

Name: Amanita Avenue Residential Historic District



Description:

The Amanita Avenue Residential Historic District is a mid-20th century residential neighborhood located in Tujunga. It is bounded by Day Street to the north and includes those properties along the easterly side of Cabanas Avenue, extending south to Reid Street; and those properties along the westerly side of Amanita Avenue, extending south past Reid Street approximately a half-block.

The district occupies gently sloping terrain at the base of the foothills of the San Gabriel Mountains. Streets throughout the district exhibit a linear pattern. Lots in the district are modest in size, with parcels of approximately 0.15 acres. Development in the district is exclusively residential, containing one-story and two-story single-family residences. All original residences were constructed in 1959 and most were designed in the Cinderella Ranch style, although several examples of Traditional Ranch and Minimal Ranch styles are also present. Homes designed in the Cinderella Ranch style feature dovescotes with attic vents, scalloped bargeboards, wood double-hung windows with divided lights, and decorative shutters. District features include uniform setbacks, concrete curbs and sidewalks, street trees, and mature landscaping.

The district contains 48 properties. Of these, 34 are contributors to the district, or approximately 71 percent; 14 are non-contributors due to alterations.

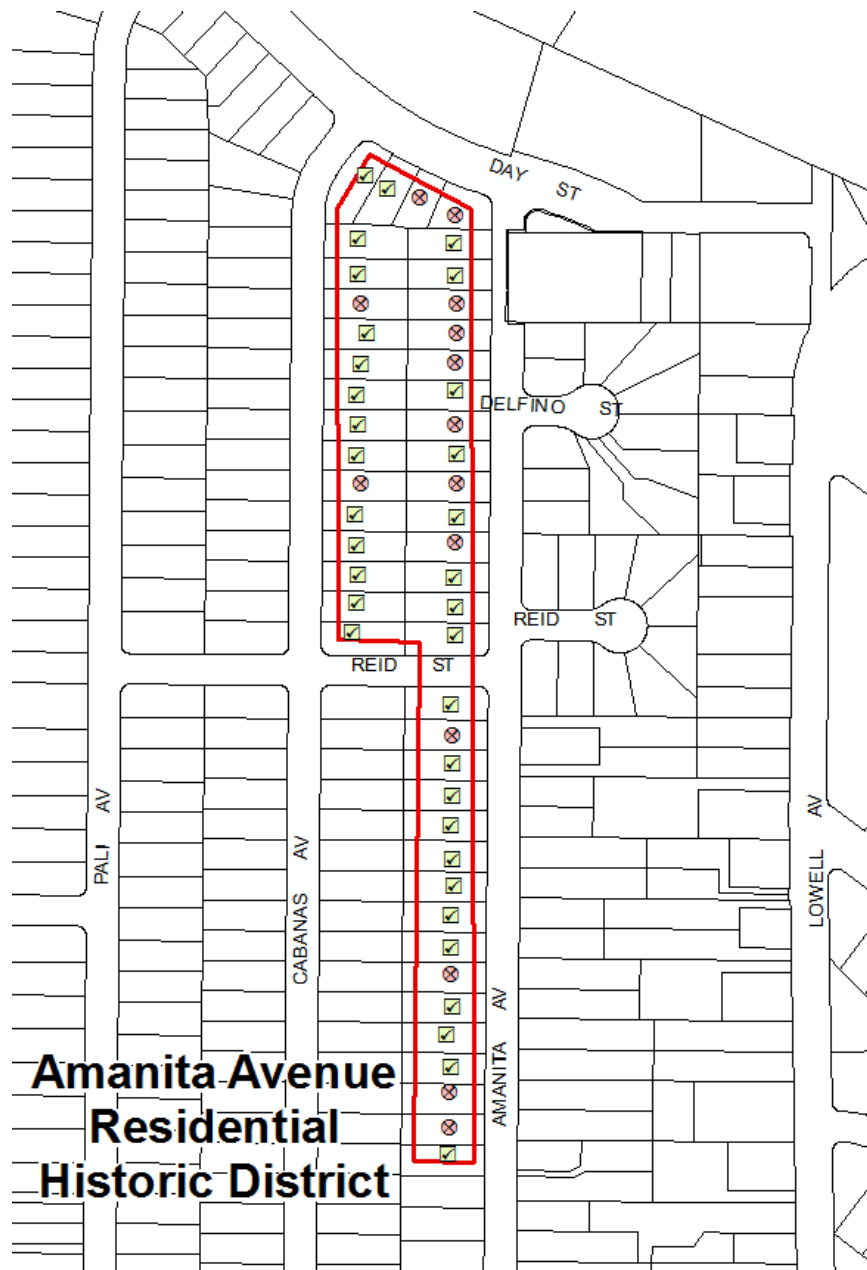
Significance:

The Amanita Avenue Residential Historic District is significant as an excellent and rare collection of Ranch-style residential architecture in Tujunga. The district's period of significance is 1959, when all of the original residences in the district were constructed.

Development activity within the district began in March 1955, when the land comprising the district was subdivided as part of Tract No. 18967 by real estate developer Frank H. Ayres. Ayres relocated to Los Angeles from Ohio, and his first real estate transaction was to purchase eight ranches in the mid-Wilshire area for his Ohio employer. In 1905, Ayres founded his own real estate development company, Frank H. Ayres & Son, to develop land in Los Angeles County. In response to the postwar demand for subdivision communities in the years following World War II, the family business introduced a homebuilding component to its operations in 1957.

Construction within the district commenced in 1959, and all of the residences were completed that same year. Homes were relatively large – over 2,000 square feet – and yet cost a modest \$10,000. Building permits indicate that many of the homes were designed by architect Gilbert A. Griffin, who frequently partnered with architectural designer Glenn M. Krebs and at the time was largely known for his designs of apartment houses and complexes. Griffin's homes in the district, however, were primarily designed in the fanciful Cinderella Ranch style. The "Cinderella" ranch originated in Southern California in the mid-1950s, and became popular with homebuyers seeking a more traditional alternative to some of the more modern tract house designs being constructed at the time.

Today, the Amanita Avenue Residential Historic District stands out from surrounding development as a uniquely cohesive collection of Cinderella Ranch-style residential architecture in Tujunga. Its intact architectural elements and shared planning features contribute to the district's distinctive feel and help to create a strong sense of time and place.



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:	3S;3CS;5S3
Reason:	The Amanita Avenue Residential Historic District is significant as an excellent and rare collection of Ranch-style residential architecture in Tujunga.

Contributors/Non-Contributors:



Primary Address: 9837 N AMANITA AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9841 N AMANITA AVE
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9847 N AMANITA AVE
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9853 N AMANITA AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9857 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9863 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9867 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9873 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9881 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9901 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9907 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9911 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9917 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9921 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9927 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9931 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9943 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9949 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9953 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9959 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9963 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9969 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9973 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9979 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9983 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9989 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 10001 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 10007 N AMANITA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 10011 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 10017 N AMANITA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 10021 N AMANITA AVE
Other Address: 6270 W DAY ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9940 N CABANAS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9946 N CABANAS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9950 N CABANAS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9956 N CABANAS AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9960 N CABANAS AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9966 N CABANAS AVE
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9970 N CABANAS AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9976 N CABANAS AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9980 N CABANAS AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 9986 N CABANAS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 10002 N CABANAS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 10008 N CABANAS AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 10012 N CABANAS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 10018 N CABANAS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 6278 W DAY ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6284 W DAY ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 6290 W DAY ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella

Name: Creemore Drive/Creemore Place Residential Historic District



Description:

The Creemore Drive/Creemore Place Residential Historic District is a mid-20th century residential subdivision located in Tujunga. The district contains 56 properties, and includes those parcels on both sides of Creemore Drive from Creemore Place on the north to Pali Avenue on the south, as well as parcels on both sides of Creemore Place.

The district occupies gently sloping terrain at the base of the foothills of the San Gabriel Mountains. Streets throughout the district exhibit an irregular pattern following the contours of the land. Lots are somewhat irregular and vary in size from less than one-quarter of an acre to nearly three-quarters of an acre. Development in the district is exclusively residential, containing one-story single-family residences. Original residences were constructed throughout the 1950s and 1960s and were designed in several variations of the Ranch style, including the Cinderella Ranch, Contemporary Ranch, Minimal Ranch, and Traditional Ranch styles. Features include single-story construction with low, horizontal massing; rectangular or L-shaped plans with attached or detached garages; low-pitched cross-gable roofs; stucco or wood board-and-batten cladding, often combined with stone or brick; and double-hung wood windows with divided lights. Today, these early residences share the block with more recent construction. District features include uniform setbacks, curvilinear streets, concrete curbs and sidewalks, landscaped parkways, and mature liquidambar street trees.

The district contains 56 properties. Of these, 44 are contributors to the district, or approximately 79 percent; 12 are non-contributors due to alterations or construction outside the period of significance.

Significance:

The Creemore Drive/Creemore Place Residential Historic District is significant as an excellent and rare collection of Ranch-style residential architecture in Tujunga. The district's period of significance is 1953 to 1964, when the original residences were constructed.

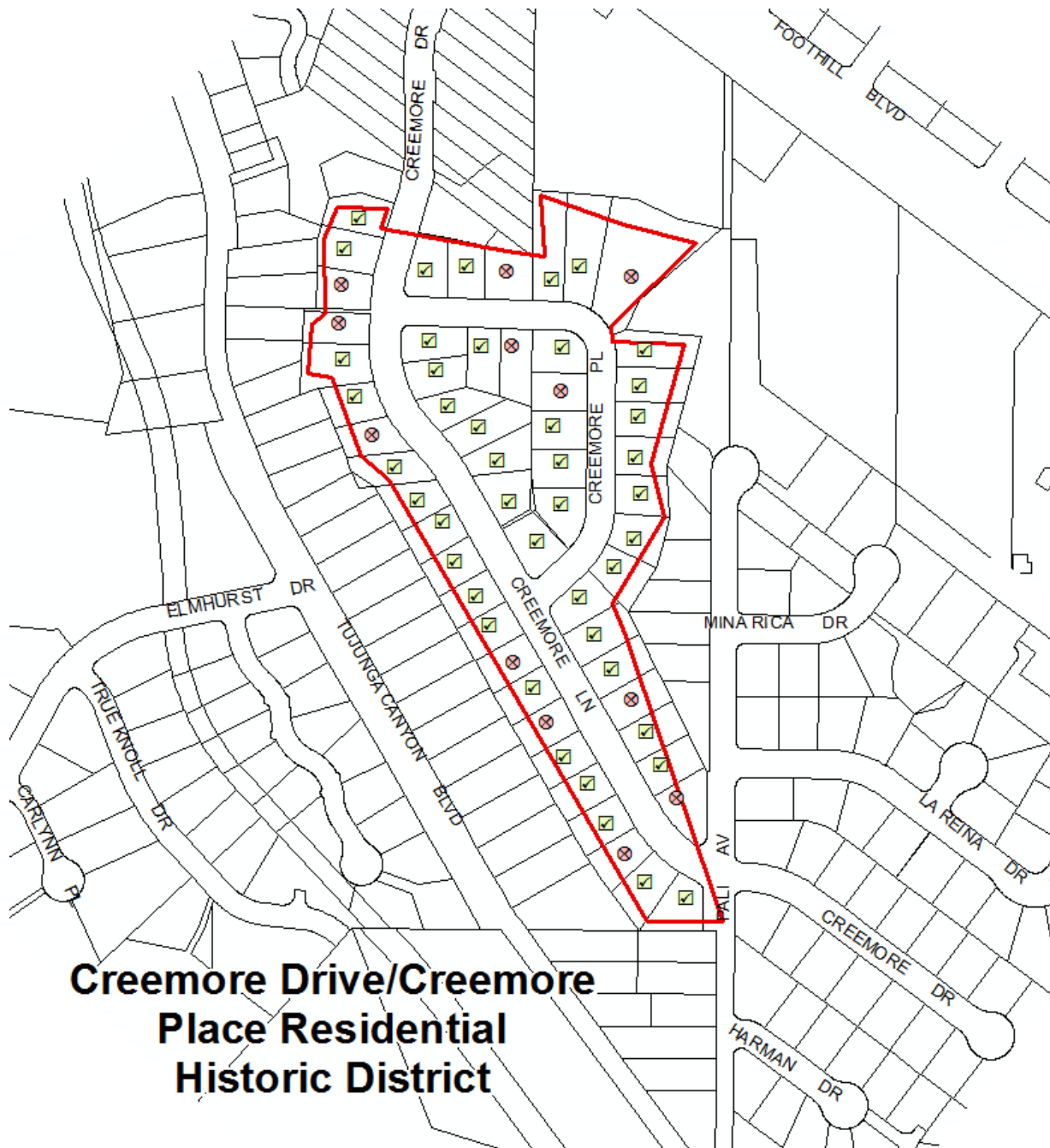
Development within the district occurred in a piecemeal fashion over the course of the 1950s and early 1960s through the subdivision of several tracts. The first tract, Tract No. 17904, was subdivided by William O. and Lillian M. Roberts and recorded in 1953. The tract represented the division of the land in the southern portion of the district, and extended north along Creemore Drive from Pali Avenue to Creemore Place. The couple recorded a second tract, Tract No. 19466, the following year to subdivide the eastern portion of Creemore Place. Construction commenced in 1953, but hit its peak in 1954, when fifteen homes were constructed.

Building activity remained steady throughout the second half of the 1950s; at the same time, an additional tract, Tract No. 18278, was subdivided immediately to the north of Tract No. 17904 in 1957 by Taylor & Allen, Inc. Subdivision within the district was completed in 1962, when Tract No. 23632 was recorded, reflecting the subdivision of the northwestern portion of the land within the district.

Although properties within the district were, on the whole, neither constructed as part of a single development nor promoted as such, the district still retains a cohesive feel due to the concentration of homes constructed in the Ranch style.

The representation of so many variations of the style reflects the increasing popularity of the Ranch house throughout the 1950s and 1960s.

Today, the Creemore Drive/Creemore Place Residential Historic District stands out from surrounding development as a uniquely cohesive collection of Ranch-style residential architecture in Tujunga. Its intact architectural elements and shared planning features contribute to the district's distinctive feel and help to create a strong sense of time and place.



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:	3S;3CS;5S3
Reason:	The Creemore Drive/Creemore Place Residential Historic District is significant as an excellent and rare collection of Ranch-style residential architecture in Tujunga.

Contributors/Non-Contributors:



Primary Address: 9401 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9407 N CREEMORE DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9410 N CREEMORE DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9413 N CREEMORE DR
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9419 N CREEMORE DR
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9420 N CREEMORE DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9425 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9428 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9431 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9434 N CREEMORE DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9439 N CREEMORE DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9442 N CREEMORE DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9447 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9448 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9453 N CREEMORE DR
Type: Non-Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9456 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9461 N CREEMORE DR
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9501 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9504 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9509 N CREEMORE DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9514 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9517 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9523 N CREEMORE DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9526 N CREEMORE DR
Type: Contributor
Year built: 1961
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9529 N CREEMORE DR
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9530 N CREEMORE DR
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9536 N CREEMORE DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9537 N CREEMORE DR
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9545 N CREEMORE DR
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9546 N CREEMORE DR
Type: Contributor
Year built: 1961
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9551 N CREEMORE DR
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9559 N CREEMORE DR
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9601 N CREEMORE DR
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9611 N CREEMORE DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9619 N CREEMORE DR
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Primary Address: 9512 N CREEMORE PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9518 N CREEMORE PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9519 N CREEMORE PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9524 N CREEMORE PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9529 N CREEMORE PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Primary Address: 9532 N CREEMORE PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9539 N CREEMORE PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9540 N CREEMORE PL
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9545 N CREEMORE PL
Type: Non-Contributor
Year built: 1967
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9548 N CREEMORE PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9554 N CREEMORE PL
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9559 N CREEMORE PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9560 N CREEMORE PL
Type: Non-Contributor
Year built: 1966
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Primary Address: 9566 N CREEMORE PL
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9572 N CREEMORE PL
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9601 N CREEMORE PL
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9602 N CREEMORE PL
Type: Non-Contributor
Year built: 1974
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Primary Address: 9607 N CREEMORE PL
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Primary Address: 9608 N CREEMORE PL
Type: Contributor
Year built: 1962
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Primary Address: 9614 N CREEMORE PL
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Primary Address: 9617 N CREEMORE PL
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella

Name: Haines Canyon/Mistletoe Road Residential Historic District



Description:

The Haines Canyon/Mistletoe Road Residential Historic District is a mid-20th century residential subdivision located in Tujunga. The district contains 16 properties situated along both sides of Haines Canyon Avenue, south of Foothill Boulevard. The district boundaries generally conform to those of the original tract, Tract No. 17603, which was recorded in December 1954. Two lots at the northeastern corner of the tract which feature earlier construction are excluded from the district.

The district occupies hilly terrain at the base of the foothills of the San Gabriel Mountains. Streets within the district exhibit an irregular pattern which conform to the area's natural topography. Houses on lots along the easterly side of Haines Canyon Avenue are sited downhill and primarily oriented to the street; several properties are accessed via Mistletoe Road, east of Haines Canyon. Houses along the westerly side of Haines Canyon Avenue are sited uphill and primarily oriented onto a private drive to the west, and therefore are largely not visible from Haines Canyon.

Due to the topography of the area, lots within the district are irregular in shape and vary in size, ranging from approximately 0.4 to 0.85 acres. Development in the district is exclusively residential, containing two-story single-family residences. Original residences were constructed from 1955 to 1957 and were designed with post-and-beam construction in the Mid-Century Modern style. Features include rectangular plans; attached or detached carports; flat roofs with wide overhanging eaves and exposed rafters; wood cladding, frequently vertical board or vertical batten; second-story porches; clerestory windows; and sliding-glass doors. Properties often include masonry retaining walls and masonry staircases constructed of brick or stone which lead to an elevated entrance. District features include homes set into the hillside, mature landscaping, the absence of curbs or sidewalks, and rustic stone piers which mark the entrance to Haines Canyon Road to the south.

Of the 16 properties, 10 are contributors to the district, or approximately 63 percent; 6 properties are not visible from the public right-of-way.

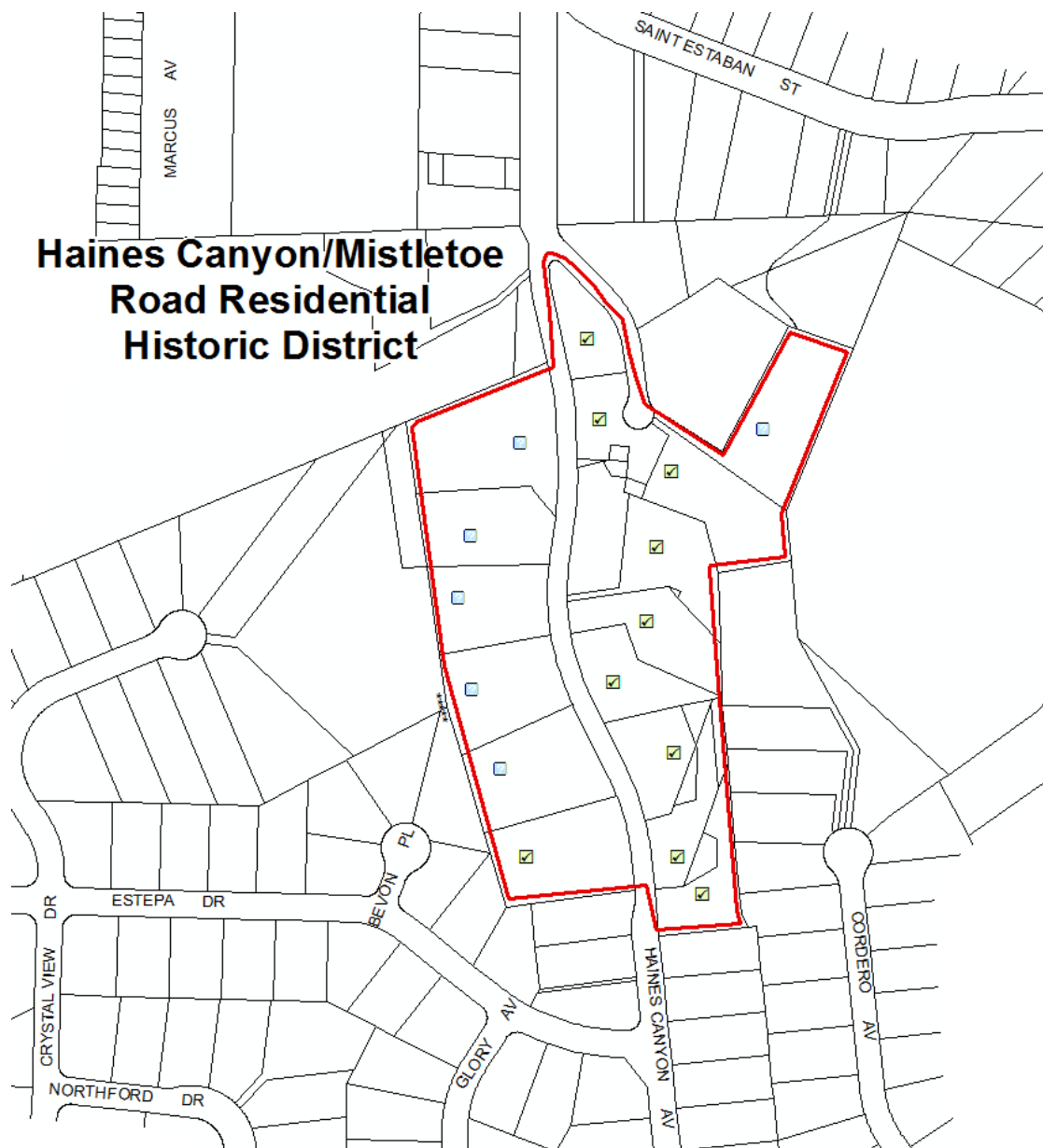
Significance:

The Haines Canyon/Mistletoe Road Residential Historic District is significant as an excellent and unique collection of Mid-Century Modern residential architecture in Tujunga. The district's period of significance is 1955 to 1957, when all of the original residences were constructed.

Development activity within the district first occurred in December 1954, when the land was subdivided as Tract No. 17603. Although the tract map records a number of owners, advertisements dating from 1955 indicate that the tract was developed by Victor W. Sease. Vic Sease was an author and philosophy professor for the California State College system. Although his background in architecture and/or building and his interest in the land are not known, his name is attached to every advertisement for construction in the tract, which was known as "Manzanita Slopes." Advertisements for the development appeared from June through October in 1955, touting sixteen "Dramatic Cantilever Hillside Homes by Vic Sease in healthful Tujunga." Homes with a "clean-cut contemporary design" were priced from \$20,500 and were located on half-acre lots. Plans offered three bedrooms, two full bathrooms, a family room, and a workroom with 2,000 square feet of living space. Amenities included glass walls opening to a mountain view, shaded porches and patios, solid plank floors, and "lavish use of hardwoods in walls and cabinets."

Construction commenced in 1955, and thirteen residences were completed that year. In March 1956, high winds of 85 to 100 miles per hour contributed to the spread of an aggressive wildfire which fully engulfed seven homes in the Manzanita Slopes development. Several homes lost their roofs in the high winds before being engulfed in flames. At least one of the homes affected along the westerly side of Haines Canyon Avenue also lost its walls due to the high winds. One residence was constructed in 1956, and two in 1957; although these homes are located along the westerly side of the road, where the fire took place, it is not known if these properties represent original construction or rebuilding efforts as a result of the fire.

Today, the Haines Canyon/Mistletoe Road Residential Historic District appears to be a unique and cohesive collection of Mid-Century Modern post-and-beam residential architecture in Tujunga. Its intact architectural elements and shared planning features all contribute to the district's distinctive feel and help to create a strong sense of time and place. All of the properties that are visible from the public right-of-way, ten of sixteen, have been evaluated as contributors. The additional six properties are not visible and therefore their evaluations could not be completed. However, based upon research into the development of the district, dates of construction, and aerial photographs of the district, it is expected that most or all of these properties would also be evaluated as district contributors.



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:	3S;3CS;5S3
Reason:	The Haines Canyon/Mistletoe Road Residential Historic District is significant as an excellent and unique collection of Mid-Century Modern residential architecture in Tujunga.

Contributors/Non-Contributors:



Primary Address: 9530 HAINES CANYON AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 9540 HAINES CANYON AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 9541 HAINES CANYON AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 9552 HAINES CANYON AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 9601 HAINES CANYON AVE
Type: Not sure
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Primary Address: 9610 HAINES CANYON AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 9615 HAINES CANYON AVE
Type: Not sure
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Primary Address: 9626 HAINES CANYON AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 9629 HAINES CANYON AVE
Type: Not sure
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Primary Address: 9630 HAINES CANYON AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 9641 HAINES CANYON AVE
 Type: Not sure
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Primary Address: 9700 N HAINES CANYON AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 9701 N HAINES CANYON AVE
 Type: Not sure
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Primary Address: 9716 N HAINES CANYON AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 9700 N MISTLETOE ROAD
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 9704 N MISTLETOE ROAD
 Type: Not sure
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible

Name: Marnice Avenue Residential Historic District



Description:

The Marnice Avenue Residential Historic District is a mid-20th century residential subdivision located in Tujunga. The district wraps around the campus of Mountain View Elementary School on three sides, and includes the 6400 blocks of Haywood Street, Olcott Street, and Chaffee Street, as well as properties along the western side of Marnice Avenue between Haywood Street on the south to its northern terminus. These boundaries conform to those of the original tract, Tract No. 20926, recorded in July 1957.

The district occupies gently sloping terrain at the base of the foothills of the San Gabriel Mountains. Streets throughout the district exhibit an irregular pattern, with Marnice Avenue serving as the primary thoroughfare. Lots in the district are somewhat larger in size than those in the immediate vicinity, with parcels of approximately 0.20 acres in size. Development in the district is exclusively residential, containing one-story single-family residences. Original residences were constructed in 1957 and 1958 and were designed in the Traditional and Minimal Ranch styles. Features include attached garages; low-pitched, flared cross-gabled roofs with shaped bargeboards on the prominent gable ends; and wood clapboard or board-and-batten cladding, often with brick or stone accents. District features include curvilinear streets, uniform setbacks, concrete curbs and sidewalks, and mature street trees.

The district contains 49 properties. Of these, 40 are contributors to the district, or approximately 82 percent; 9 are non-contributors due to alterations.

Significance:

The Marnice Avenue Residential Historic District is significant as an excellent and rare collection of Ranch-style residential architecture in Tujunga. The district's period of significance is 1957 to 1958, when all of the original residences were constructed.

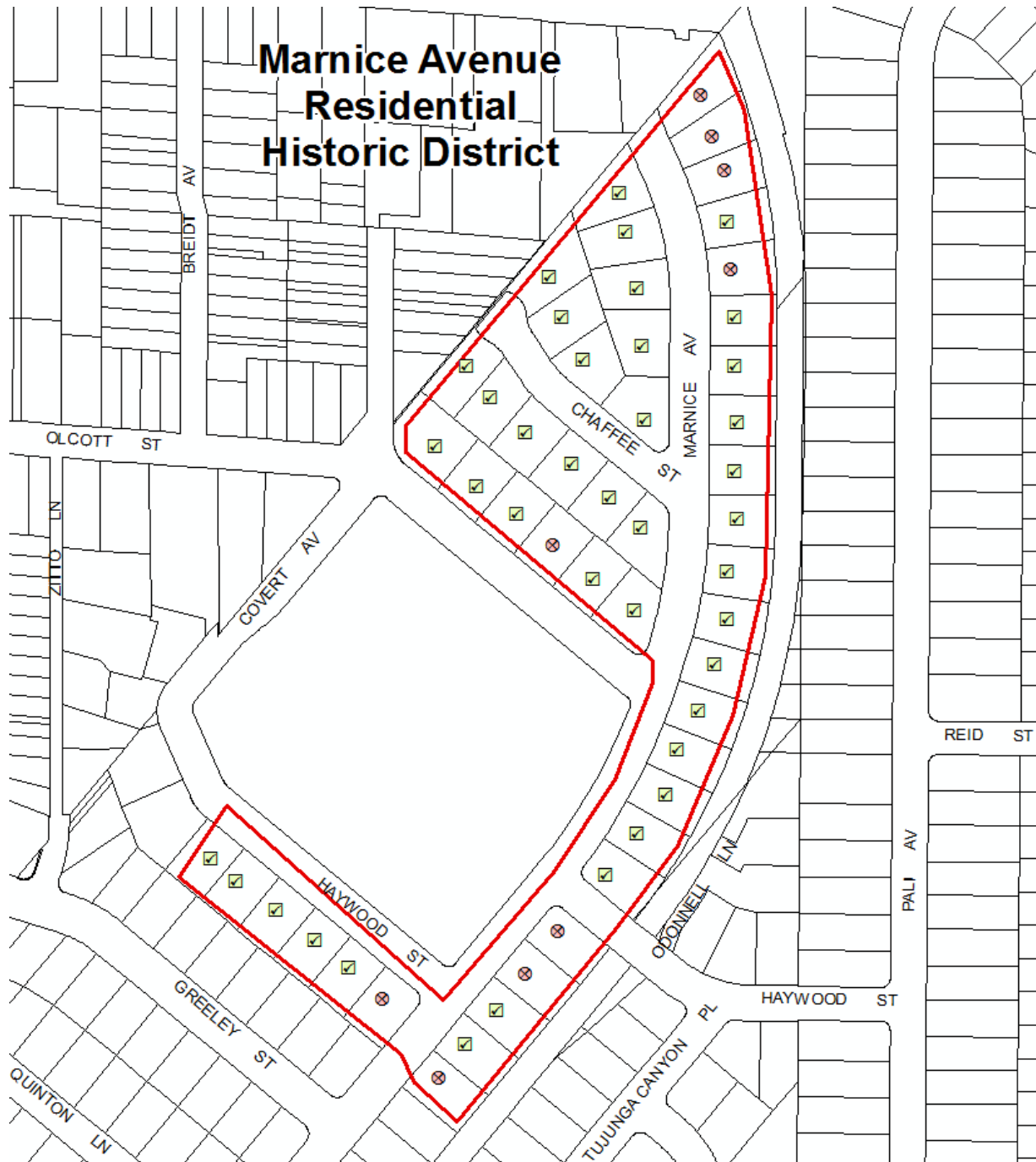
Development activity first occurred in the district in 1957, when real estate developer Webster Wiley purchased the land comprising Tract No. 20926; Wiley's Macart Corporation is listed as the owner of the tract. Wiley was a noted – and self-taught – homebuilder in the Crescenta-Canada Valley, where he constructed nearly 1,000 homes from the 1950s through the 1970s which were “known for their contemporary styling and progressive amenities.” Similar developments completed by Wiley at the time included “Wiley's Westerner Homes” in Glendora, which was described in advertisements of the time as “the nicest thing that can happen to your family.”

Although it was developed independently, one feature that likely motivated Wiley's concurrent development of the tract was the establishment of the Mountain View School. Completed in 1958, the elementary school was constructed with funds from a 1955 school bond measure. The proximity of the school was likely an attractive amenity to prospective homebuyers, particularly in the mid-1950s, at the height of the postwar baby boom.

Construction activity within the district commenced in 1957, and 27 of the district's 49 residences were completed that year. Homes were constructed in variations of the Ranch style which were popular at the time, including the Minimal Ranch and Traditional Ranch styles. Building permits reveal that homes ranged from approximately 1,600 to 2,500 square feet in size

and were constructed for an average cost of \$14,000. The remaining 22 lots in the tract were developed the following year, in 1958.

Today, the Marnice Avenue Residential Historic District stands out from surrounding development as a uniquely cohesive collection of Ranch-style residential architecture in Tujunga. Its intact architectural elements and shared planning features contribute to the district's distinctive feel and help to create a strong sense of time and place.



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:	3S;3CS;5S3
Reason:	The Marnice Avenue Residential Historic District is significant as an excellent and rare collection of Ranch-style residential architecture in Tujunga.

Contributors/Non-Contributors:



Primary Address: 6400 W CHAFFEE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6404 W CHAFFEE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6407 W CHAFFEE ST
 Other Address: 10001 N MARNICE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6412 W CHAFFEE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 6419 W CHAFFEE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6420 W CHAFFEE ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6428 W CHAFFEE ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6431 W CHAFFEE ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6434 W CHAFFEE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6437 W CHAFFEE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6430 W HAYWOOD ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 6438 W HAYWOOD ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6446 W HAYWOOD ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6452 W HAYWOOD ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 6460 W HAYWOOD ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 6466 W HAYWOOD ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9868 N MARNICE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9876 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9900 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9906 N MARNICE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9912 N MARNICE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9920 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9928 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9934 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9942 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9948 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9954 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9962 N MARNICE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9968 N MARNICE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9976 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9984 N MARNICE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10000 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10008 N MARNICE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10011 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10016 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10021 N MARNICE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10022 N MARNICE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10028 N MARNICE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10029 N MARNICE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10034 N MARNICE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10039 N MARNICE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10040 N MARNICE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10046 N MARNICE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 6417 W OLCOTT ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6377 W OLCOTT ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6385 W OLCOTT ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6401 W OLCOTT ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 6409 W OLCOTT ST
Other Address: 6411 W OLCOTT ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 6425 W OLCOTT ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Apperson Street Elementary School

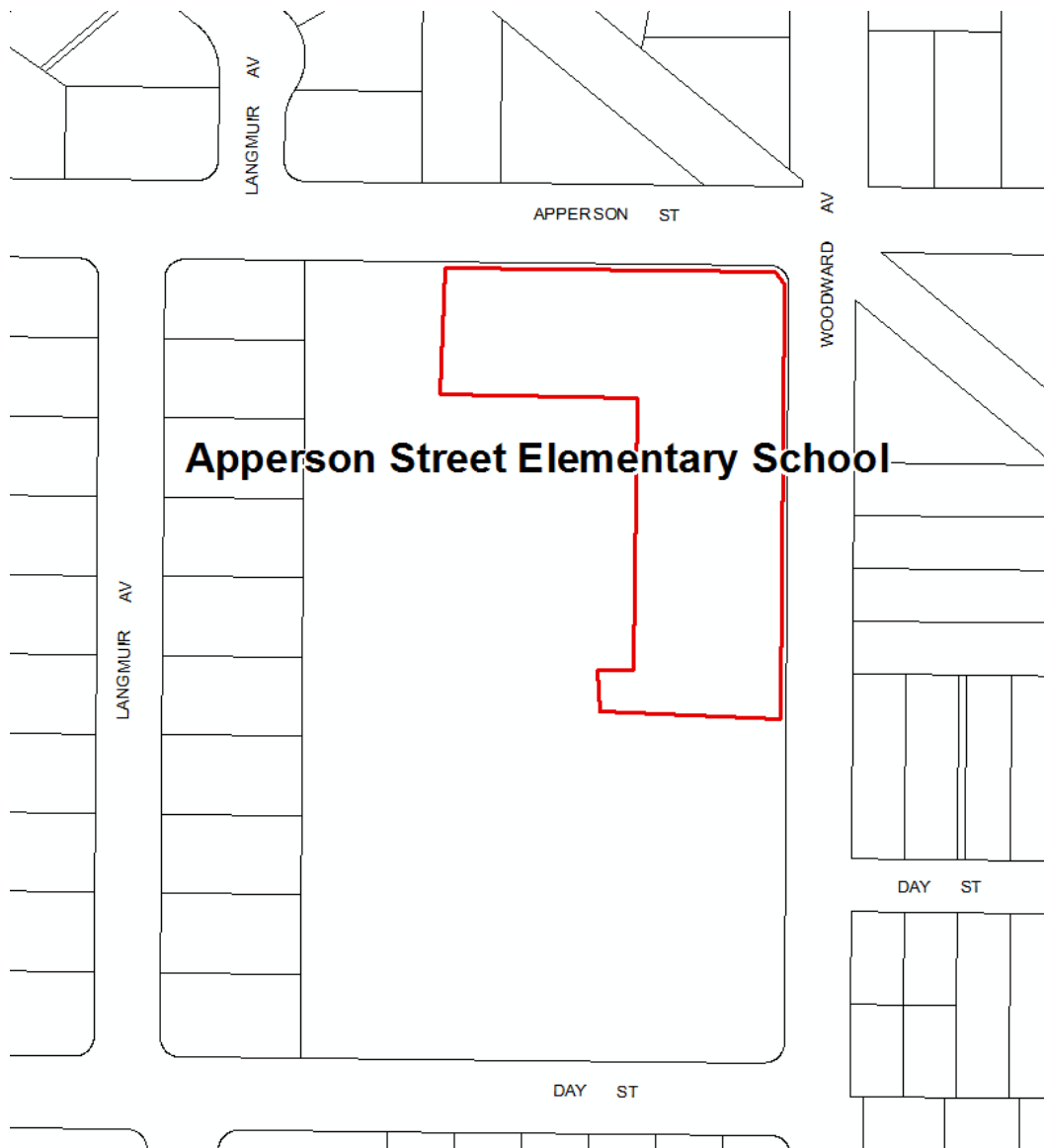


Description:

Located at 10233 Woodward Avenue, the school occupies a rectangular parcel at the intersection of Woodward Avenue and Apperson Street. The original portion of the campus is composed of an administration building, multiple one-story classroom buildings, and an auditorium building, linked by covered walkways. Designed in the Mid-Century Modern style, building features include flat roofs; smooth stucco wall cladding; steel fixed, awning and casement windows; and slab doors. Covered walkways feature flat canopies set on metal support poles. Today, the campus also contains later construction, as well as athletic fields, paved playgrounds, surface parking, and mature trees; however, these features are outside of the district boundary.

Significance:

Excellent example of Mid-Century Modern institutional architecture in Sunland; work of noted architect Maynard Lyndon. The district comprises the original school buildings of Apperson Street School only, constructed in 1949, including an administration building, eight classroom buildings, and an auditorium.



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:	3S;3CS;5S3
Reason:	Excellent example of Mid-Century Modern institutional architecture in Sunland; work of noted architect Maynard Lyndon.

Name: 10701 Art Street

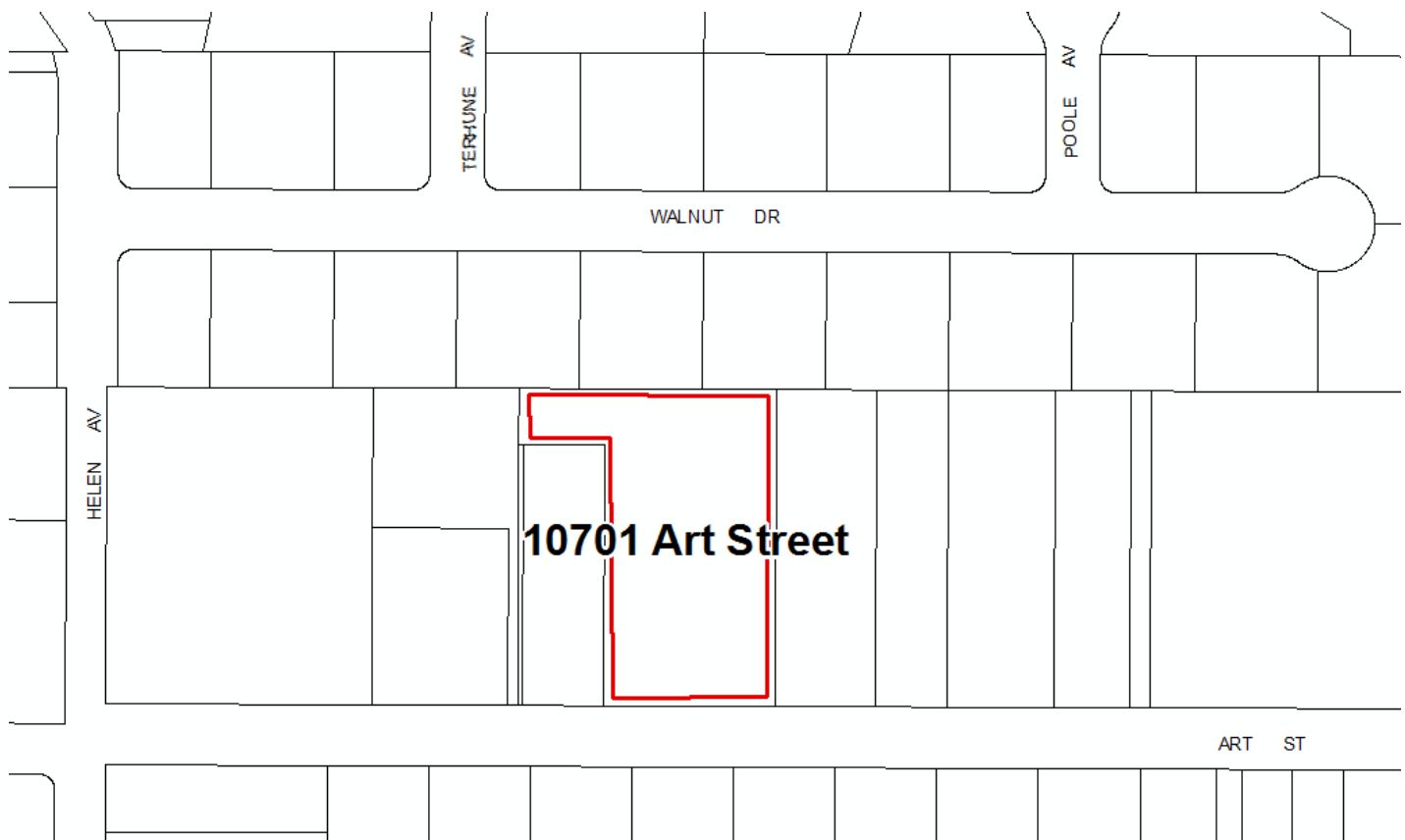


Description:

One-story vernacular ranch house with side gable roof, double hung wood sash windows and wood clapboard cladding.

Significance:

Rare remaining example of an early agriculture-related residential property in Shadow Hills; one of the oldest remaining properties in the area. Property retains original features including mature orange trees, which may be the only orange orchard remaining in Shadow Hills.



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:	3S;3CS;5S3
Reason:	Rare remaining example of an early agriculture-related residential property in Shadow Hills; one of the oldest remaining properties in the area.

Name: Blue Star Mobile Home Park

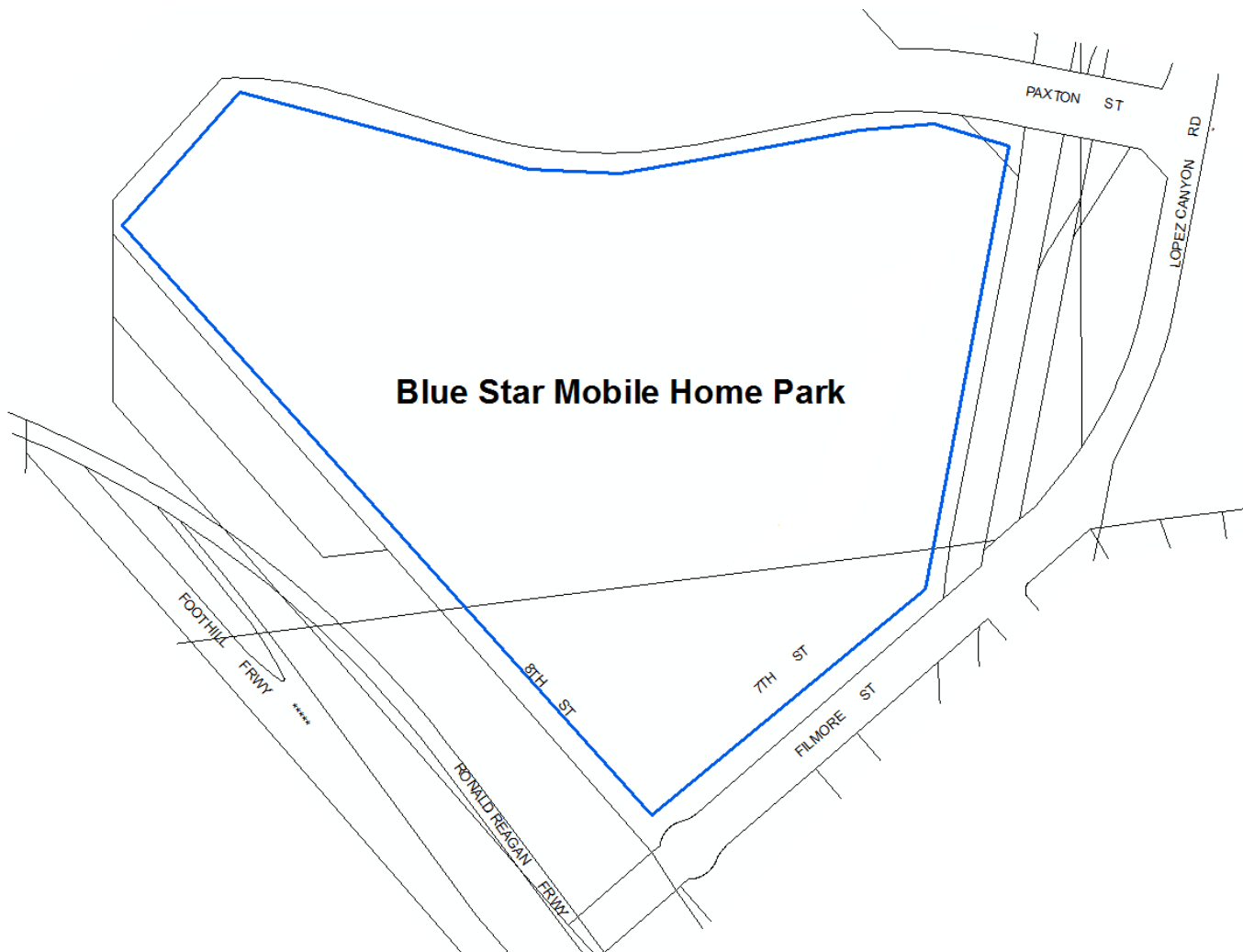


Description:

Mobile home park located at 12401 Filmore St. The property contains approximately 180 spaces occupied by mobile homes from various time periods, as well as a central community building, pool, and sales office. Property is not accessible to the public.

Significance:

Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Brainard Avenue Elementary School



Description:

Located at 11407 Brainard Avenue, the school occupies an irregularly-shaped parcel at the intersection of Brainard Avenue and Lesny Street. The campus is composed of multiple one-and two-story classroom buildings and an auditorium building, linked by covered walkways. Designed in the Mid-Century Modern style, building features include gabled and shed roofs, smooth stucco cladding, aluminum windows, and slab doors. Other features of the site include paved playgrounds 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 in Lake View Terrace, 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 in Lake View Terrace, 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: Breidt Building

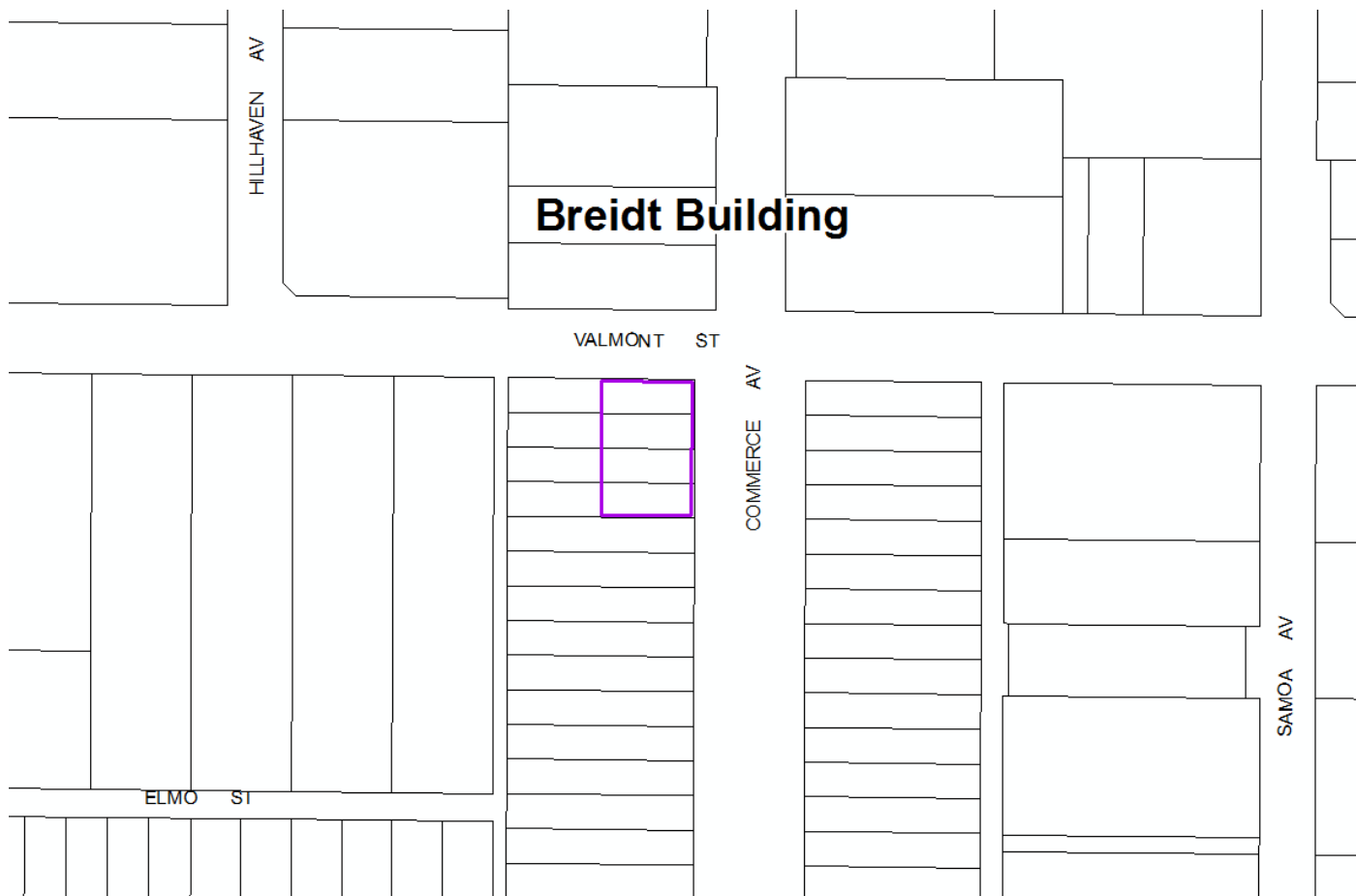


Description:

Two-story commercial block located at 10061-10071 Commerce Avenue, in Old Tujunga. Designed in the Mediterranean Revival style, features include flat roofs with stepped parapets, textured stucco wall cladding, and multiple storefronts and entrances. Storefront openings present a range of configurations; some are boarded up, some retain original wood transoms. One storefront contains four monumental Corinthian columns and decorative wrought iron gates. Similarly, there are multiple building entrances, each displaying a different type of wood door, set in a recessed opening. Upper-story windows are primarily metal sliders set in original openings.

Significance:

Breidt Building, one of the earliest remaining commercial buildings on Commerce Avenue, the town of Tujunga's original commercial area. Named for Judge Herman H. Breidt, an early Tujunga resident. The building appears to have been constructed in two phases, in 1923 and 1929, and was the first two-story commercial building in Old Tujunga. It originally contained two storefront spaces on the ground floor, which housed a drug store and a post office, with a large space on the upper floor that was used for lodge hall meetings. Due to alterations, including replacement of windows and storefronts, the property does not retain sufficient integrity to be eligible for listing in the California or National Registers.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Early Neighborhood Commercial Development, 1880-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Breidt Building, one of the earliest remaining commercial buildings on Commerce Avenue, the town of Tujunga's original commercial area. Due to alterations, including replacement of windows and storefronts, the property does not retain sufficient integrity to be eligible for listing in the California or National Registers.

Name: California Polo Club

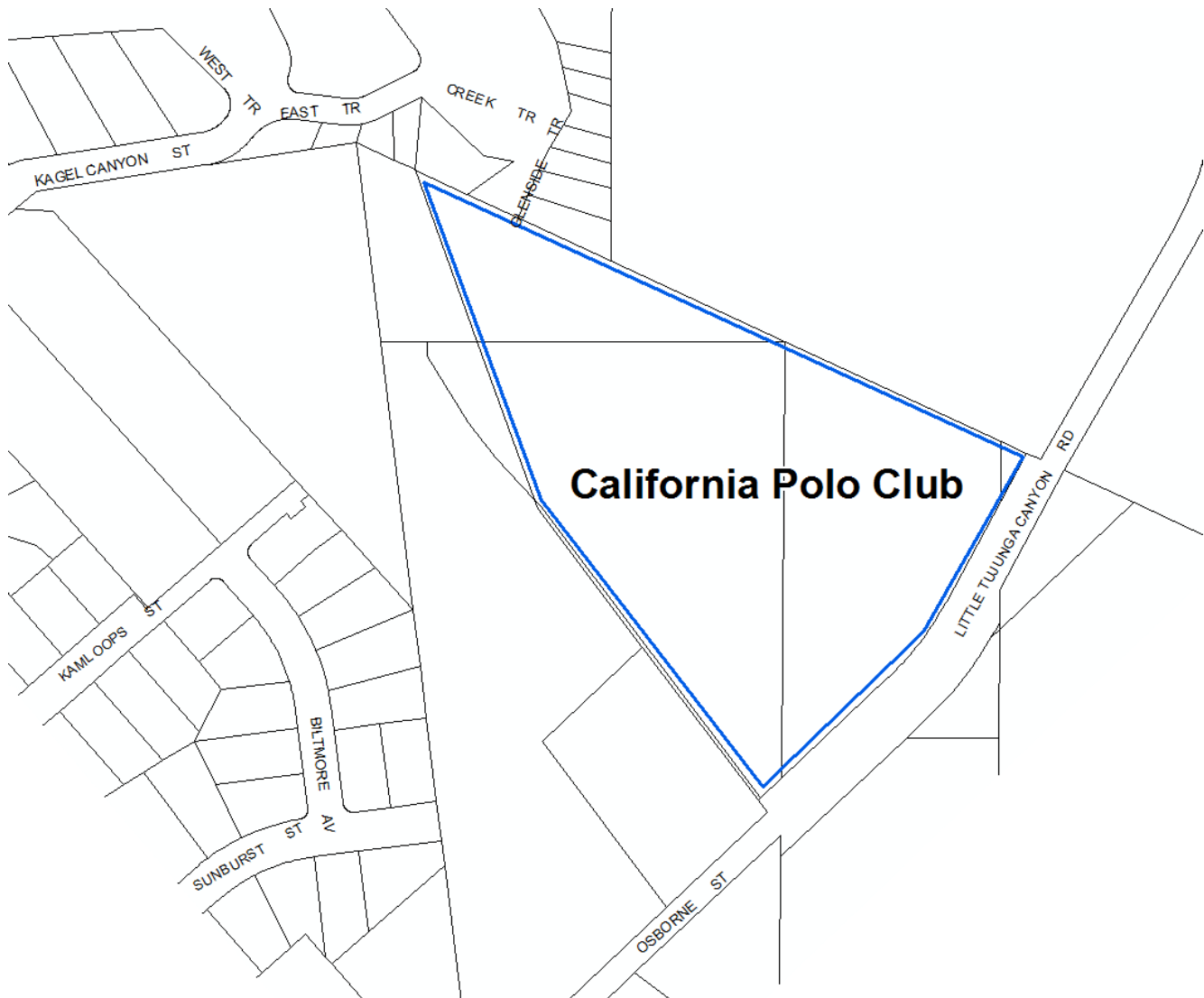


Description:

Private equestrian center, located at 11035 Osborne Street. Features include a regulation-size arena with wood sideboards and ten-foot fence; stadium lighting; viewing deck and bleacher seating; stabling for 60 horses; private tack rooms; tack shop; and barbeque areas. The property is not fully visible from the public right-of-way.

Significance:

California Polo Club, a private equestrian center. Research suggests this property has been equestrian in use since at least the 1970s, perhaps longer; however, it is unknown how long the California Polo Club has occupied the site. Also, 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:	Riding Clubs, 1880-1980
Property type:	Institutional - Recreation
Property sub type:	Riding Club
Criteria:	A/1/1
Status code:	QQQ
Reason:	California Polo Club, a private equestrian center. Research suggests this property has been equestrian in use since at least the 1970s, perhaps longer; however, it is unknown how long the California Polo Club has occupied the site. Also, the property is not fully visible from the public right-of-way. Therefore, the evaluation could not be completed.

Name: Furst Castle

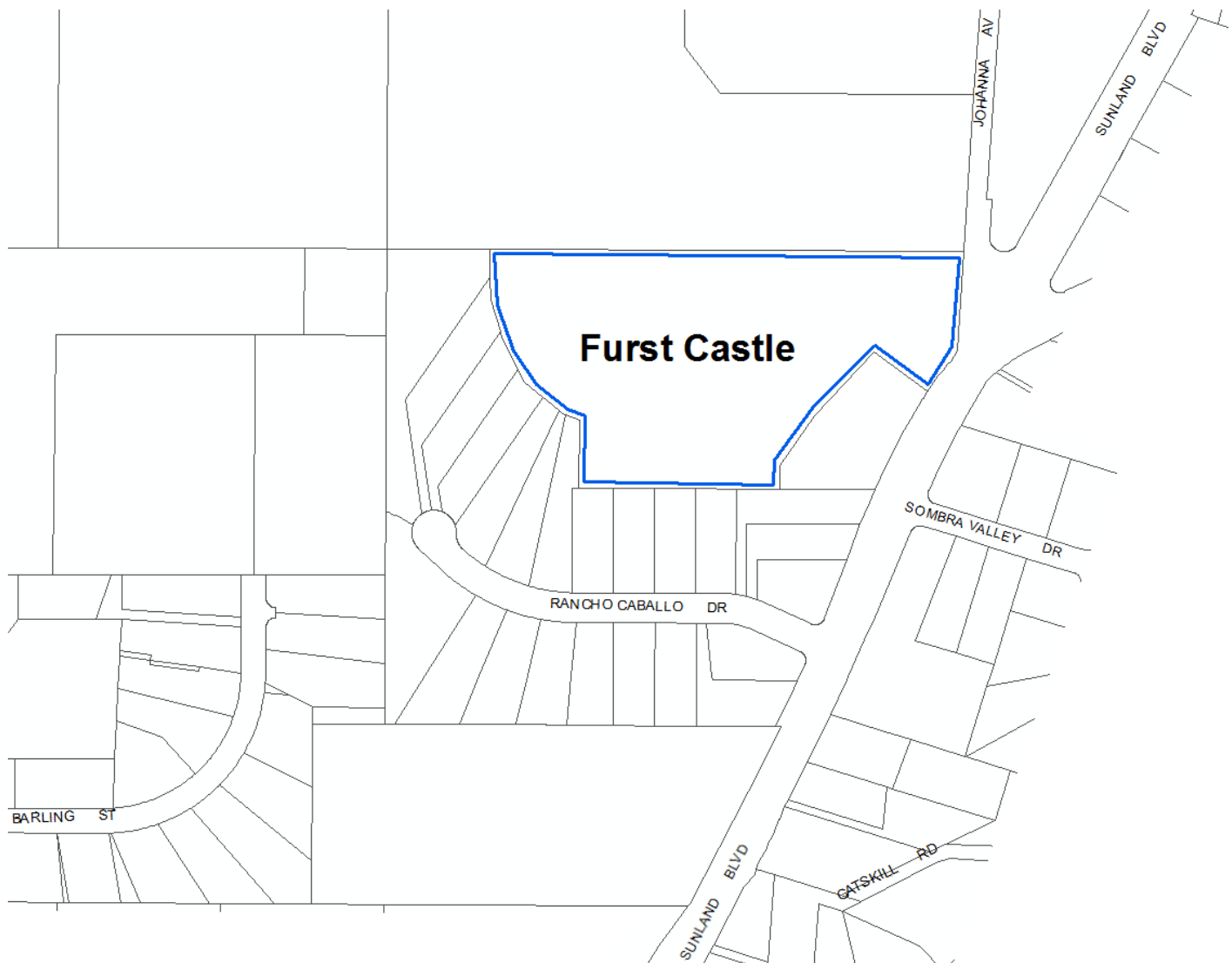


Description:

Located at 9983 Sunland Boulevard, this property is an eight-acre hillside site at the southwest corner of Sunland Avenue and Johanna Avenue in Shadow Hills. At the street, the property presents a white stucco wall with metal gates and chainlink fencing. Just inside the main entrance, two modest residences can be seen, one Spanish Colonial Revival, the other Minimal Traditional. A long driveway winds up the hillside, presumably to the main residence. Portions of a Moorish Revival-style building can be glimpsed amid a cluster of palm trees at the top of the hill. This hillside itself appears largely undeveloped, populated with shrubs and mature palm, pepper, and olive trees. The property is not fully visible from the public right-of-way.

Significance:

Research indicates the property may be significant as the residence of early Shadow Hills resident August Furst, and as an excellent example of Moorish Revival residential architecture in Shadow Hills. Furst Castle is a 5,400-square foot residence built by August Furst, who emigrated from Nuremburg, Germany in the 1920s. He constructed this lavish hilltop residence in 1935. In 1937, he developed the Old Vienna Gardens Restaurant (later Villa Terraza) on an adjacent property at the bottom of the hill. This eight-acre property contains the Moorish Revival-style residence, as well as a 200,000-gallon pool, Roman bath, and landscaped courtyards. 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:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	QQQ
Reason:	Research indicates the property may be significant as the residence of early Shadow Hills resident August Furst. More research would be needed to establish the significance of August Furst to the development of Shadow Hills, and to determine the property's period of significance. Also, the property is not fully visible from the public right-of-way. Therefore the evaluation could not be completed.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	Moorish Revival, 1906-1940
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	QQQ
Reason:	Research indicates the property may be significant as an excellent example of Moorish Revival residential architecture in Shadow Hills. The property is not fully visible from the public right-of-way; therefore the evaluation could not be completed.

Name: Hansen Dam Equestrian Center

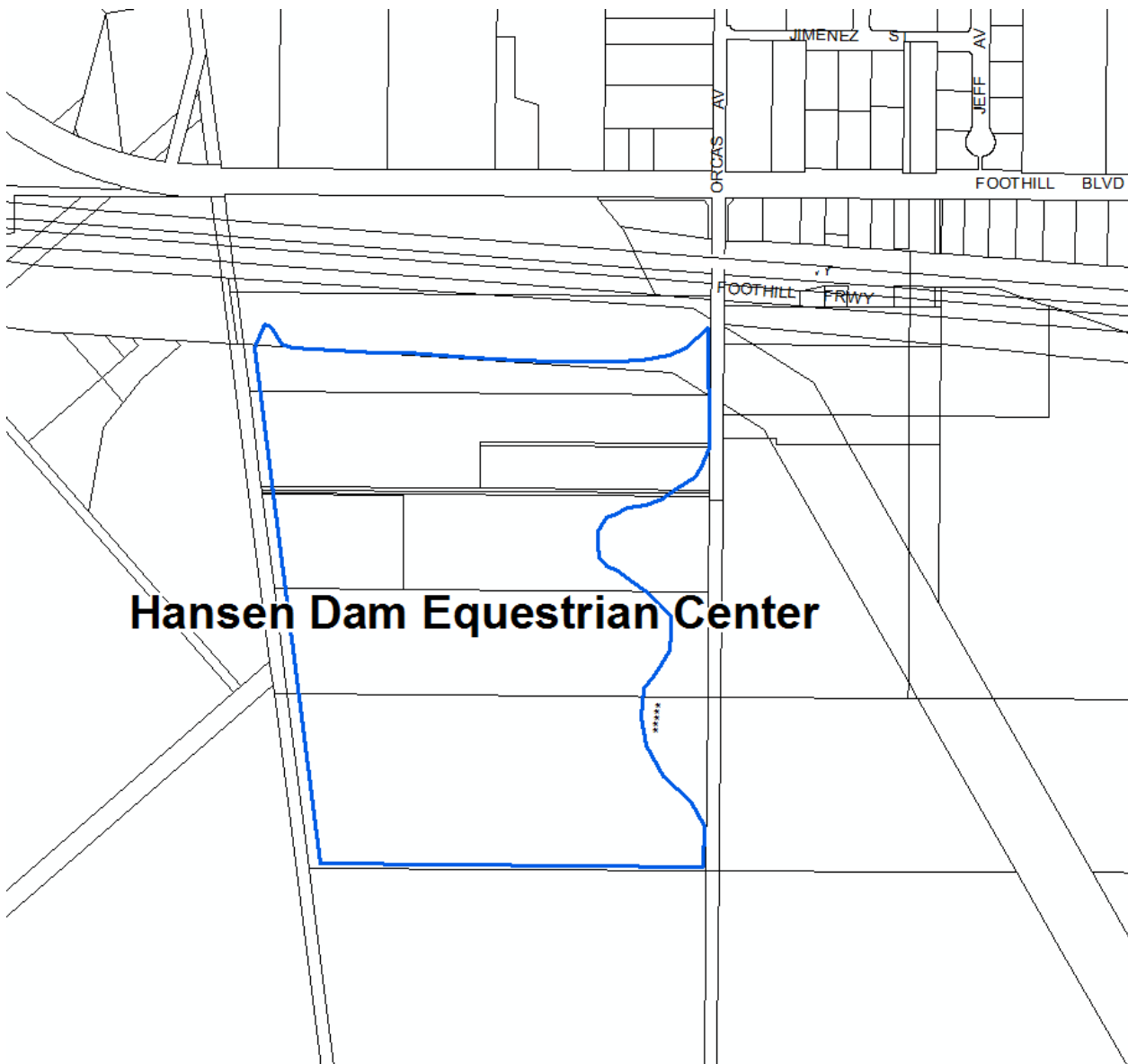


Description:

Equestrian center located at 11127 Orcas Avenue. The property is not visible from the public right-of-way.

Significance:

The Hansen Dam Equestrian Center is part of the Hansen Dam Recreation Area. The Hansen Dam Recreation Area was surveyed as part of the Arleta-Pacoima Community Plan Area. The equestrian center should be evaluated as part of the recreation area as a whole. Therefore, this 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:	Riding Clubs, 1880-1980
Property type:	Institutional - Recreation
Property sub type:	Riding Club
Criteria:	A/1/1
Status code:	QQQ
Reason:	The Hansen Dam Equestrian Center is part of the Hansen Dam Recreation Area. The Hansen Dam Recreation Area was surveyed as part of the Arleta-Pacoima Community Plan Area. The equestrian center should be evaluated as part of the recreation area as a whole. Therefore, this evaluation could not be completed.

Name: 9738 Helen Avenue

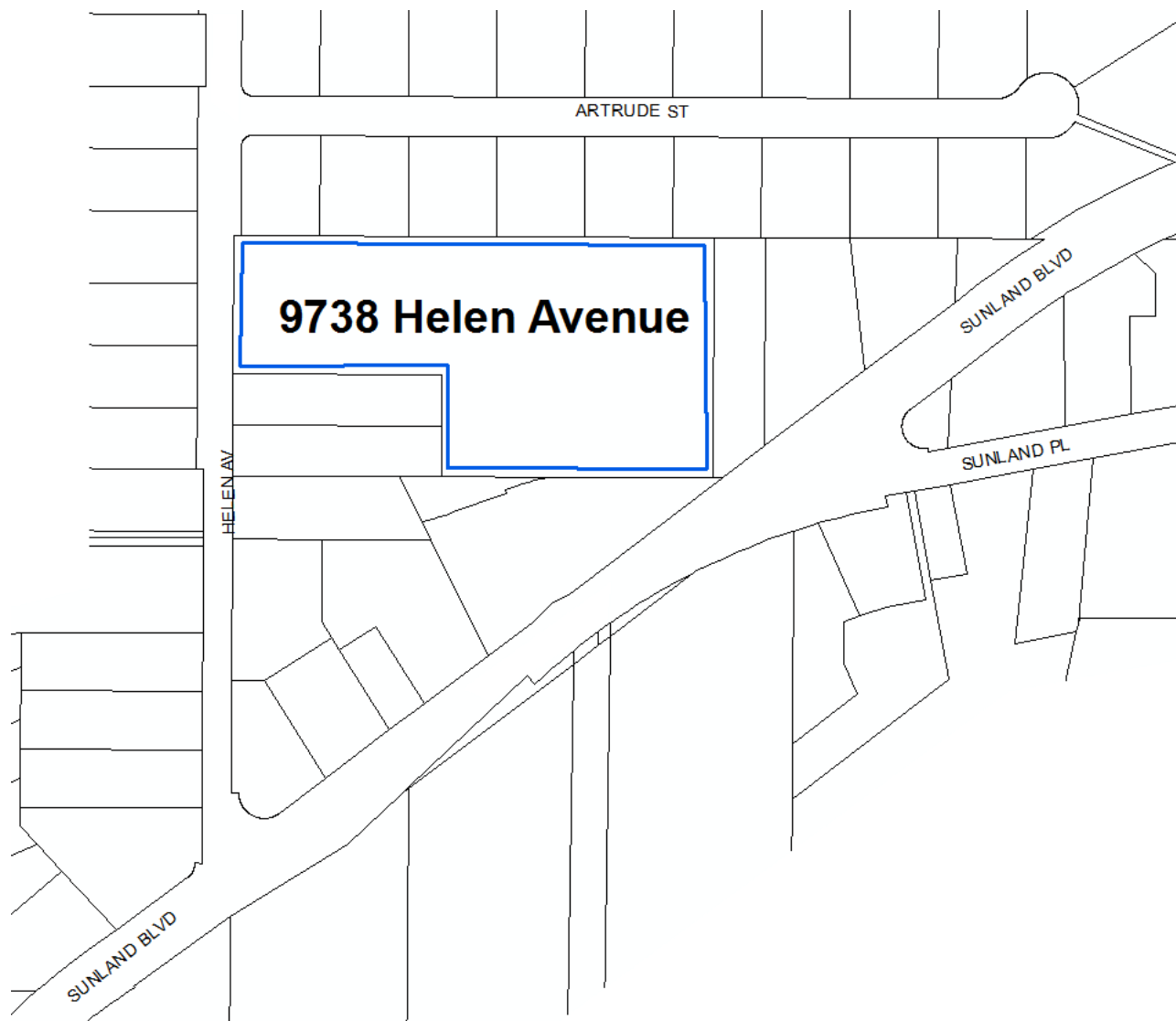


Description:

Large property with a one-story Craftsman single-family residence, barn, and a horse jumping arena.

Significance:

Excellent example of Craftsman residential architecture in Shadow Hills. Also a rare early ranch property in Shadow Hills.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;QQQ
Reason:	Excellent example of Craftsman residential architecture in Shadow Hills.

Context 2:

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:	3S;3CS;5S3
Reason:	Rare early ranch property in Shadow Hills with a barn and horse jumping arena.

Name: Hi-Yan-Ka Castle

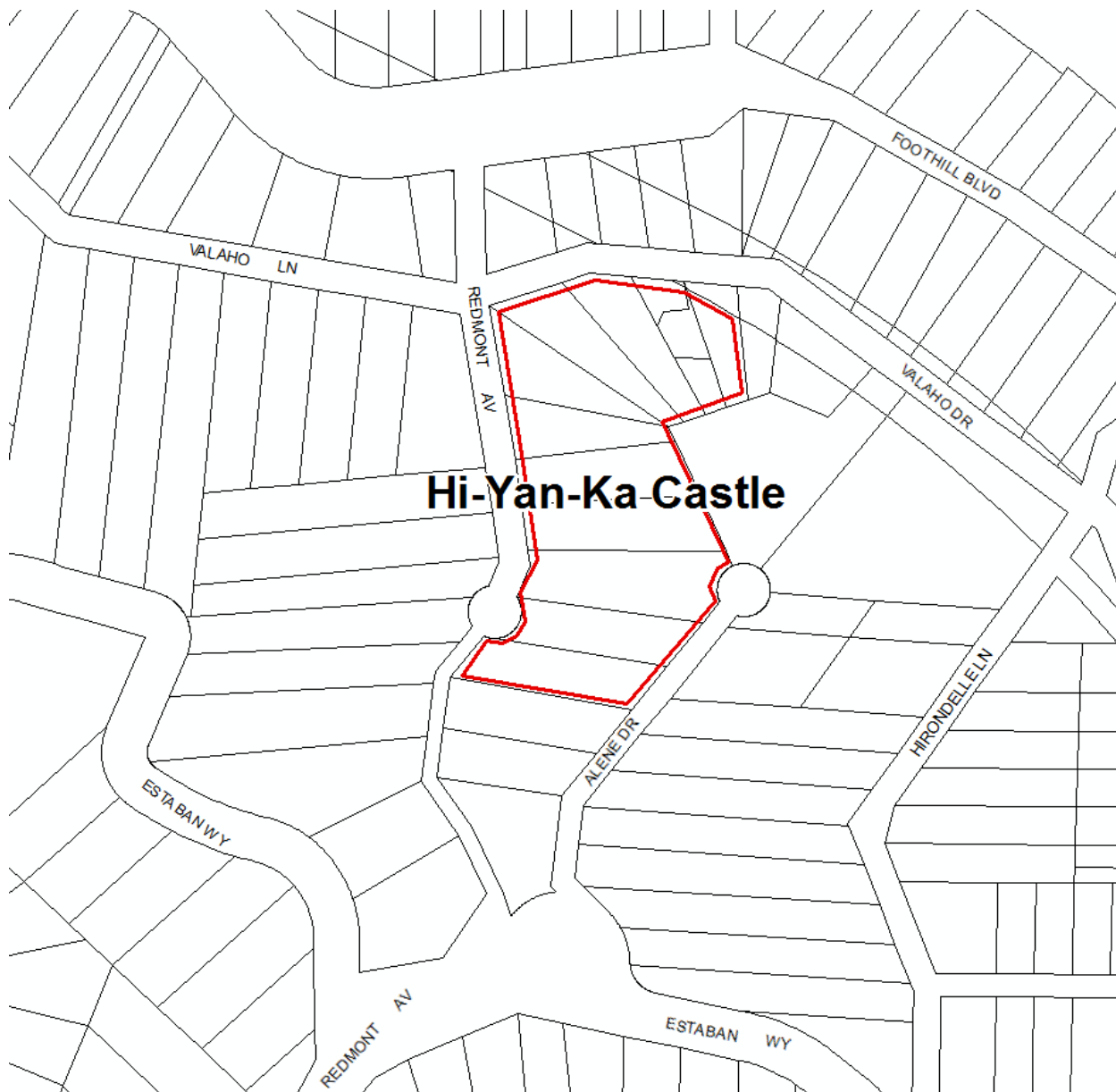


Description:

Residential compound occupying multiple parcels near the intersection of Redmont Avenue and Valaho Lane. The property includes a main house (7336 Valaho Lane); guest house (7332 Valaho Lane); ancillary building; shed; and garage (on a discontiguous lot to the south). The structures are vernacular in design, constructed of stone or a combination of stone and wood. Other features include extensive stone walls, steps, and terraces built into the hillside.

Significance:

Excellent and unique example of a 1920s residential compound known as "Castle Hi-Yan-Ka." The property was originally developed as the home of Mary and Raymond S. "Ray" Phillips. In 1922, Ray Phillips purchased a two-acre ranch and proceeded to build a garden, consisting of staircases, a stone tower, outdoor fireplaces, and guest houses. All of the structures were built from stones found on the property. Mary Phillips established a wildlife sanctuary on the site, primarily for desert terrapin tortoises. The sanctuary eventually grew to include up to 115 tortoises by 1938, and was also home to numerous wild birds. Over time, the site drew over 100,000 visitors. While his wife ran the sanctuary, Ray continued to build on the site, adding rock-lined paths, grottos, and fountains, as well as planting thousands of trees, shrubs and flowers. The name "Hi-Yan-Ka" is derived from the Tujunga Native American language meaning "complete welcome," reflecting the Phillips' vision of their property as a welcoming refuge for wildlife, as well as for visitors. The stone tower on the original house collapsed in the 1971 Sylmar earthquake.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and unique example of a 1920s residential compound known as "Castle Hi-Yan-Ka."

Name: Hotel Tujunga and Sister Elsie's Well

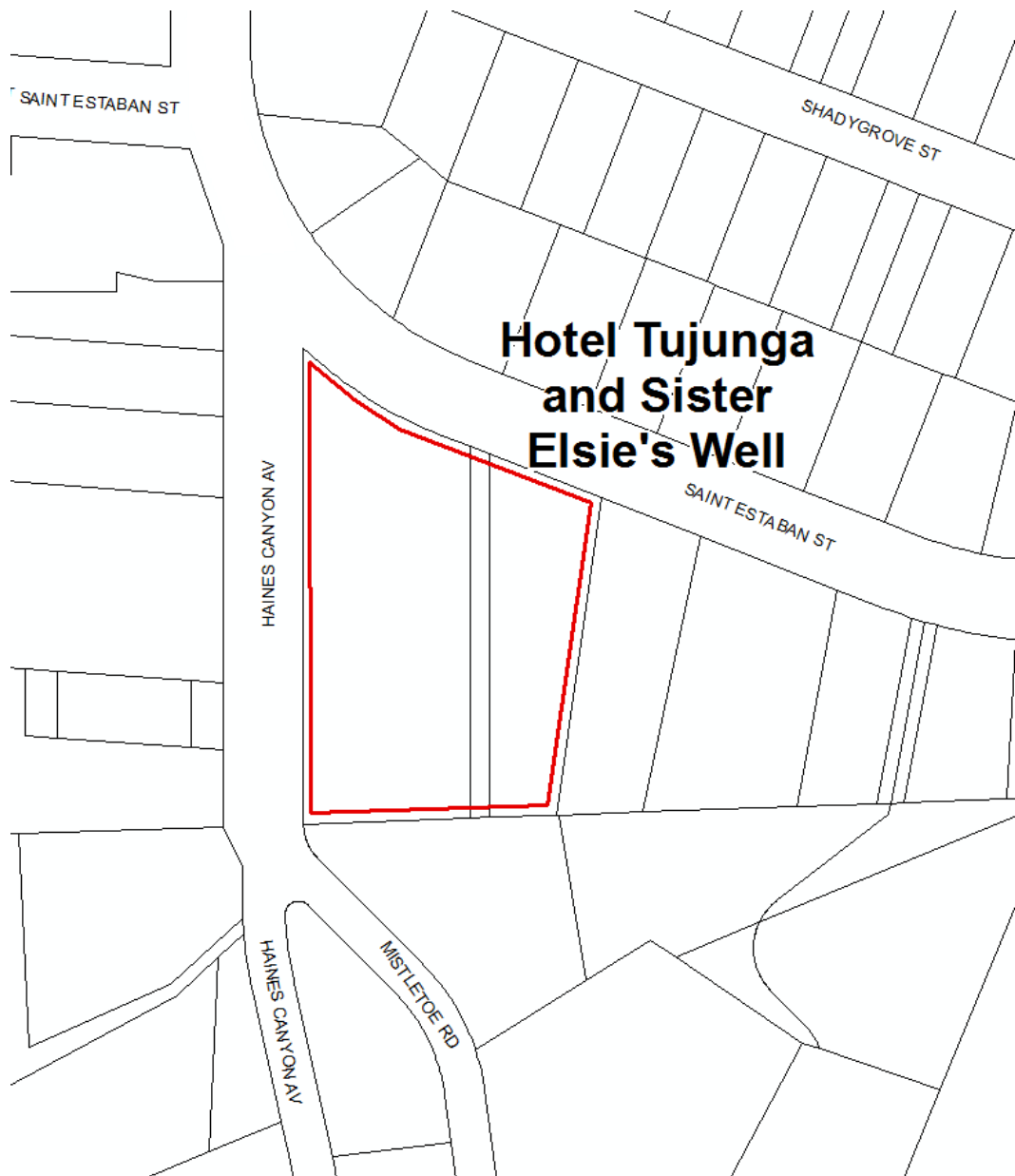


Description:

Located at 6720 St. Esteban Street, the property contains a hotel complex, composed of four one-story residential buildings. The buildings are designed in the Spanish Colonial Revival style. Features include red clay tile roofs; smooth stucco wall cladding; recessed porches; double-hung and casement divided-light wood windows, some set in rounded-arched openings; and full-glazed divided-light wood doors. The buildings are arranged around communal landscaped courtyards. An arroyo stone well occupies the central courtyard of the main building.

Significance:

Excellent and rare example of a 1930s hotel in Tujunga. Originally constructed in 1932 as the Hotel Tujunga, one of the community's early large hotels, on property previously owned by Philip Begue, one of Tujunga's first families. The hotel was designed around an arroyo stone well head, known as "Sister Elsie's Well." The well was originally dug on the Rancho Las Hermanas, and was used by the Padres traveling over the Old Mission Trail during the Spanish regime. The well head was moved to this location in 1930 and dedicated on May 11th by the Native Sons and Daughters of Glendale Parlors. Today, the property operates as Foothill Retirement, a senior living facility.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Hotels, 1880-1980
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Hotel
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1930s hotel in Tujunga. Originally constructed in 1932 as the Hotel Tujunga, one of the community's early large hotels. The property also includes Sister Elsie's Well, relocated to this site in 1930.

Name: McGroarty Park

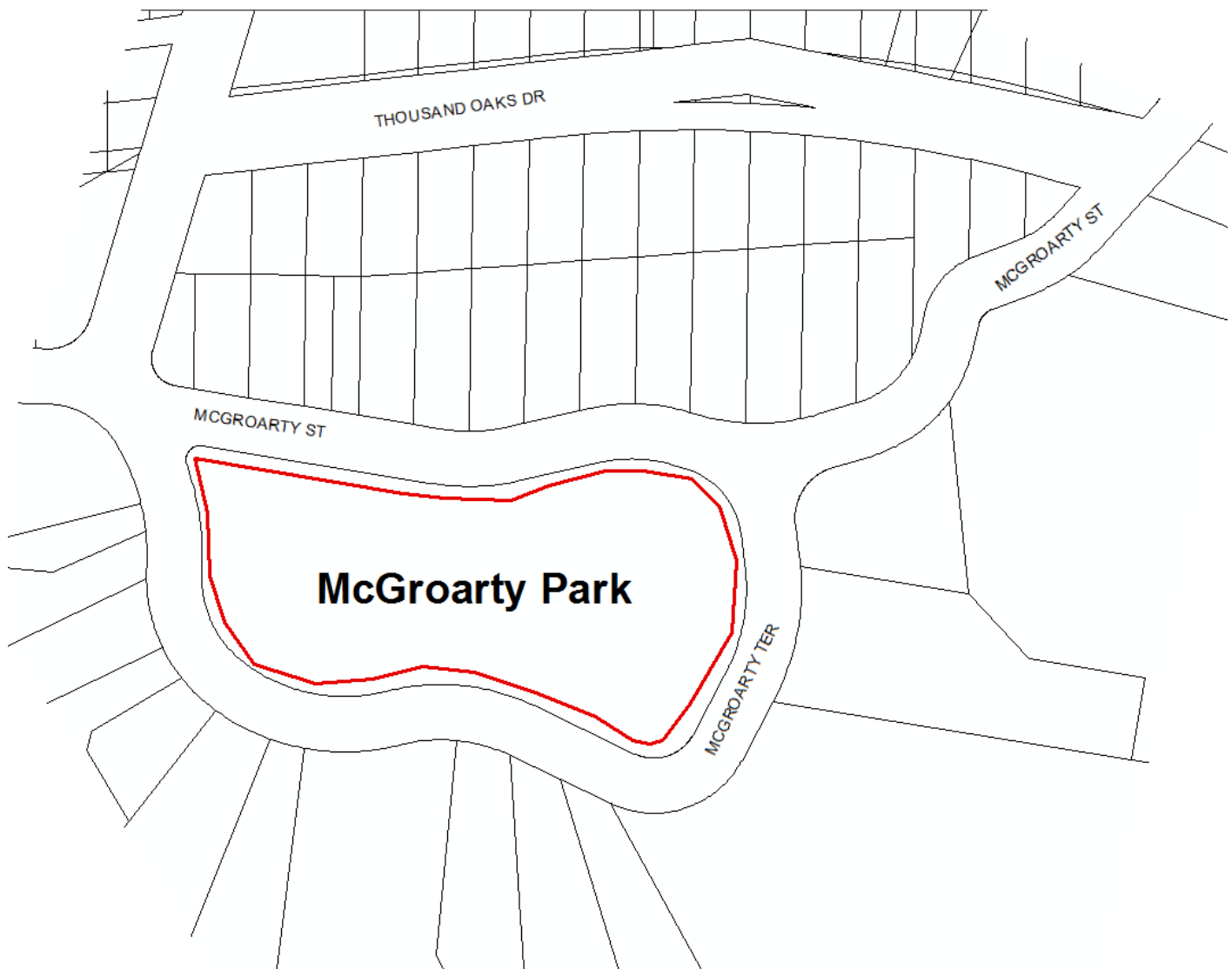


Description:

Neighborhood public park, located at 7570 McGroarty Terrace/7598 McGroarty Street. Situated down the hill from the McGroarty Residence, the park occupies an irregularly-shaped parcel and includes a tennis court, picnic tables, playground equipment, a restroom building, mature oaks trees, open lawns, and paved surface parking. Arroyo stone features occur throughout the park, including stone walls, the tennis court foundation, and portions of the restroom building.

Significance:

Excellent and rare example of a 1920s neighborhood park in Tujunga. Originally established as Manzanita Park, it was renamed for writer and journalist John Steven McGroarty, California's first poet laureate. The park was donated to the City of Tujunga by the North Angeles Land Company in 1930, although the property existed as a neighborhood park in the 1920s. More research is needed to determine the period of significance. McGroarty's Residence, located just up the hill from the park, is a designated Historic-Cultural Monument.



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 and rare example of a 1920s neighborhood park in Tujunga.

Name: Monte Vista Mobile Estates

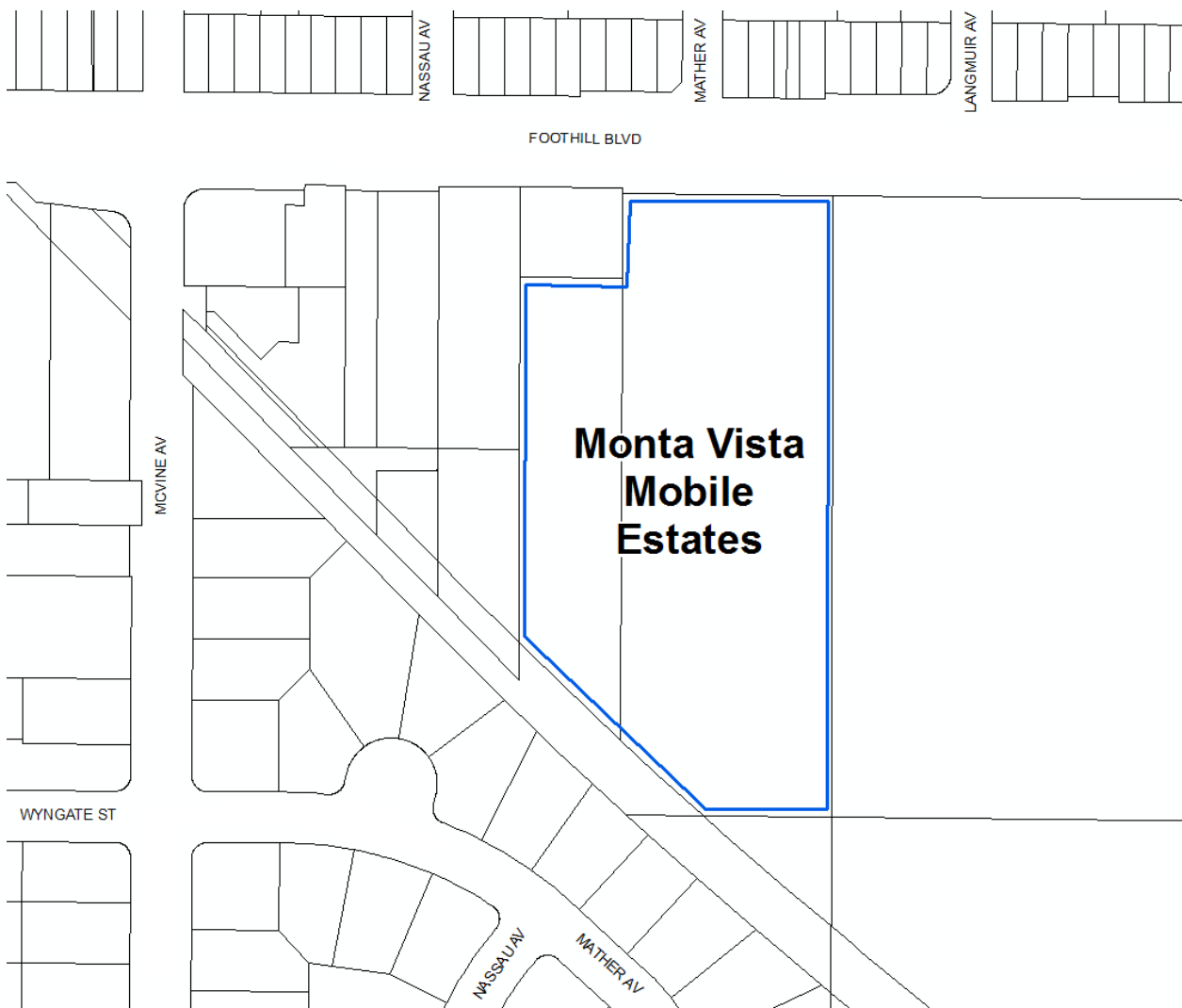


Description:

Mobile home park located at 8100 Foothill Boulevard. The property contains approximately 55 spaces occupied by mobile homes from various time periods, as well as a central community building. Property is not accessible to the public.

Significance:

Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Oakdale Mobile Home Park

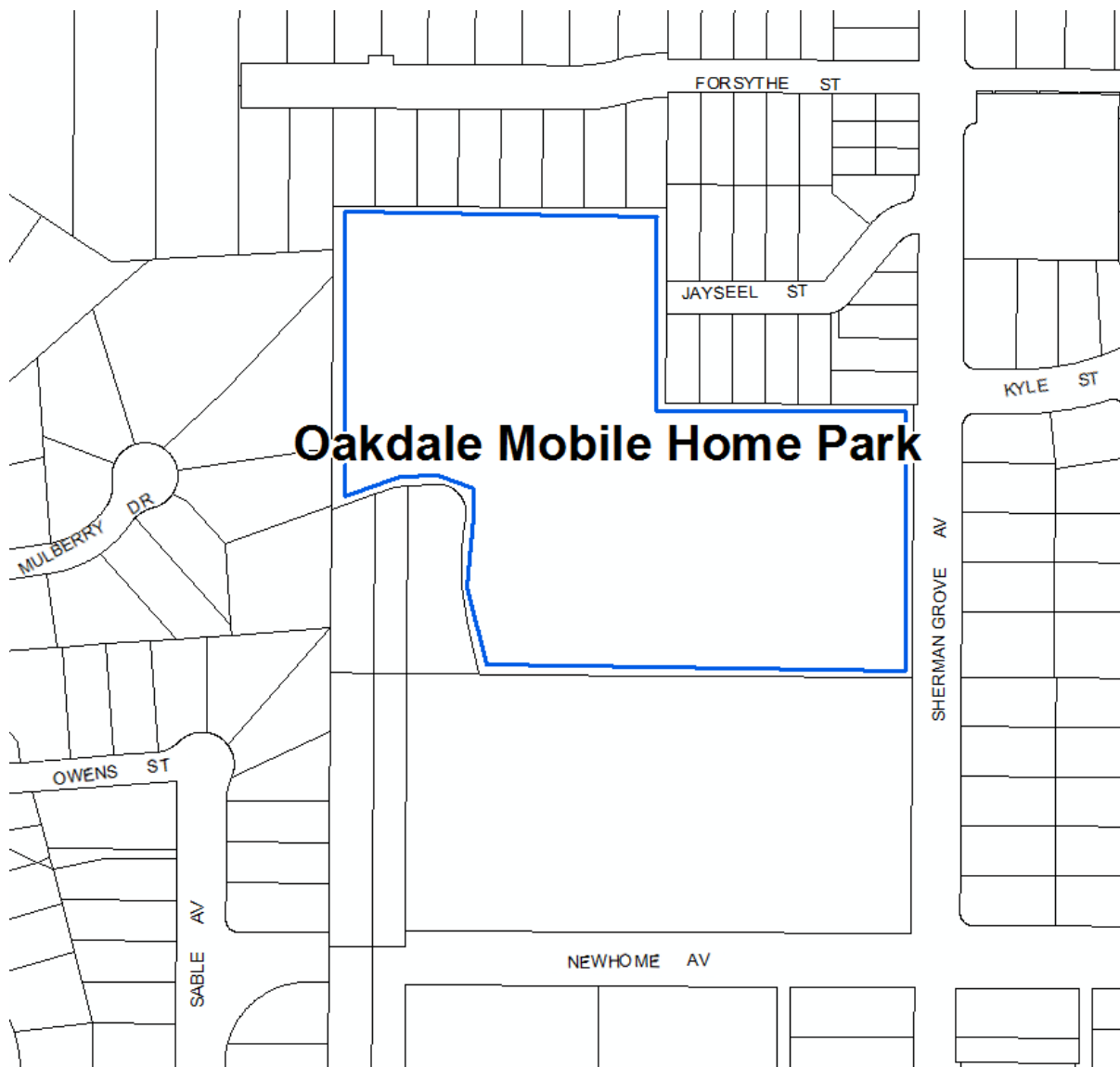


Description:

Mobile home park located at 10799 Sherman Grove Avenue. The property contains an unknown number of spaces occupied by mobile homes from various time periods, as well as a community building, a pool and extensive mature trees. Property is not accessible to the public.

Significance:

Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Old Tujunga Commercial Planning District



Description:

The Old Tujunga Commercial Planning District is a neighborhood commercial corridor located in the heart of Tujunga. The district contains approximately 86 parcels, and includes properties along both sides of Commerce Avenue between Foothill Boulevard on the south and Valmont Street on the north.

The district occupies generally flat terrain at the base of the foothills of the San Gabriel Mountains. Commerce Avenue extends northward from Foothill Boulevard, a major vehicular thoroughfare through the area. Lots in the district are generally less than two-tenths of an acre in size; in some cases, multiple parcels have been combined to accommodate the construction of larger buildings. Development is composed primarily of commercial storefronts, with some multi-family residential infill. Today the district is almost exclusively commercial in its use, with several surface parking lots scattered throughout. Original commercial buildings were constructed primarily during the 1920s and were designed in commercial vernacular styles. Buildings are typically set at the sidewalk and feature a variety of rooflines defining each storefront. Storefronts are typically clad in smooth-finished stucco or brick. The district retains a pedestrian orientation, with building entrances fronting Commerce Avenue, and facades 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 diagonal and parallel street parking, concrete curbs and sidewalks, and mature street trees. Ornamental streetlights, benches, and a street clock at the corner of Commerce Avenue and Tujunga Canyon Boulevard, appear to have been added as part of a recent street beautification project.

Significance:

The Old Tujunga Commercial Planning District is significant as an example of an early-20th century neighborhood commercial center that pre-dates Tujunga's consolidation with the City of Los Angeles. 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.

Development in the Tujunga area was initially motivated by the founding of the Little Lands colony in 1913. The Little Lands movement was championed by philosopher and journalist William Ellsworth Smythe, who sought to establish a utopian community which rejected capitalism and industrialism. Instead settlers, known as "Little Landers," lived cooperatively in a self-sustaining agrarian community, with "a little land and a living." Smythe partnered with real estate developer Marshall V. Hartranft, who had already optioned the land in 1907 with the intention of developing a community similar to Glendale. Instead, the two men proceeded with Smythe's plan for the Little Lands colony, and set aside 240 acres for the original townsite. The initial subdivision for the settlement was recorded in 1913 as the Los Terrenitos Tract. Hartranft's development company, the Western Empire Suburban Farms Association, was listed as one of the owners, along with the Los Angeles Title and Trust Company.

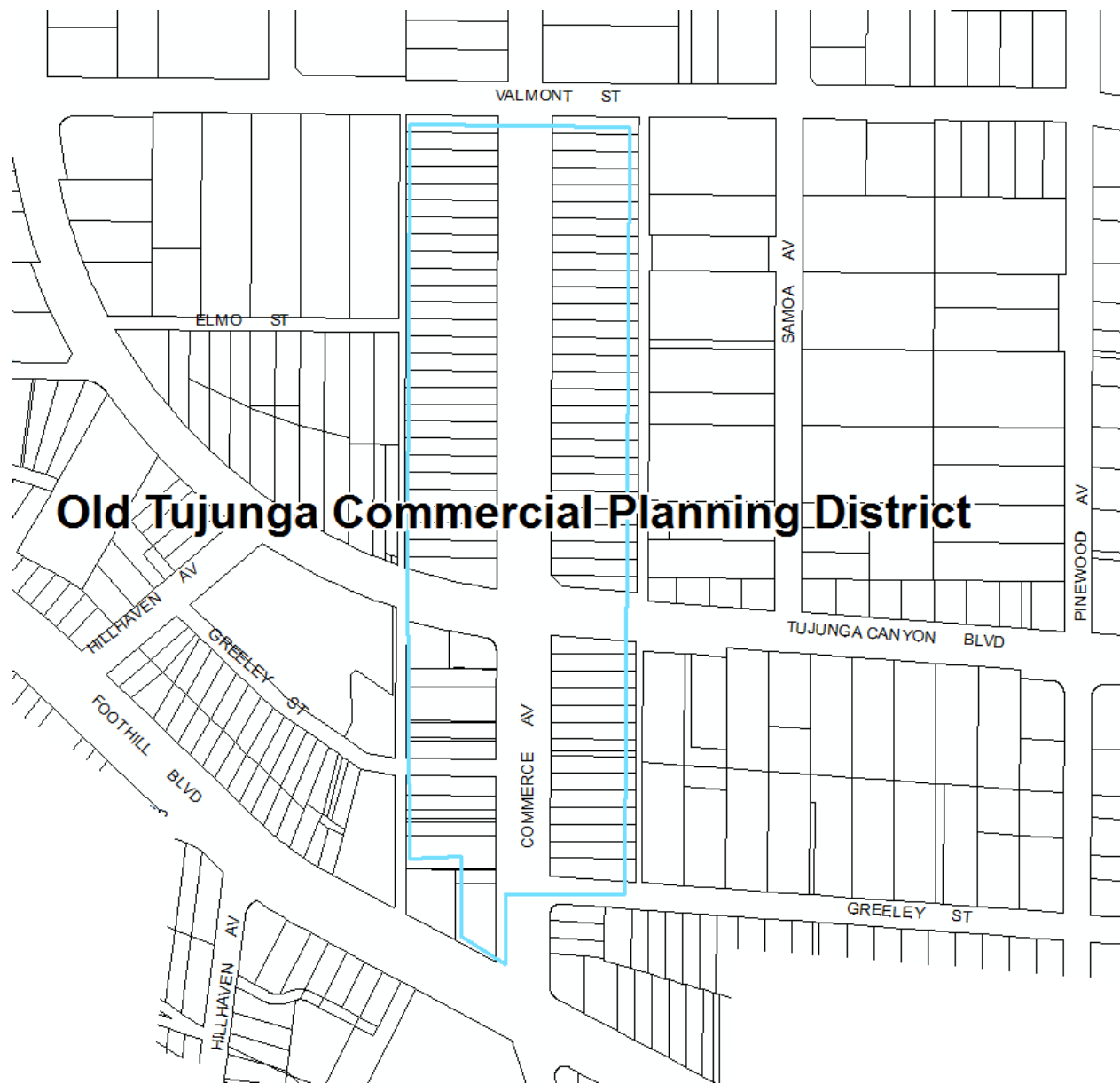
Commercial development first took place along Commerce Avenue in the mid-1910s, following the subdivision of the land south of Commerce Avenue and Valmont Street in 1913 as part of the Los Terrenitos Tract. The Tujunga "Little Lands" post office, completed in 1914, was one of the first buildings to be constructed and was located at the intersection of Commerce Avenue (then known as Sunset Boulevard) and Valmont Street (then known as El Centro Avenue). At the time, offerings were limited; the only store in the area was the cooperative store for the Little Lands colony. Construction activity languished, however, until the 1920s; by that time the Little Lands colony had largely dissolved, and the remaining colonists discovered

that there was a greater financial benefit to subdividing their original farms into residential tracts to capitalize on the demand for land sparked by the regional population boom of the 1920s.

As new residents began to settle Tujunga, commercial development began in earnest to accommodate the needs of the growing community. More buildings were constructed within the district during the 1920s than in any other decade. By 1924, offerings along Commerce Avenue included a grocery, post office, bank, dressmaker, barber, restaurant, a movie theater, and an undertaker. The expanding population inspired a community-led effort to incorporate Tujunga as a town that same year, but the attempt failed due to a dispute over boundaries. The town was finally incorporated following an election in 1925. During the second half of the 1920s, many of the surrounding Valley communities were annexed to the City of Los Angeles, including Sunland and La Tuna Canyon. For a time, both the City of Los Angeles and the town of Tujunga attempted to annex the same land, a dispute which led to a protracted legal battle. It was perhaps due to the ill feeling created by this rivalry that the first two attempts to annex Tujunga to the City of Los Angeles failed; voters did not approve consolidation until 1932.

Development languished in Tujunga throughout the Great Depression, and while some commercial buildings were constructed during the second half of the 1930s, development did not regain momentum again until the years following World War II, with infill construction taking place throughout the late 1940s. Subsequent development occurred sporadically over the following decades; more recent projects have combined multiple parcels of land to accommodate the construction of larger buildings.

Despite its significance, the Old Tujunga Commercial Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district's original buildings have undergone a substantial degree of alteration or have been replaced with newer construction, which has compromised the cohesion and integrity of the district as a whole. However, the district retains many overall planning features, including its modest scale, pedestrian orientation, zero front setbacks, concrete curbs and sidewalks, and mature street trees, which help to convey the overall feeling of an early-20th century neighborhood commercial center that pre-dates Tujunga's consolidation with the City of Los Angeles. For these reasons, this area may warrant special consideration for local planning purposes.



Context 1:

Context:	Pre-Consolidation Communities of Los Angeles, 1850-1932
Sub context:	No Sub-context
Theme:	Tujunga, 1850-1932
Sub theme:	Important Events in Tujunga History, 1850-1932
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Old Tujunga Commercial Planning District is significant as an example of an early-20th century neighborhood commercial center that pre-dates Tujunga's consolidation with the City of Los Angeles. 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: Plainview Avenue Elementary School

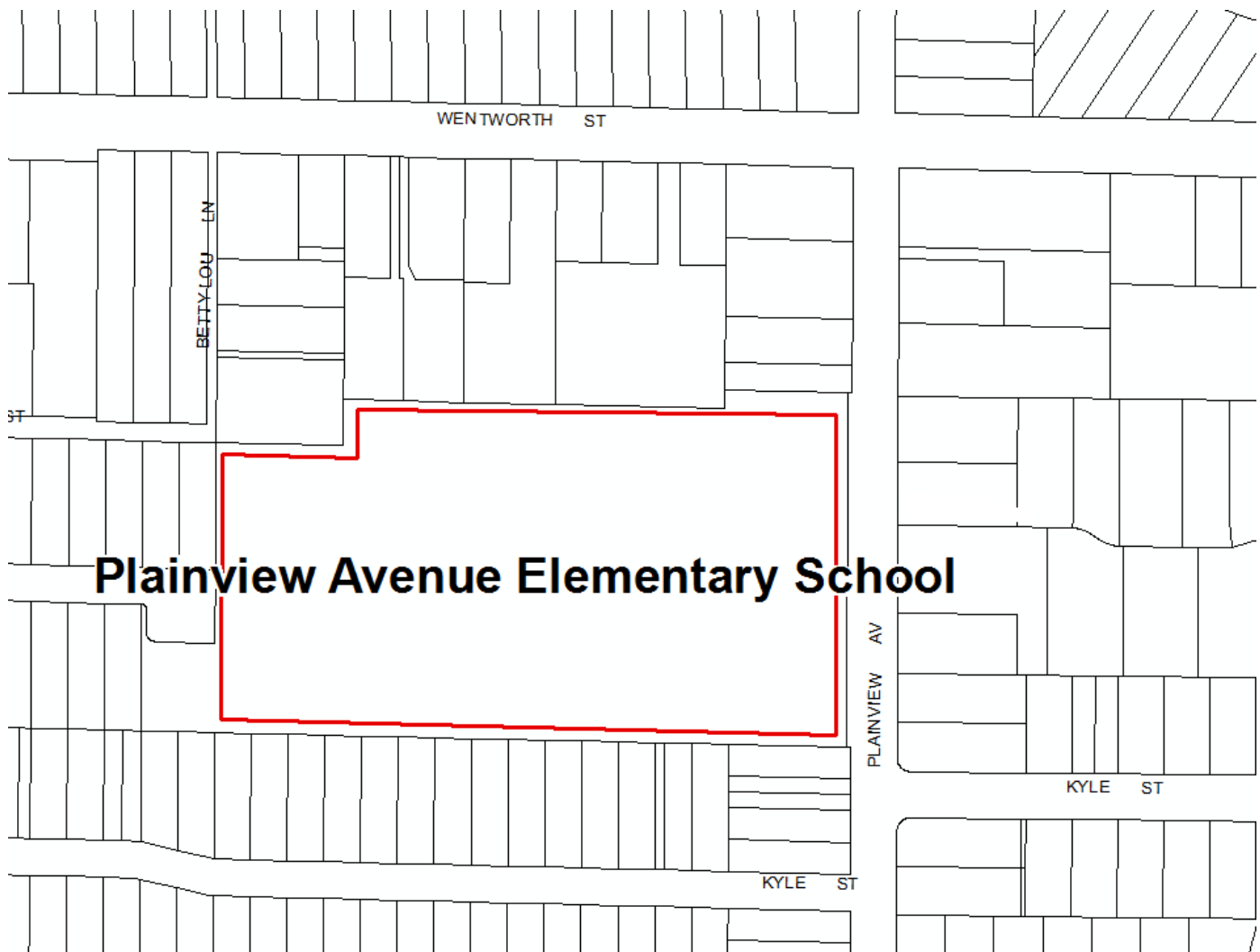


Description:

Located at 10819 Plainview Avenue, the school occupies a rectangular-shaped parcel between Kyle St. and Wentworth St. The campus is composed of multiple one- and two-story classroom buildings and an auditorium building, linked by covered walkways. Designed in the Mid-Century Modern style, building features include flat and shed roofs, smooth stucco cladding, double-hung wood windows, and slab doors. Other features of the site include paved playgrounds 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.



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.

Name: Sherman Grove Mobile Home Park



Description:

Mobile home park located at 10711 Sherman Grove Avenue. The property was developed in 1955 and contains approximately 75 residential spaces occupied by mobile homes dating from various periods, some sited at an angle, and arranged on an orthogonal street grid. Other features include a perimeter wall, a community building, and a pool. The property is not fully visible from the public right-of-way.

Significance:

Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Site of Minnie Barton Recreation Camp



Description:

Former site of the Minnie Barton Recreation Camp located at 10131 Johanna Avenue. The site appears to contain various arroyo stone remnants of the camp, including stairways, walls, benches, and water features. The property is not fully visible from the public right-of-way.

Significance:

Former site of the Minnie Barton Recreation Camp, the second halfway home built by Minnie Barton. Minnie Barton was the first female parole officer and the second female to join the Los Angeles Police Department. Barton is known for creating what we now refer to as halfway homes for women. She worked with multiple women's groups to fundraise for her first halfway home. Then she started the Big Sister's League in Los Angeles to help make her halfway homes a reality. The homes were self-supporting, by selling handmade goods in temporary stores downtown, and hosting ham dinners for local dignitaries and women's clubs. The league still exists today, now known as Children's Institute, Inc. The current site was originally a park, and became the halfway home in 1929. Today, the property contains a private residence. It is unknown when the Recreation Camp vacated the property, or if any of the original buildings or structures remain on the site. However, the site contains multiple arroyo stone features that appear to date from the camp. 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:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Former site of the Minnie Barton Recreation Camp, the second halfway home built by Minnie Barton. The site contains multiple arroyo stone features that appear to date from the camp. The property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.

Name: Sunair Asthma Home

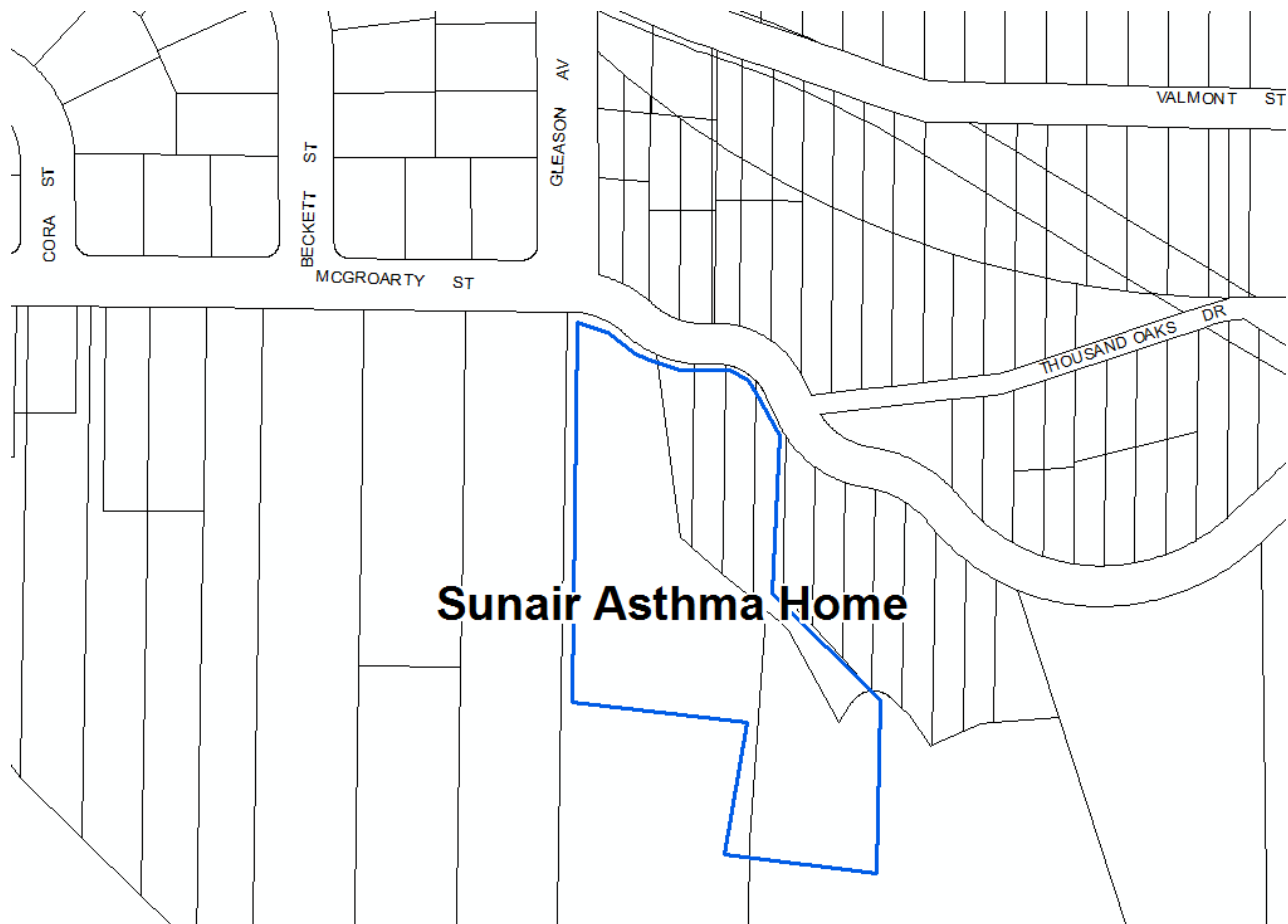


Description:

Located at 7754-7770 McGroarty Street. Large hillside parcel containing multiple buildings, paved parking, and other features. The property also contains numerous arroyo stone features, including retaining walls, steps, and planters, some of which may date to the original development of the site as the Sunair Asthma Home.

Significance:

Site of the Sunair Asthma Home from 1937 to 1985. Built by pharmacist George S. Davis, half-owner of Parke-Davis Pharmaceutical Company (now known as Pfizer), which was once the world's largest pharmaceutical company. Davis became the company's third partner in 1867. The Sunair Asthma Home was established on this site in 1937, and was the only live-in rehabilitation center of its kind. The original stonework was built by George Harris, a local stone mason who built many stone structures throughout Tujunga in the early 20th century. The property is now occupied by the Smart Academy Christian School. The full extent of the property is not visible from the public right-of-way, and it is unclear which extant features date to the original development of the site as the Sunair Asthma Home. Therefore, the evaluation could not be completed.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Public and Private Health and Medicine, 1850-1980
Theme:	Medical Building Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Health/Medicine
Property sub type:	Sanitorium
Criteria:	C/3/3
Status code:	QQQ
Reason:	Site of the Sunair Asthma Home from 1937 to 1985. The full extent of the property is not visible from the public right-of-way, and it is unclear which extant features date to the original development of the site as the Sunair Asthma Home. Therefore, the evaluation could not be completed.

Name: Sunland Park

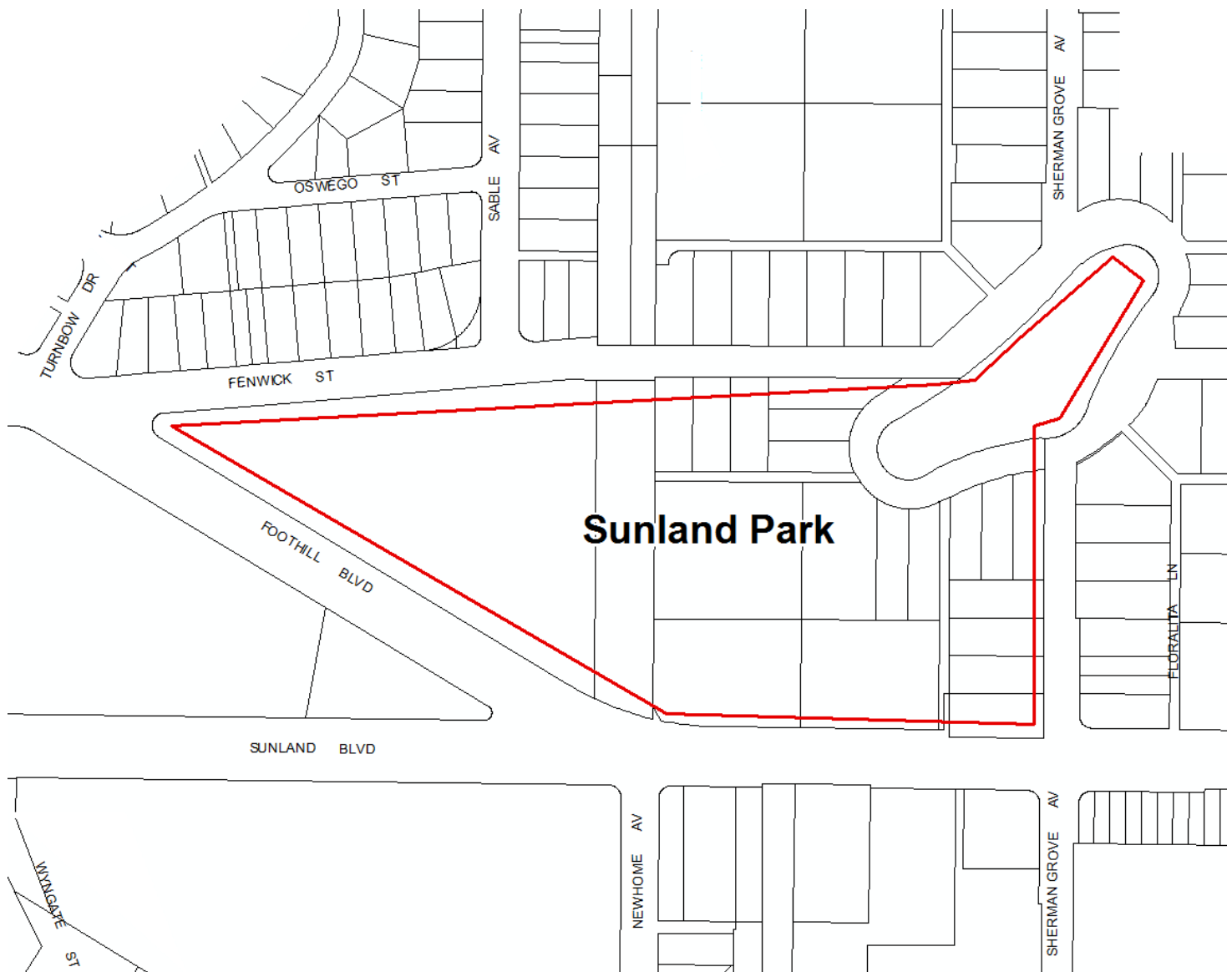


Description:

Sunland Park is located at 8701 Foothill Boulevard. Features include mature trees, arroyo stone retaining walls, playing fields, picnic areas, and surface parking. The site also contains two Spanish Colonial Revival community center buildings from 1930s (one is vacant; the other appears to be used for administration) and two community center buildings from the 1970s. The extent of the park has been expanded over time.

Significance:

Excellent example of an early public park in Sunland. Sunland Park was the first county-owned park, dedicated to public use in 1883 when Sherman Paige and F. C. Howes purchased 2,000 acres and began subdividing the area into tracts of ten acres or more. This site was occupied by a grove of Live Oaks, believed to be several hundred years old, so Paige and Howes decided to preserve this space for public use. In 1912, the Monte Vista amusement park was established across the street, increasing the popularity of this public park. More research is needed to determine the period of significance.



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:	3S;3CS;5S3
Reason:	Excellent example of an early public park in Sunland. Sunland Park was the first county-owned park, dedicated to public use in 1883.

Name: Sunland Park Apartments



Description:

Mid-Century Modern garden apartment complex located at 6820-6840 Hillrose Street. The property contains ten two-story stucco-clad buildings with flat roofs and wide eaves, open-air walkways, floating exterior staircases, and screen block privacy walls. Other features of the site include a pool and other community services and gathering areas.

Significance:

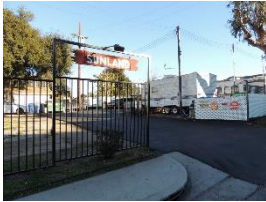
Excellent and rare example of a 1960s garden apartment complex in Sunland.



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 rare example of a 1960s garden apartment complex in Sunland.

Name: Sunland Trailer Park



Description:

Trailer park located at 10444 Sherman Grove Avenue. The property contains an unknown number of residential spaces occupied by trailers, RVs, and mobile homes dating from various periods, oriented on an orthogonal street grid. Other features include a perimeter wall, a community building, and a neon pole sign. The property is not fully visible from the public right-of-way.

Significance:

Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced by their overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Recorded mobile home/trailer parks may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: 6834-6838 Valmont Street Residential Court

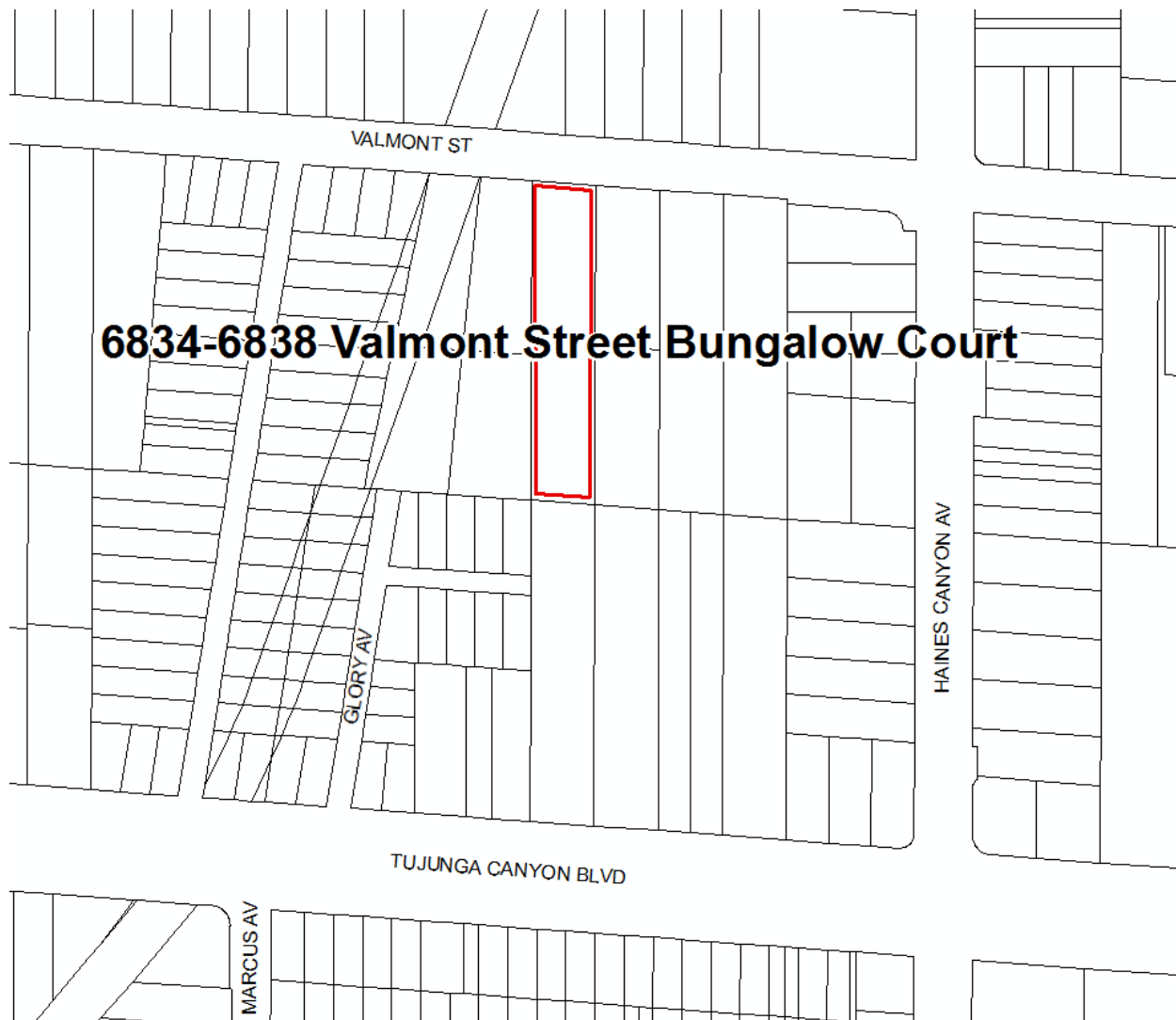


Description:

Residential court composed of three one-story residential buildings, oriented around a central paved driveway. Designed in the Minimal Traditional style, features include low-pitched gable roofs, recessed porches with metal support poles, stucco cladding with wood tongue-and-groove in the gable ends, and divided-light steel casement windows.

Significance:

Excellent and rare intact example of a 1950s residential court in Tujunga.



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 and rare intact example of a 1950s residential court in Tujunga.

Name: Verdugo Hills Golf Course

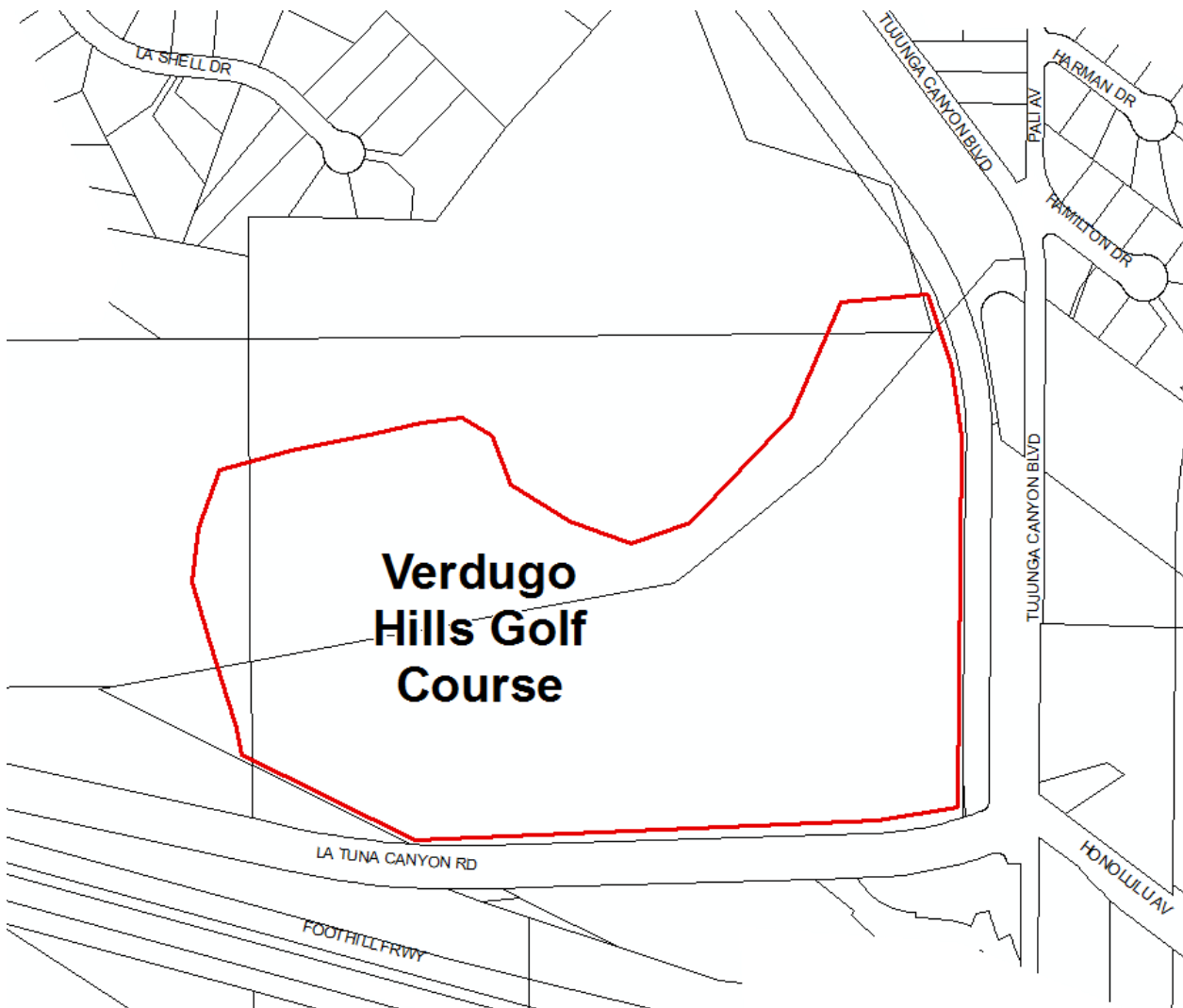


Description:

Located at 6433 La Tuna Canyon Road, features include a putting green, driving range, an 18-hole 3-par golf course, and a pro shop. The pro shop occupies a Ranch style building, with board-and-batten siding, double-hung wood windows, wood double doors, and a stone chimney.

Significance:

Appears to be an excellent example of a 1960s golf course in Tujunga; work of golf course architect Bill Hairston. However, more analysis is needed to determine the significance of the golf course as a cultural landscape, and to assess its integrity. 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:	Appears to be an excellent example of a 1960s golf course in Tujunga; work of golf course architect Bill Hairston. However, more analysis is needed to determine the significance of the golf course as a cultural landscape, and to assess its integrity. Therefore, the evaluation could not be completed.