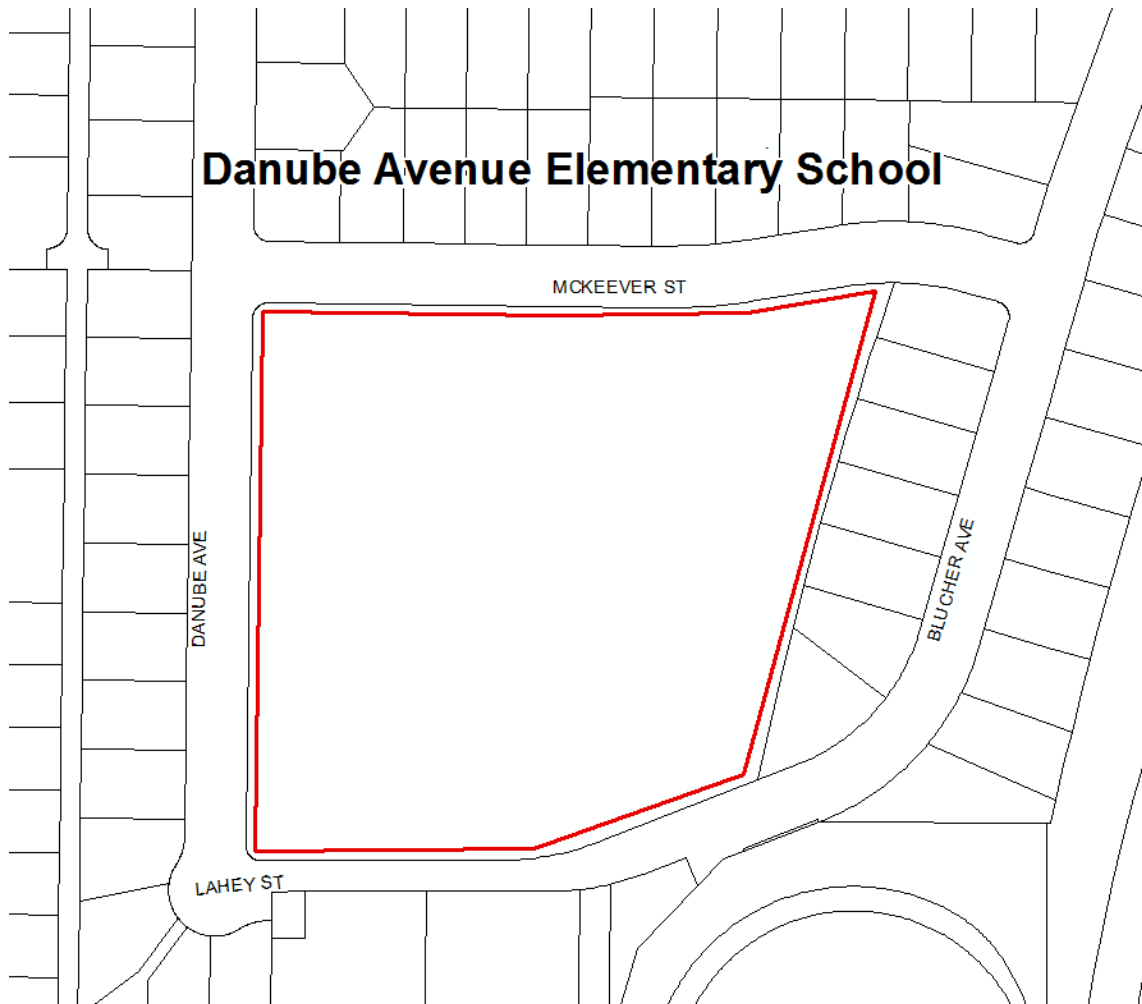


**Description:**

Located at 11220 Danube Avenue, the school occupies an irregularly-shaped parcel at the intersection of Danube Avenue and McKeever Street. The campus is composed of multiple one-story classroom buildings and an auditorium building, linked by covered walkways. Designed in the Mid-Century Modern style, building features include low-pitched gable and shed roofs, smooth stucco cladding, double-hung wood and metal sliding windows, and slab doors. Other features of the site include paved playgrounds, a grassy yard, and surface parking. The property is surrounded by a high chain-link fence.

**Significance:**

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 postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.



**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 postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

---

**Name: Department of Water and Power, Van Norman Reservoir Complex**

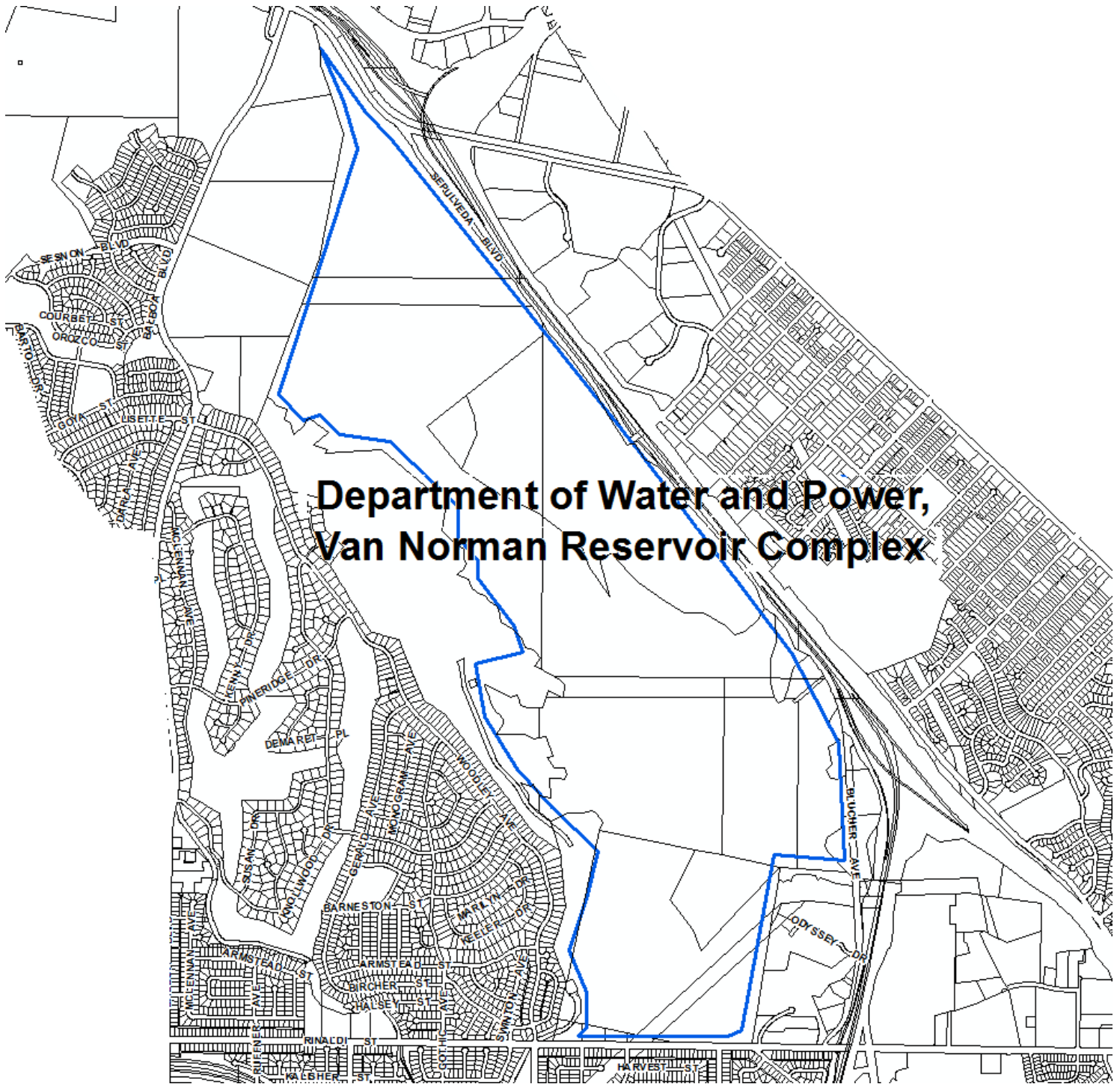


**Description:**

Located at 15751 Rinaldi Street, the Van Norman Reservoir occupies a massive irregularly-shaped site. However, the property is not fully visible from the public right-of-way.

**Significance:**

The Department of Water and Power, Van Norman Reservoir Complex was built on the site of the Lopez Station. Constructed in the 1920s as part of the Los Angeles Aqueduct Project, it was one of five reservoirs built between 1921 and 1929, allowing the city's water system to expand by hundreds of miles of new water mains and thousands of new service connections. Originally owned and operated by the Metropolitan Water District as the San Fernando Reservoir, by 1961 it was known as the Sepulveda Reservoir. In 1962, the property was taken over by the Los Angeles Department of Water and Power and renamed the Van Norman Reservoir. The Van Norman Reservoir Complex appears to be an important example of early-20th century water infrastructure associated with the Los Angeles Aqueduct and the Los Angeles water system. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Reservoirs, Dams and Water Supply Infrastructure, 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Reservoir
Criteria:	A/1/ 1
Status code:	QQQ
Reason:	The Van Norman Reservoir Complex appears to be an important example of early-20th century water infrastructure associated with the Los Angeles Aqueduct and the Los Angeles water system. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.

**Name: 15852-15906 Devonshire Street**

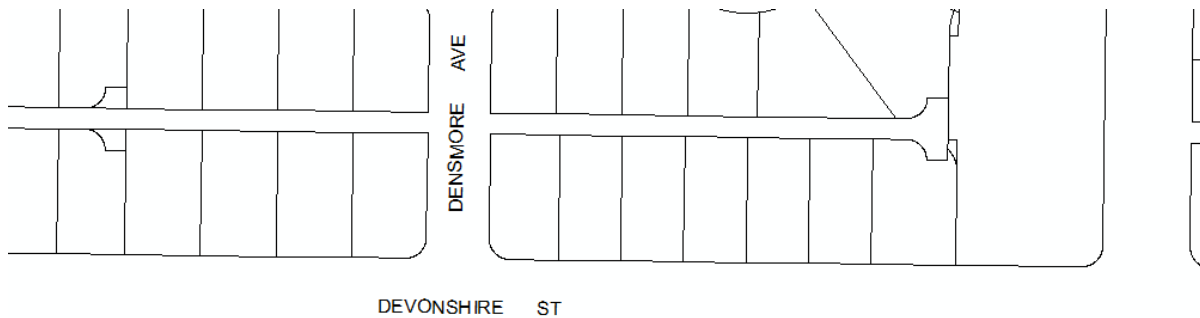


**Description:**

Large agricultural property containing six residences developed over time. Buildings include a one-story single-family residence designed in the Spanish Colonial Revival style, another residence, Vernacular in style, and additional buildings. Extant orange trees appear to be a remnant from the previous grove. Property is not fully visible from the public right-of-way.

**Significance:**

Appears to be a rare remaining example of an early agriculture-related residential property in Granada Hills. However, more research is needed to determine the property's significance. Therefore, the evaluation could not be completed.



**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:	Appears to be a rare remaining example of an early agriculture-related residential property in Granada Hills. However, more research is needed to determine the property's significance. Therefore, the evaluation could not be completed.

---

**Name: George K. Porter Middle School**

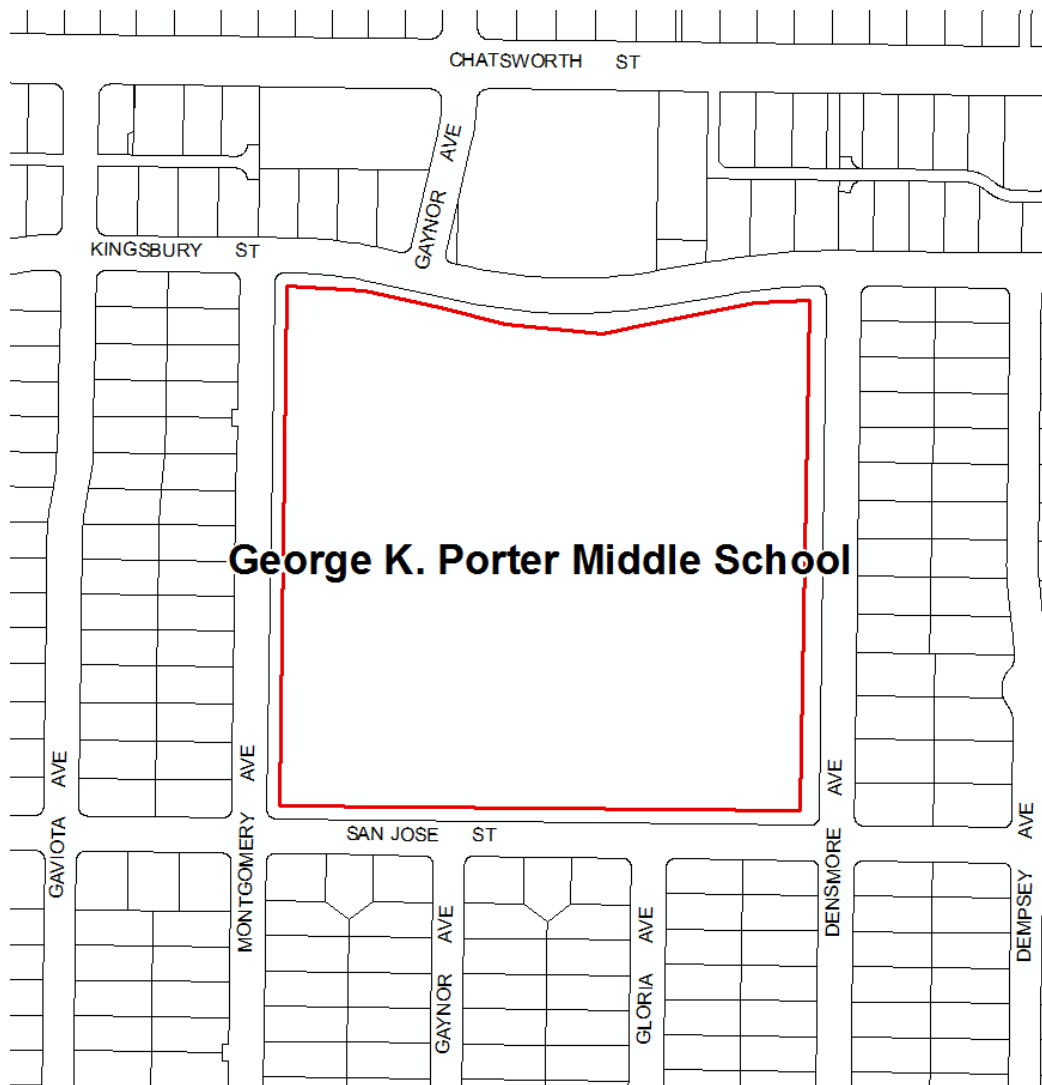


**Description:**

Located at 15960 Kingsbury Street, the school occupies a rectangular parcel bounded San Jose, Densmore, Montgomery, and Kingsbury. The campus is composed of multiple one-story classroom buildings and an auditorium building, linked by covered walkways. Designed in the Mid-Century Modern style, building features include flat and low-pitched shed roofs, smooth stucco cladding, double-hung wood windows, and slab doors. Other features of the site include paved playgrounds, an athletic field, a vegetable garden and surface parking. The property is surrounded by a high chain-link fence.

**Significance:**

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. Designed by noted architect Rowland H. Crawford.



**George K. Porter Middle School**

**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: Granada Hills Charter High School**

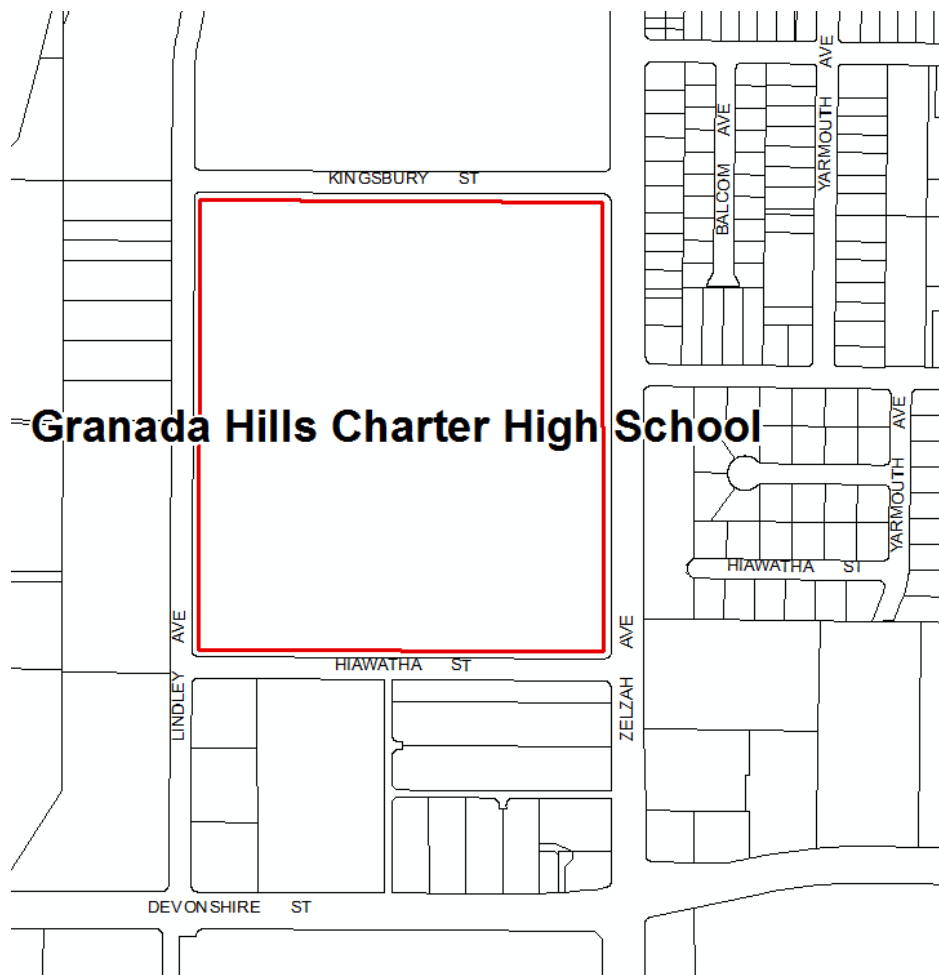


**Description:**

Located at 10535 Zelzah Avenue, the school occupies a rectangular parcel bounded by Hiawatha, Lindley, Kingsbury, and Zelzah. The campus is composed of multiple one-story classroom buildings and an auditorium building, linked by covered walkways. Designed in the Mid-Century Modern style by A.C. Martin & Associates, building features include flat or nearly flat roofs, smooth stucco cladding, double-hung wood windows, and slab doors. Other features of the site include paved playgrounds, athletic fields, and surface parking. The property is surrounded by a high chain-link fence. It is not fully visible from the public right-of-way, but appears to be largely intact.

**Significance:**

Excellent example of a post-World War II Los Angeles Unified School District high 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. Designed by master architectural firm A. C. Martin & Associates.



**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 - High 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 high 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. Designed by master architectural firm A. C. Martin & Associates.

**Name: Granada Hills Commercial Planning District**

**Description:**

The Granada Hills Commercial Planning District is a neighborhood commercial corridor located in the southwestern portion of Granada Hills. The district contains approximately 106 parcels, located on both sides of Chatsworth Street between Encino Avenue to the east and Zelzah Avenue to the west. The district occupies flat terrain south of the 118 Freeway. Streets within the district are organized in a linear pattern, with the intersection of Chatsworth Street and White Oak Avenue serving as one of the community's main crossroads.

Lots in the district are modest in size; some adjacent parcels have been combined to accommodate the construction of larger buildings. Development in the district is exclusively commercial, containing modest one and two-story commercial storefront buildings. Original storefronts were constructed primarily from the mid-1940s to the mid-1960s, with the earliest building dating to 1927, as well as later construction from the 1970s through the 1990s. Original buildings were typically designed in a Mid-Century Modern or commercial vernacular style. Buildings are typically set at the sidewalk and feature low, horizontal massing with a variety of rooflines defining each storefront. Storefronts are typically clad in smooth-finished stucco, although several also feature stone, brick, or wood accents. The district maintains a pedestrian orientation, with building entrances facing Chatsworth Street, and typically featuring glass storefronts and large display windows. Non-original awnings and signage have been added. Storefronts are primarily occupied by neighborhood-serving businesses and restaurants. Today, these early buildings share the block with more recent construction. District features include mature street trees, concrete sidewalks and curbs, parallel street parking, and associated rear surface lots accessed from alleys. Landscaped medians, street lights, and community signage reading "Old Granada Village" appear to be recent additions.

**Significance:**

The Granada Hills Commercial Planning District is significant as a good example of a neighborhood commercial center in Granada Hills. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

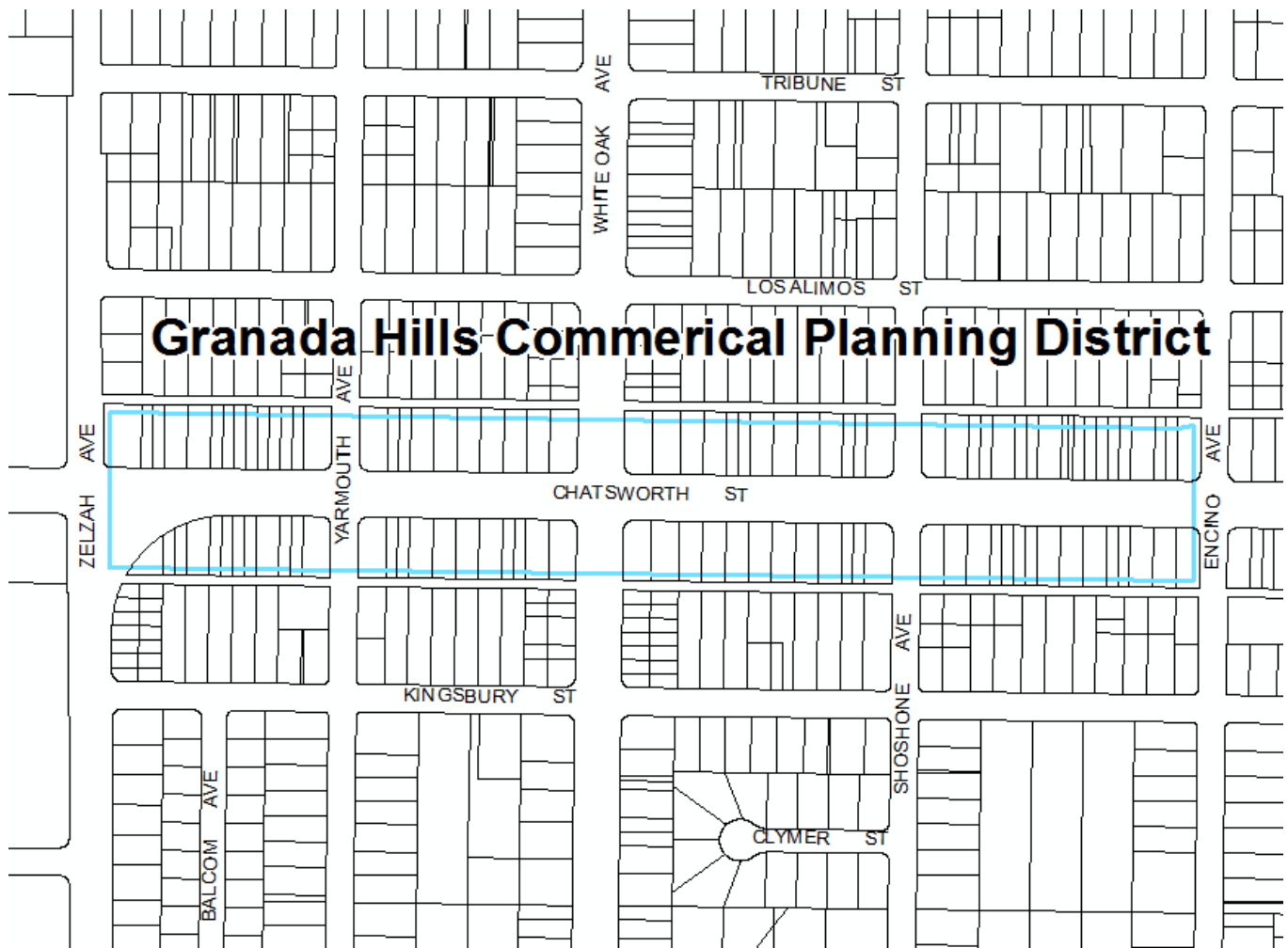
The land comprising the present-day district was initially developed for citrus farming by George Porter and his Porter Land and Water Company. In 1917, this area was subdivided to create the Sunshine Ranch, which was subsequently sold to the Edwards and Wildey Company. Beginning in 1925, Godfrey Edwards and Otto Wildey created the first residential subdivisions to establish the community of Granada, now known as Granada Hills. The southern portion of the ranch was subdivided as Tract No. 9317, recorded in 1926. Following a period of sluggish real estate sales, half of the land was further subdivided the following year to create smaller residential and commercial lots and establish the present-day street patterns.

Hoping to motivate the development of a business district, Edwards and Wildey constructed a two-story commercial building at the northeast corner of Chatsworth Street and White Oak Avenue, at the center of the district. (The ground story of this building remains, but it has been substantially altered.) Supply outweighed demand in the nascent community, however, and widespread commercial development would not occur until the years following World War II, when the population of Granada Hills exploded as returning servicemen sought to settle with their families in the San Fernando Valley. Commercial construction resumed in 1946 with the completion of the Granada Market and Granada Radio Company building, which were followed by the construction of the Russell Building.

It was not until the following decade, however, that substantial commercial growth occurred. The 1950s in particular were a period of immense growth for the area, as many veterans who had enrolled in college on the GI Bill immediately following the war began to graduate in 1949. In 1950, the population of Granada Hills stood at around 5,000 people; by 1960, that number had increased by 1,000 percent. The decade saw the construction of many commercial establishments along Chatsworth Street in response to the demand for resources to meet the needs of the growing community. Offerings included the community's first bank, a branch of the Bank of Encino, which opened in 1955 at the encouragement of local businessman.

As the population of Granada Hills grew in the 1960s, commercial development evolved away from the Chatsworth Street corridor. The opening of two large-scale shopping centers in 1961, the Granada Village Center and the Balboa Mission Shopping Center, signaled the end of active development along Chatsworth Street. However, infill construction continued through the 1970s.

Despite its significance, the Granada Hills Commercial Planning District does not possess sufficient integrity to be eligible as a historic district. Many of the district's original buildings have undergone some degree of alteration or have been replaced with newer construction, which has compromised the cohesion of the district as a whole. However, the district retains many overall planning features, such as mature street trees, concrete sidewalks and curbs, rear surface parking lots, and a pedestrian orientation, all of which help to convey the overall feeling of an early-20th century neighborhood commercial center. For these reasons, this area may warrant special consideration for local planning purposes.



**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:	6LQ
Reason:	The Granada Hills Commercial Planning District is significant as a good example of a neighborhood commercial center in Granada Hills. The area may warrant special consideration for local planning purposes.

**Name: Granada Orange Estates Residential Planning District**

**Description:**

The Granada Orange Estates Residential Planning District is a mid-20th century residential neighborhood located in the southwestern portion of Granada Hills. The district contains approximately 404 parcels. It is bounded by San Fernando Mission Boulevard on the south, the rear lot of lines of those parcels along the westerly side of Serrano Avenue on the west, the rear lot of lines of those parcels along the east side of Louise Avenue on the east, and a transmission line corridor just south of the Ronald Reagan (118) Freeway on the north.

The district occupies flat terrain. The interior street plan exhibits an irregular pattern, combining a generally orthogonal grid with a series of cul-de-sacs in the northern portion of the district. Lots in the district are moderately sized, with parcels ranging from approximately one-third to one-half of an acre. Development in the district is primarily residential, containing one and two-story single-family residences constructed primarily from 1954 to 1963 and were largely designed in variations of the Ranch style. A neighborhood church was constructed in 1965. Features include semicircular driveways; low, horizontal massing; rectangular or irregularly-shaped plans with attached garages; low-pitched cross-gable roofs; and stucco or wood vertical batten cladding, often combined with stone or brick; and wood double-hung windows with diamond panes or divided lights. Today, these original residences share the block with more recent construction. District features include uniform setbacks, raised concrete curbs, mature landscaping, and the absence of sidewalks or streetlights.

**Significance:**

The Granada Orange Estates Residential Planning District is significant as good example of a postwar residential subdivision in Granada Hills. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

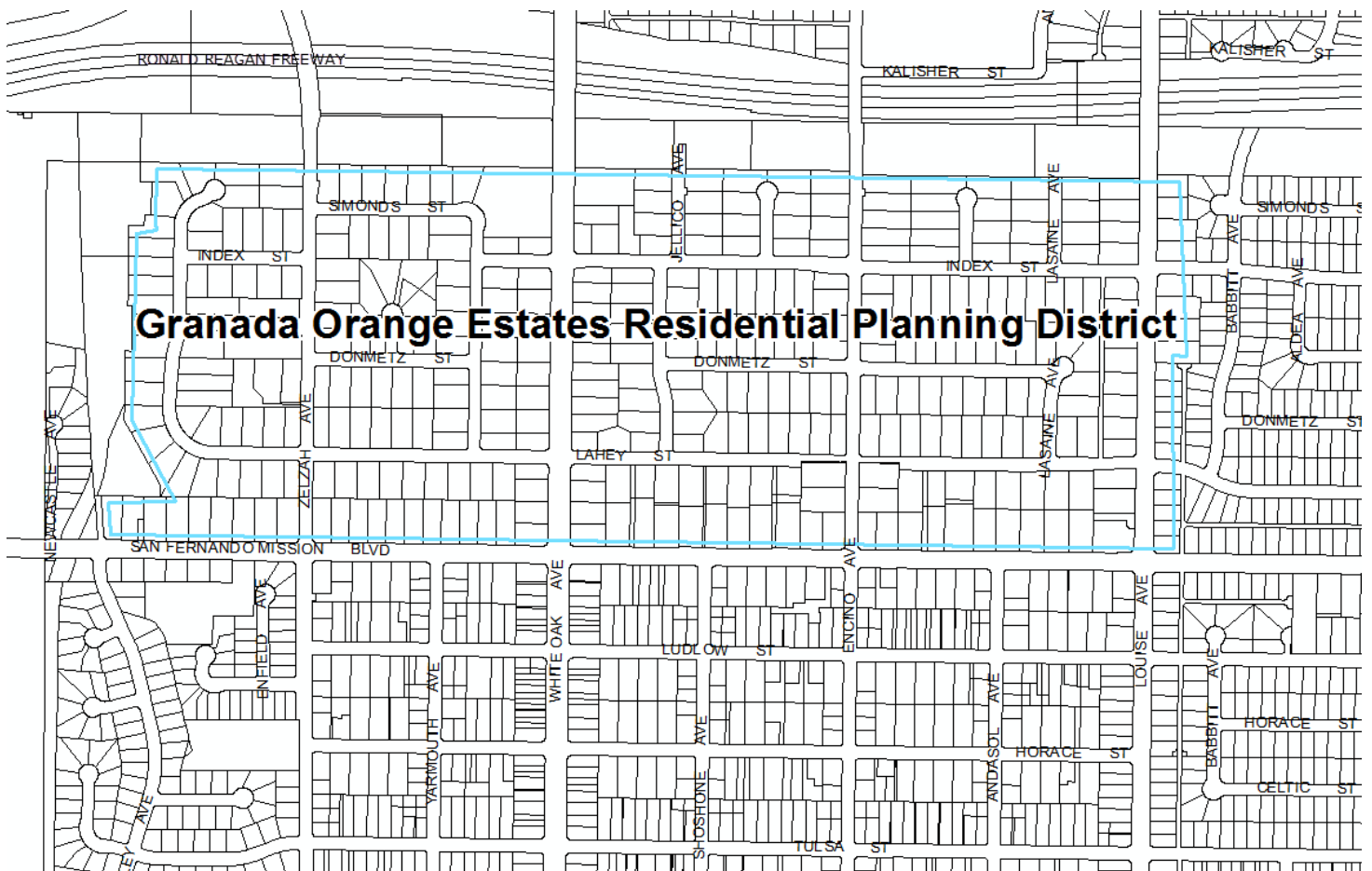
The land comprising the present-day district was initially developed for citrus farming by George Porter and his Porter Land and Water Company. In 1917, this area was subdivided to create the Sunshine Ranch, which was subsequently sold to the Edwards and Wildey Company. Beginning in 1925, Godfrey Edwards and Otto Wildey created the first residential subdivisions to establish the community of Granada, which is now known as Granada Hills. With the exception of some early residences constructed along San Fernando Mission Boulevard, Louise Avenue, and Bertrand Avenue, the area comprising the district retained its primarily agricultural character until the early 1950s. In the years following World War II, the population of Granada Hills exploded as returning servicemen sought to settle in the San Fernando Valley with their families. In 1950, the population of Granada Hills stood at around 5,000 people; by 1960, that number had increased by 1,000 percent.

In response to the demand for housing and other resources to meet the needs of the growing community, the land which comprised several of the area's founding ranches and real estate holding companies was subdivided for residential development. At the same time, many individuals viewed the postwar housing boom as an opportunity to dabble in real estate development; as larger agricultural tracts were subdivided it became possible for small-time investors to purchase subdivisions numbering a dozen lots or less. The land in the district exemplifies this trend, with twenty-eight recorded subdivisions within its boundaries. Subdivision began in 1954 and peaked in 1955-1956, when a total of fourteen tracts were recorded. Several developers purchased multiple tracts throughout the area; perhaps the most prominent landowner was Thurlow Stather Culley, who purchased at least four tracts in the district. Culley was often referred to by longtime residents

as the “George Washington of Granada Hills,” having relocated to Granada in 1927 to work as a salesman for Edwards and Wildey.

Little is known about the development of individual tracts, possibly due to the piecemeal nature of their subdivision within the district and their acquisition by a variety of investors. However, construction activity reflects the trends of subdivision, with building efforts commencing in earnest in 1954, when 23 homes were constructed, and peaking in 1956, when 83 homes were completed – a number more than twice the amount of any other year. Construction continued throughout the late 1950s and early 1960s; by 1965 the area within the district was largely developed. Homes exhibited a range of variations on the Ranch style, including both Traditional and Contemporary examples. Semicircular driveways were a common site feature, and many properties are enclosed by rustic wooden rail fences.

Despite its significance, the Granada Orange Estates Residential Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district’s original buildings have undergone some degree of alteration or have been replaced with newer construction, which has compromised the cohesion of the district as a whole. However, the district retains many overall planning features, such as uniform setbacks, raised concrete curbs, mature landscaping, and the notable absence of sidewalks and streetlights, all of which help to convey the overall feeling of a postwar residential subdivision. For these reasons, this area may warrant special consideration for local planning purposes.



**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:	6LQ
Reason:	The Granada Orange Estates Residential Planning District is significant as good example of a postwar residential subdivision in Granada Hills. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

**Name: James Cagney Ranch**

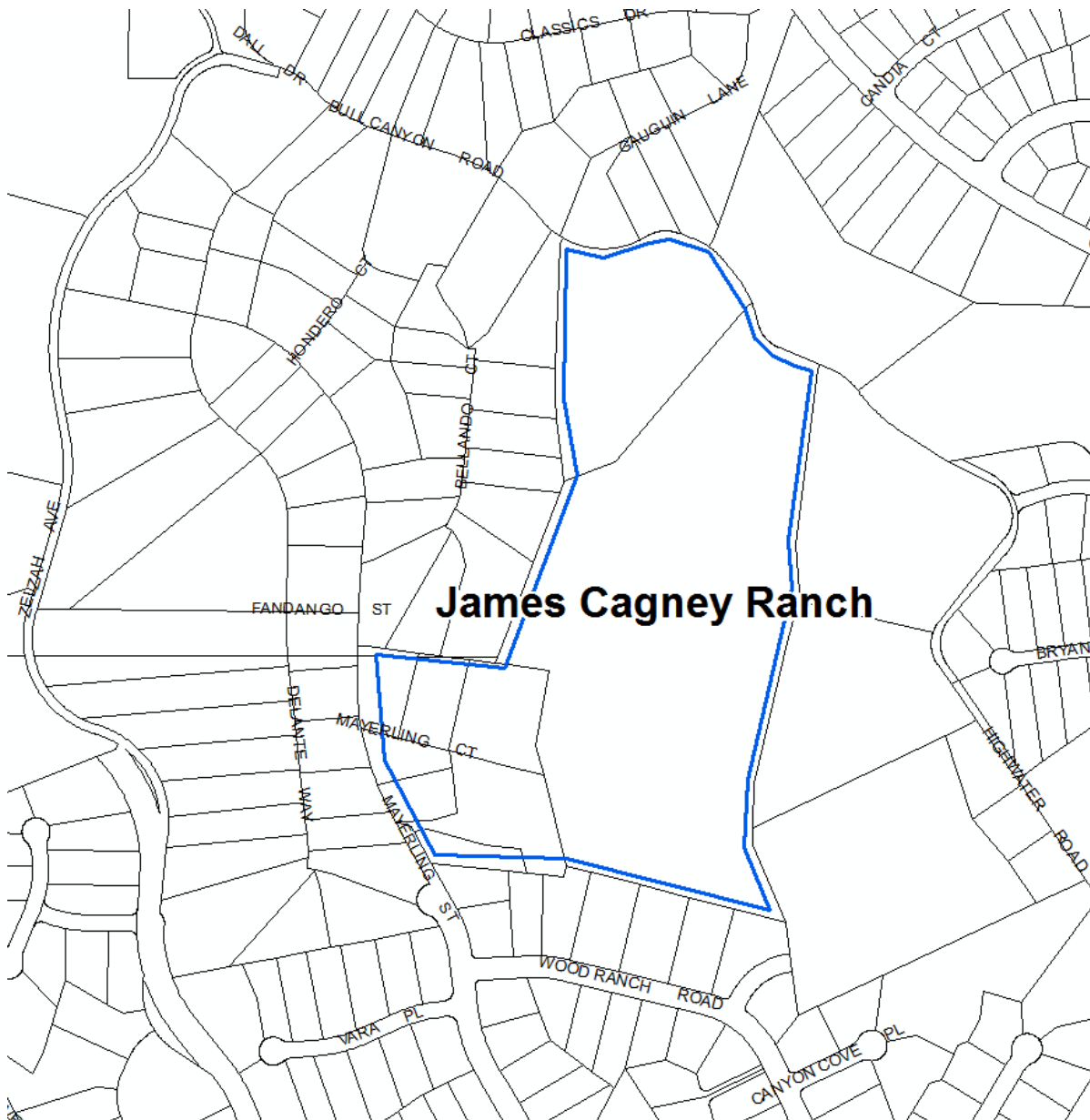


**Description:**

Single-family residence located at 18487 Bull Canyon Rd, occupying a large hillside parcel, which appears to be largely undeveloped. The residence is located on a private road not accessible to the public.

**Significance:**

Research indicates this is the James Cagney Ranch. Construction on the property began in 1939 on what was then known as Bull Canyon Meadows. In 1942, the property was sold to actress Janet Gaynor. In 1953, Gaynor sold the property to film actor James Cagney; Cagney resided here until 1966. Today, only the main house remains. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.



**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:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	QQQ
Reason:	Research indicates this is the James Cagney Ranch. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.

**Name: John F. Kennedy High School**

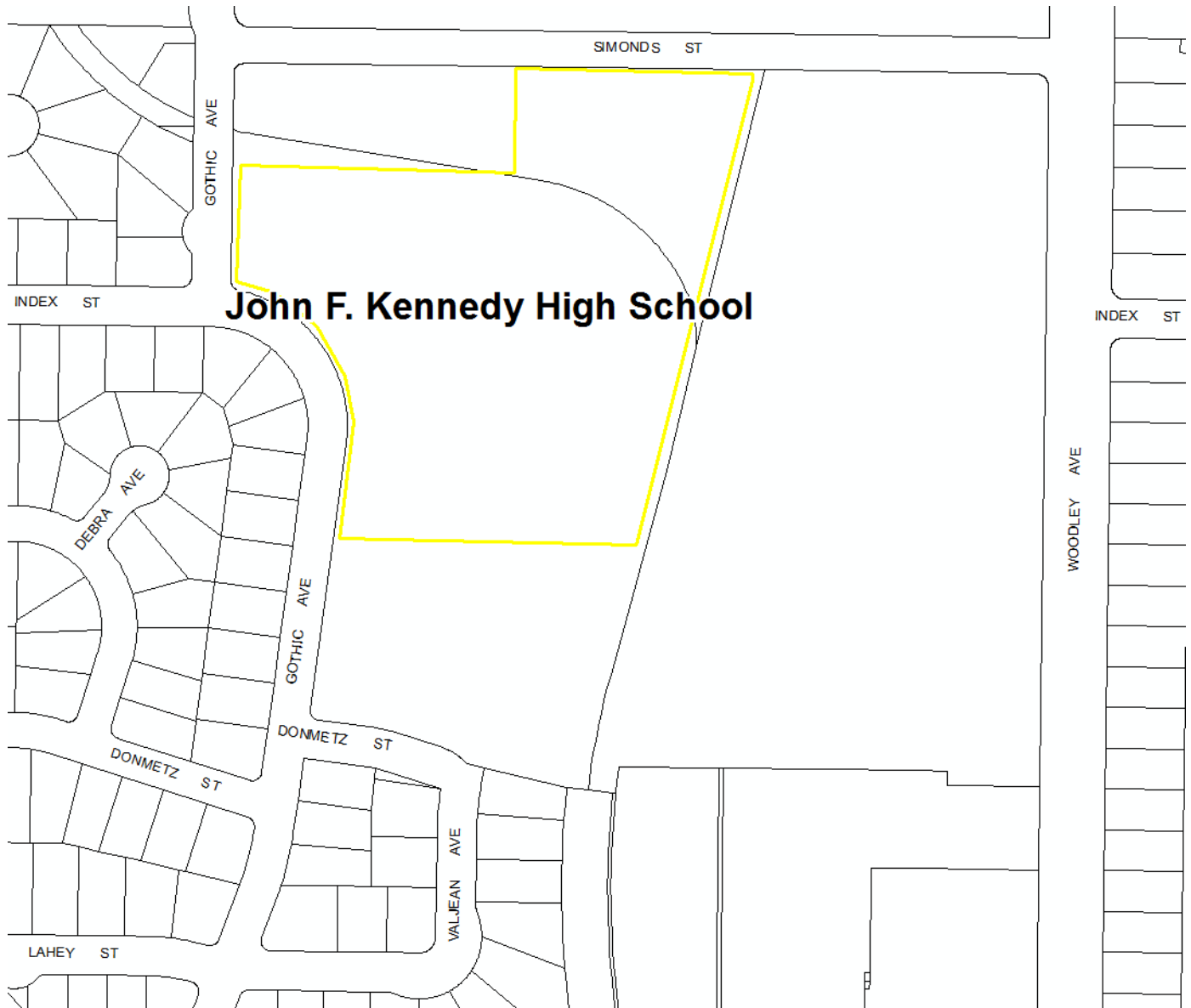


**Description:**

Located at 11254 Gothic Avenue, the school occupies an irregularly-shaped parcel at the intersection of Gothic Avenue and Index Street. Designed in the Mid-Century Modern style with New Formalist elements, original campus buildings feature rusticated concrete block construction, projecting cast-stone window surrounds, and cast-stone heavy slab roofs with a waffle pattern. The campus also contains later construction of a different style and scale. Original campus buildings are not fully visible from the public right-of-way, but appear to be highly intact.

**Significance:**

Excellent example of Mid-Century Modern institutional architecture with New Formalist elements applied to a post-World War II Los Angeles Unified School District high school campus. Less than 50 years and not of exceptional importance; therefore, not eligible for listing in the National Register. Designed by architectural firm Stewart S. Granger & Associates.



**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:	District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Mid-Century Modern institutional architecture with New Formalist elements applied to a post-World War II Los Angeles Unified School District high school campus. Less than 50 years and not of exceptional importance; therefore, not eligible for listing in the National Register.

**Name: Knollwood Country Club**

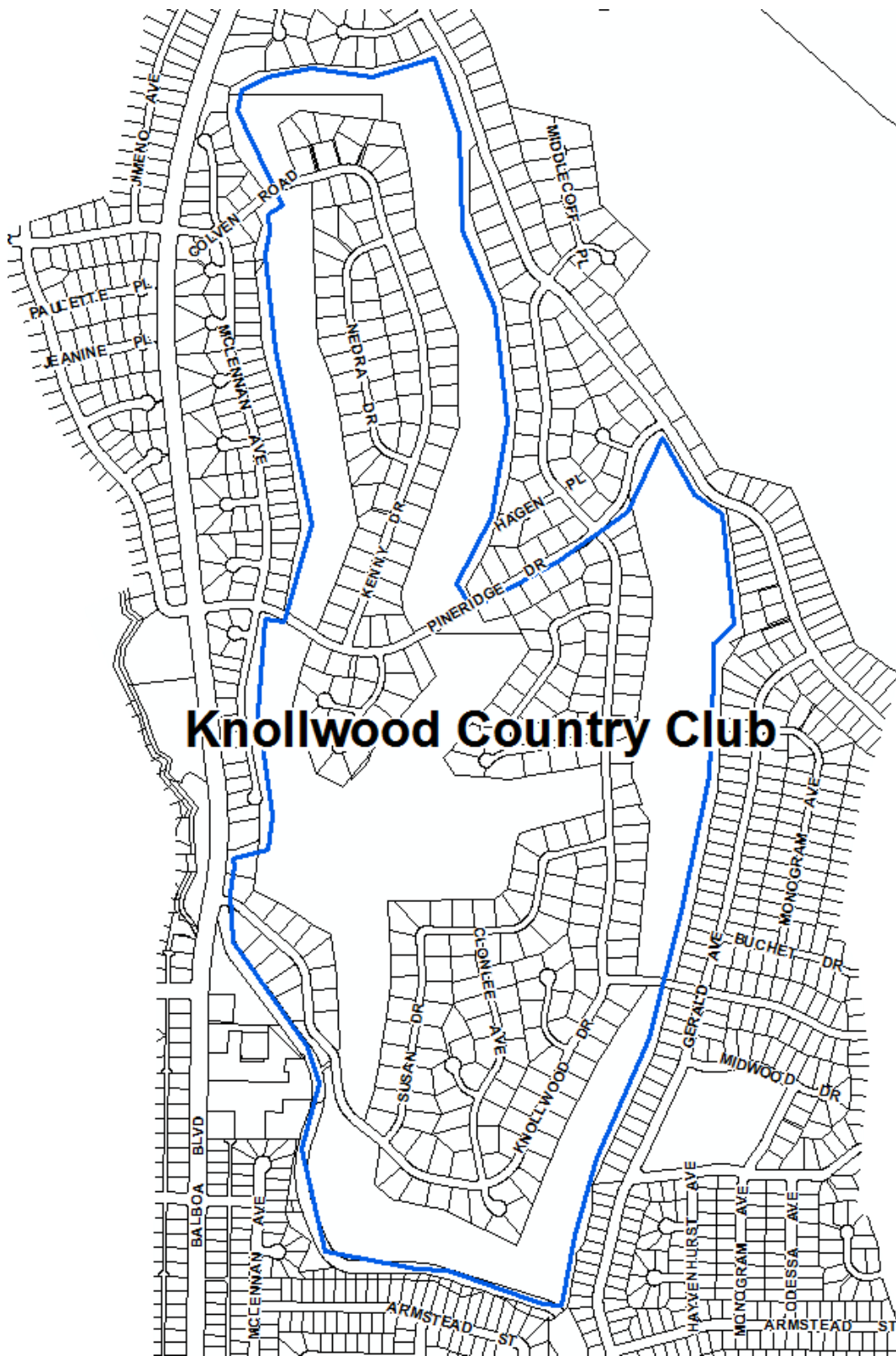


**Description:**

Knollwood Country Club, located at 12024-12040 Balboa Bl. The property is not fully visible from the public right-of-way. Contributors and non-contributors could not be identified from the public right-of-way.

**Significance:**

Knollwood Country Club established in 1956. Originally developed as a private golf course, by 1957 the facility was being run Los Angeles County and allowing public access. The golf course was designed by William Johnson and William Bell Jr., son of noted golf course architect William P. Bell. Original buildings were designed by architect John C. Lindsey and included a pro shop, a main building, and an equipment storage building. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Private Recreation, 1880-1980
Theme:	Private Recreation Facilities, 1880-1980
Sub theme:	Country Clubs, 1880-1980
Property type:	Institutional - Recreation
Property sub type:	Country Club
Criteria:	A/1/1
Status code:	QQQ
Reason:	Research indicates the property contains an excellent example of a 1950s private country club in Granada Hills. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.

**Context 2:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Private Recreational Facilities, 1880-1980
Sub theme:	Golf Courses, 1880-1980
Property type:	Landscape
Property sub type:	Golf Course
Criteria:	C/3/3
Status code:	QQQ
Reason:	Research indicates the property contains an excellent example of a 1950s public golf course in Granada Hills, designed by William Bell Jr. and William Johnson. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.

**Name: Knollwood Elementary School**

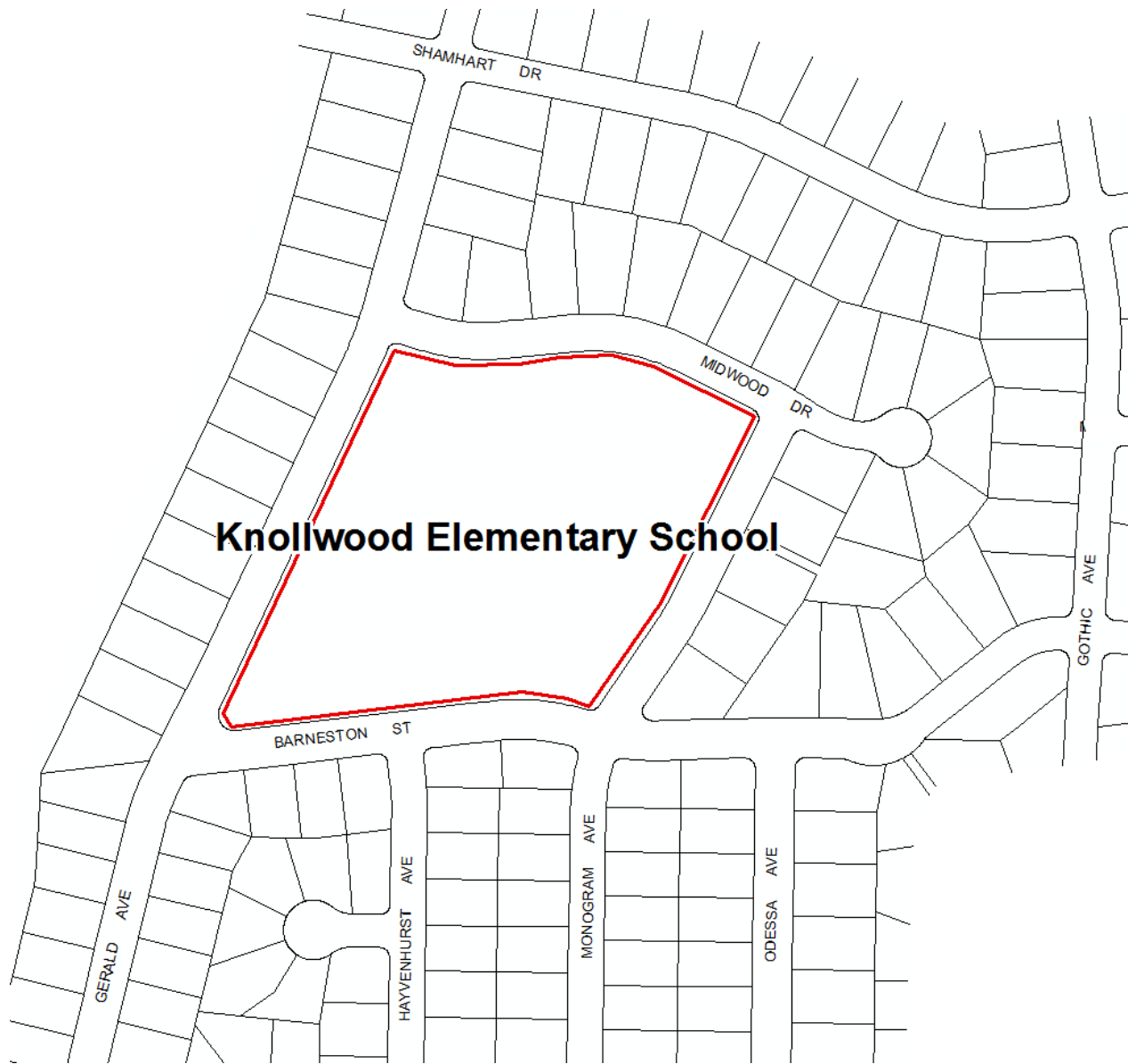


**Description:**

Located at 11822 Gerald Avenue, the school occupies an irregularly-shaped parcel at the intersection of Gerald Avenue and Barneston Street. The campus is composed primarily of one-story classroom buildings linked by covered walkways. Designed in the Mid-Century Modern style, building features include low-pitched gable and shed roofs, smooth stucco cladding, metal-frame windows with screens, and metal doors. Other buildings include an auditorium with a mosaic tile entry; and a larger, two-story classroom building with cast concrete construction, flat roof, and aluminum windows. Features of the site include paved playgrounds, an athletic field, and surface parking. The property is surrounded by a high chain-link fence and mature trees.

**Significance:**

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 postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.



**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:	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 postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

---

**Name: Metropolitan Water District of Southern California, Joseph Jensen Filtration System**

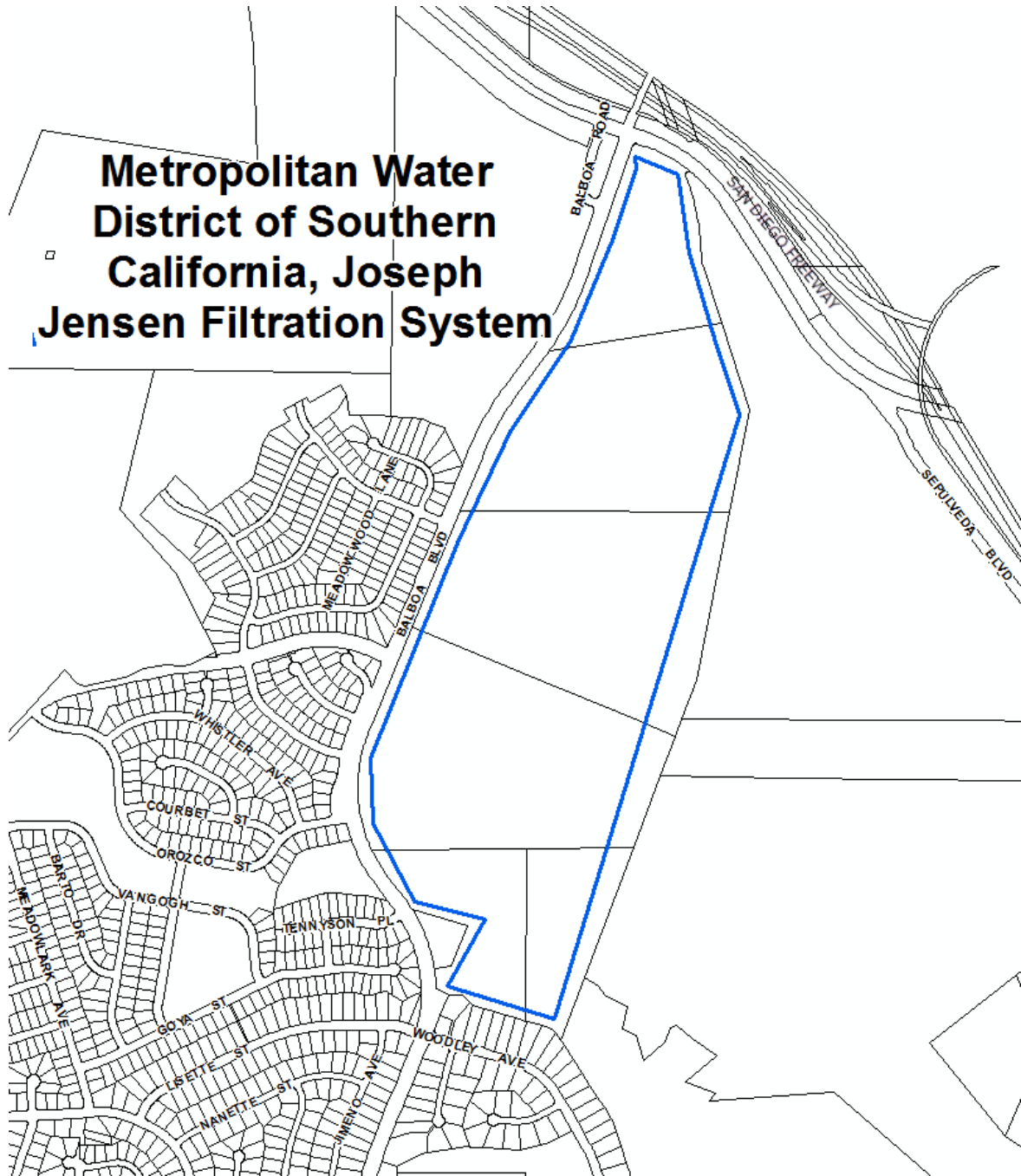


**Description:**

Joseph Jensen Filtration System, located at 13100 Balboa Bl. This water treatment facility occupies a 125-acre site containing a reservoir, water tanks, mechanical equipment, multiple buildings and various other features. The property is not fully visible from the public right-of-way.

**Significance:**

Joseph Jensen Filtration System, constructed in 1972. This water treatment plant is one of five treatment plants in the Metropolitan Water District System. Located in the foothills of the Santa Susana Mountains, its 1,290-foot elevation enabled the plant to distribute water to points within the San Fernando Valley, Ventura County, West Los Angeles, Santa Monica, and the Palos Verdes Peninsula. This facility is believed to be the largest treatment plant west of the Mississippi River delivering up to 750 million gallons per day. This facility appears to be an important piece of infrastructure associated with Los Angeles' municipal water system. However, more research would be needed to determine its significance. Also, the property is not fully visible from the public right-of-way. Therefore, the evaluation could not be completed.



**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:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	Joseph Jensen Filtration System, this facility appears to be an important piece of infrastructure associated with Los Angeles' municipal water system. However, more research would be needed to determine its significance. Also, the property is not fully visible from the public right-of-way. Therefore, the evaluation could not be completed.

**Name: Vintage Magnet School**

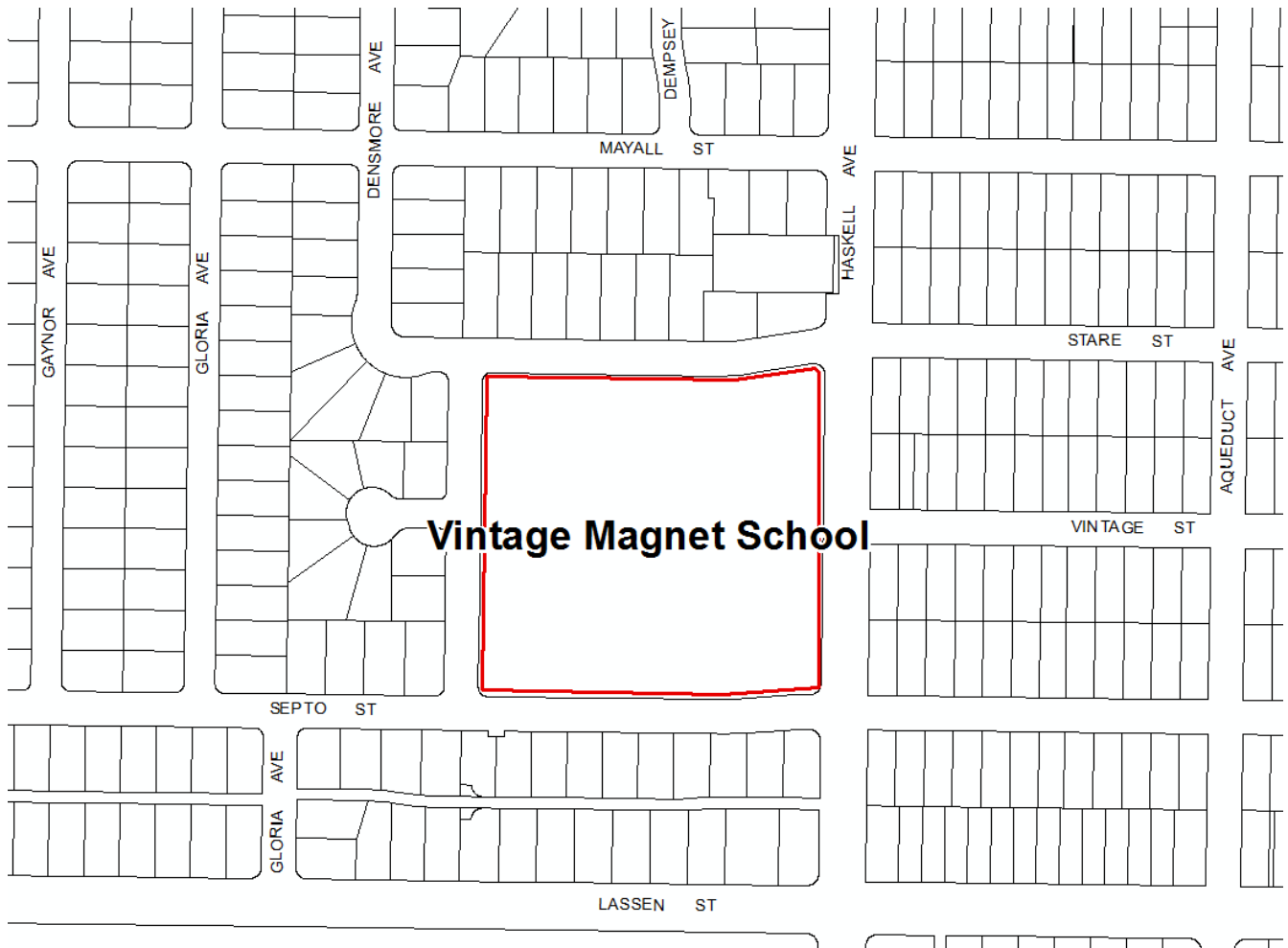


**Description:**

Located at 15848 Stare Street, the school occupies a rectangular-shaped parcel bounded by Haskell and Densmore avenues, Septo and Stare streets. The campus is composed of multiple one-story classroom buildings and an auditorium building, linked by covered walkways. Designed in the Mid-Century Modern style, building features include low-pitched shed roofs, smooth stucco cladding, double-hung wood windows, and slab doors. Other features of the site include paved playgrounds, a garden area, and surface parking. The property is surrounded by a high chain-link fence.

**Significance:**

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 postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.



**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 postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.