

Districts

Name: Calenda Ostronic Residential Historic District



Description:

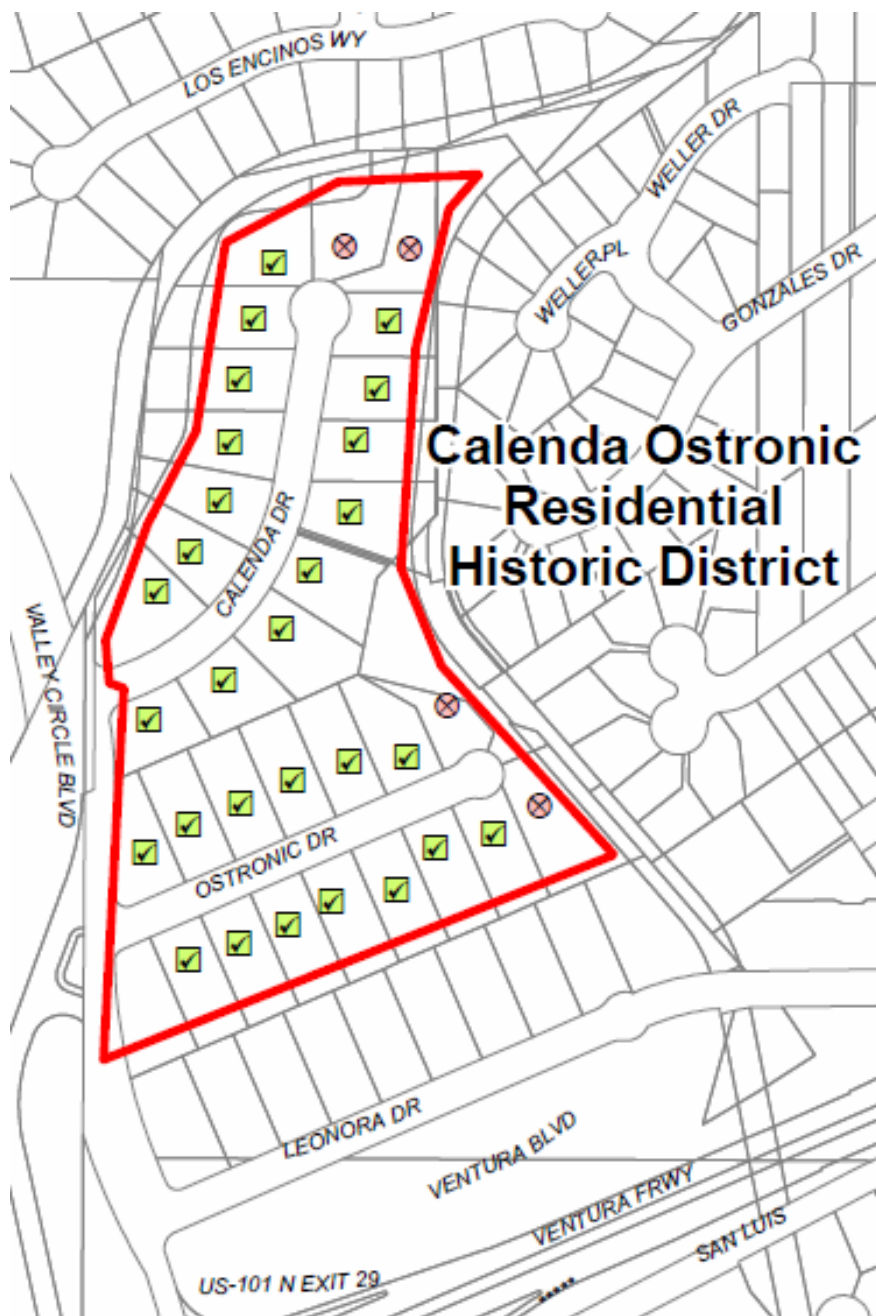
The Calenda Ostronic Residential Historic District is located in the westernmost section of the Woodland Hills area in the San Fernando Valley. The two streets that comprise the district are accessed from Valley Circle Boulevard, just north of Ventura Boulevard. Both Ostronic Drive and Calenda Drive end in cul-de-sacs. There are 32 buildings within the district boundaries; of these, approximately 88% are contributors.

The Calenda Ostronic district contains predominantly one-story, single family residences constructed between 1949 and 1959. The majority were constructed in the Traditional Ranch style and appear to have been custom built by a variety of builders and/or architects. All properties have driveways that lead to an attached garage or circle back to the street. Though no two are alike, the majority of the buildings in the district have consistent massing, height, and form. Common features of the district's buildings are long, rambling plans; buildings that sit low to the ground; low-pitched, gable roofs that extend to cover a one- or two-car garage; wood shake roofs with deep set eaves; a variety of cladding materials including wood clapboard, board and batten, stucco and natural stone; diamond pane windows with decorative shutters; and dovecotes at roof ridges and in gable peaks.

The topography of the area is relatively flat. Calenda Drive is at grade without curbs; Ostronic Drive has curbs but no sidewalks. The district has an abundance of mature, towering trees along with landscaped beds of flowers and shrubs. The half-acre lots are wide with generous setbacks accommodating large grassy front lawns. Some of the properties have perimeter fences.

Significance:

The Calenda Ostronic Residential Historic District is significant as an excellent, intact collection of 1950s Ranch style residential architecture in Woodland Hills. It contains a particularly notable concentration of Traditional Ranch houses that share common design elements and retain a high quality of design and craftsmanship. Its period of significance has been identified as 1949 to 1959, which is the period during which the subdivision was developed and built out with residences. Ostronic Drive was subdivided and developed by Walnut Estates Inc. in 1949. In 1955, Calenda Drive was subdivided and developed by Hugo and Margaret Swanson and Dick and Mary Ann Addison. Approximately 88% of the historic district's buildings were identified as contributors.

**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:	Significant concentration of Traditional Ranch house architecture, with high quality design and

craftsmanship conveyed by individual homes.

Contributors/Non-Contributors:



Address: 5100 N CALEDA DR
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5101 N CALEDA DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5114 N CALEDA DR
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5124 N CALEDA DR
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5125 N CALEDA DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5134 N CALEDA DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5141 N CALEDA DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5146 N CALEDA DR
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5156 N CALEDA DR
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5157 N CALEDA DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5164 N CALEDA DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5165 N CALEDA DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5200 N CALEDA DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5201 N CALEDA DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5211 N CALEDA DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5220 N CALEDA DR
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 5221 N CALEDA DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23334 W OSTRONIC DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23341 W OSTRONIC DR
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23342 W OSTRONIC DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23345 W OSTRONIC DR
Type: Non-Contributor
Year built: 1991
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23352 W OSTRONIC DR
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23360 W OSTRONIC DR
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23361 W OSTRONIC DR
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23368 W OSTRONIC DR
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23369 W OSTRONIC DR
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23376 W OSTRONIC DR
Type: Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23377 W OSTRONIC DR
Type: Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23384 W OSTRONIC DR
Type: Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23385 W OSTRONIC DR
Type: Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23390 W OSTRONIC DR
Type: Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23399 W OSTRONIC DR
Type: Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: East Woodland Hills Estates Historic District



Description:

The East Woodland Hills Estates Historic District is located in the western portion of the San Fernando Valley in Woodland Hills. The district is bounded by Dumont Street to the north, Wells Drive to the south, Kelvin Avenue to the west, Natoma Avenue to the east, and contains the Dumont Place and Poe Avenue cul-de-sacs, respectively. There are 152 buildings within the district boundaries; of these, approximately 70% are contributors.

The East Woodland Hills Estates district contains one-story, single family residences constructed between 1954 and 1959. Although no two houses are alike, the majority were constructed in the Traditional Ranch style. All properties have curb cuts and driveways that lead to an attached garage or circle back to the street. The majority of the buildings in the district have consistent massing, height, and form. Common features of the district's buildings are long, rambling plans; buildings that sit low to the ground; low pitched gable roofs that extend to cover a one- or two-car garage; wood shake roofs with deep set eaves; a variety of cladding materials including wood clapboard, board and batten, stucco and natural stone, diamond pane windows with decorative shutters, and dovescotes at roof ridges and in gable peaks.

The topography of the area is relatively flat and the streets follow expansive, curvilinear blocks historically void of curbs and sidewalks. Wide lots with uniform, generous setbacks accommodate large grassy front lawns with citrus trees, shrubs and flowering plants. Properties did not historically have perimeter fences, although some have been installed.

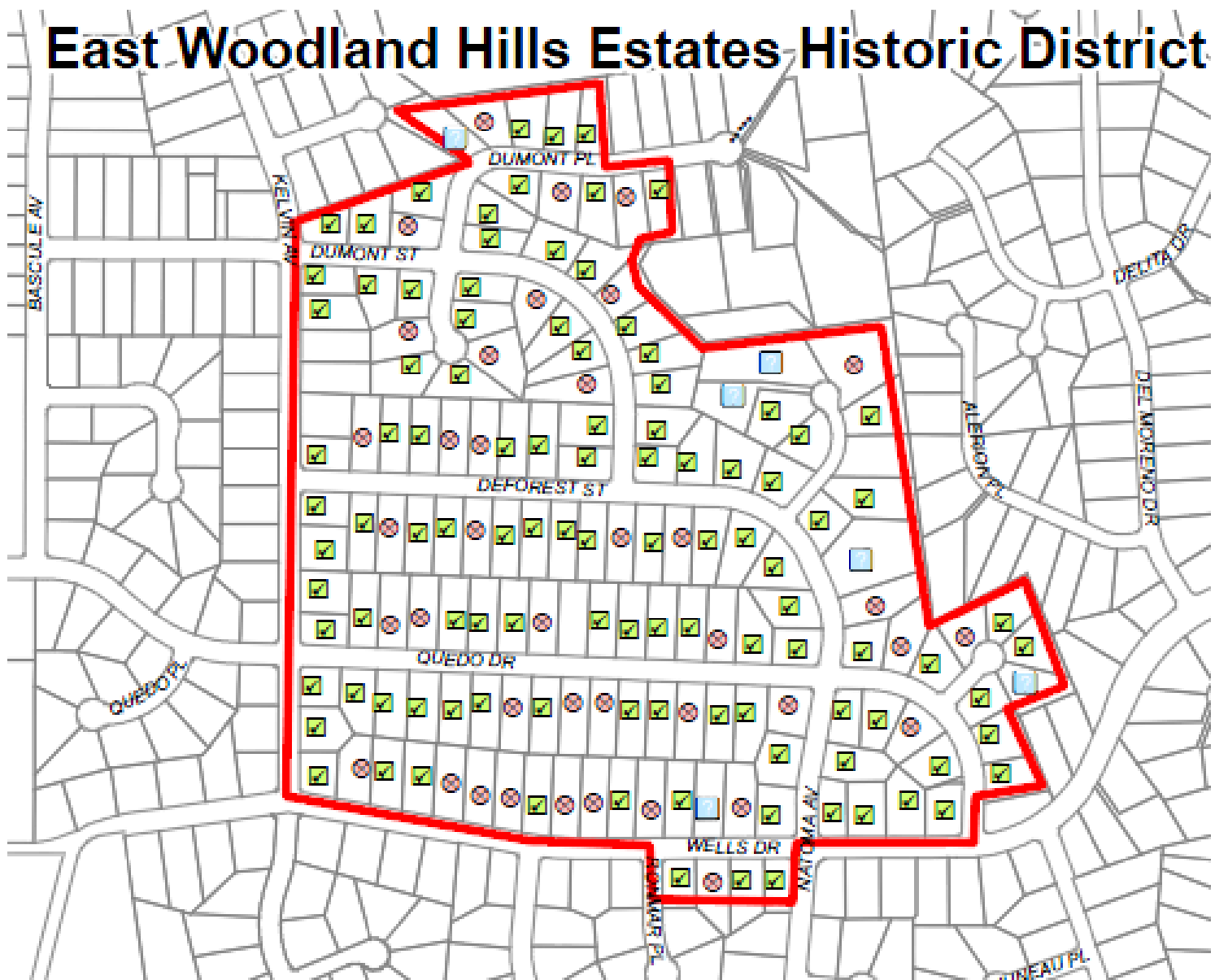
Significance:

The East Woodland Hills Estates Historic District is significant as an excellent, intact collection of mid-1950s Ranch style residential architecture in Woodland Hills. It contains a particularly notable concentration of Traditional Ranch houses; while no two are exactly alike, the buildings share common design elements and features which accounts for a unified appearance. Prior to the widespread residential development of the post-World War II era in Woodland Hills, citrus and walnut groves dotted the landscape. Of the many residential subdivisions in the vicinity, this historic district is notable for containing a large amount of citrus trees in front and rear yards. As seen in aerial imagery, the remaining trees are still in the regularly-spaced row arrangement of the citrus grove that occupied the landscape prior to residential development. The period of significance has been identified as 1954 to 1959, which is the period during which the subdivision was originally developed and built out with residences. Approximately 70% of the historic district's buildings were identified as contributors.

In 1950, Title Insurance and Trust Company subdivided the area. Carlyle Thorpe, a prominent agriculture businessman who owned 19 walnut groves in the valley, purchased the tract for development. Catering to the returning war veterans who were the majority of homebuyers at this time, Ranch-style tract developments went up fast in the area. East Woodland Hills Estates followed suit as a convenient place to live, located near schools, shopping centers, churches and recreational facilities along Ventura Boulevard.

A residence construction business named Royal Homes installed furnished model homes in the district. Royal Homes were 2,100 square feet plotted on half-acre sites. The three to five bedroom homes featured fireplaces of brick or Palos Verdes stone, sliding picture windows to patio areas, kitchens with built-in wall oven and countertop range, automatic dishwasher and raised panel cabinets. With a greater focus on luring residents from Los Angeles to the desert-like climate of the San Fernando Valley, weather-stripping, tension-type screens and forced-air heating with thermostatic controls were advertised. Although not advertised, the presence of citrus trees was certainly a selling point for this particular subdivision. Capitalizing on the romance of the area's citrus roots, homes were placed among the existing citrus trees on half-acre lots, supplying homebuyers with their own small grove and giving the neighborhood the overall character of a citrus ranch rather than a suburban subdivision.

East Woodland Hills Estates Historic District



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:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Ranch style residences, conveying significance through consistent design and scale as well as a prevalence of mature landscape features, such as orange trees in front yards.

Contributors/Non-Contributors:



Address: 5011 N DUMONT PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5015 N DUMONT PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Address: 5018 N DUMONT PL
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 5021 N DUMONT PL
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5024 N DUMONT PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5036 N DUMONT PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5043 N DUMONT PL
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 5051 N DUMONT PL
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5052 N DUMONT PL
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5100 N DUMONT PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5101 N DUMONT PL
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 5107 N DUMONT PL
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5112 N DUMONT PL
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 5117 N DUMONT PL
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5127 N DUMONT PL
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5128 N DUMONT PL
Type: Contributor
Year built: 1960
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5136 N DUMONT PL
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 5142 N DUMONT PL
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4804 N KELVIN AVE
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4814 N KELVIN AVE
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4826 N KELVIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4906 N KELVIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4916 N KELVIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4932 N KELVIN AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4938 N KELVIN AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4950 N KELVIN AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5024 N KELVIN AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5034 N KELVIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4817 N NATOMA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4818 N NATOMA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4911 N NATOMA AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4914 N NATOMA AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4920 N NATOMA AVE
Type: Not sure
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 4923 N NATOMA AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cape Cod



Address: 4940 N NATOMA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4960 N NATOMA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4965 N NATOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4978 N NATOMA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4984 N NATOMA AVE
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4987 N NATOMA AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4991 N NATOMA AVE
Type: Not sure
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 4995 N NATOMA AVE
Type: Not sure
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 4810 N POE AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4819 N POE AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4820 N POE AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Oriental



Address: 4834 N POE AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4851 N POE AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4854 N POE AVE
Type: Not sure
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 4858 N POE AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4861 N POE AVE
Type: Contributor
Year built: 1961
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20501 Quedo
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20500 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20501 W DEFOREST ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20511 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20518 W DEFOREST ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20523 W DEFOREST ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20526 W DEFOREST ST
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20536 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20544 W DEFOREST ST
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20550 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20551 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20558 W DEFOREST ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20601 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20602 W DEFOREST ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20611 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20612 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20619 W DEFOREST ST
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20620 W DEFOREST ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20627 W DEFOREST ST
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20628 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20635 W DEFOREST ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20636 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20643 W DEFOREST ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20644 W DEFOREST ST
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 20651 W DEFOREST ST
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20652 W DEFOREST ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20501 W DUMONT ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20510 W DUMONT ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20511 W DUMONT ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20520 W DUMONT ST
Type: Non-Contributor
Year built: 1968
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20521 W DUMONT ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20533 W DUMONT ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20534 W DUMONT ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cape Cod



Address: 20537 W DUMONT ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20544 W DUMONT ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20545 W DUMONT ST
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20555 W DUMONT ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20600 W DUMONT ST
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Address: 20601 W DUMONT ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20625 W DUMONT ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20632 W DUMONT ST
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20642 W DUMONT ST
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20649 W DUMONT ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20661 W DUMONT ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20640 W MARTINEZ ST
Type: Not sure
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 20420 W QUEDO DR
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20434 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20435 W QUEDO DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20437 W QUEDO DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20445 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20448 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20500 W QUEDO DR
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20512 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20513 W QUEDO DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20520 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20521 W QUEDO DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20530 W QUEDO DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20531 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20538 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20539 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20546 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20547 W QUEDO DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20554 W QUEDO DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20555 W QUEDO DR
Type: Contributor
Year built: 1961
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20562 W QUEDO DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20600 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20601 W QUEDO DR
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20608 W QUEDO DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 20609 W QUEDO DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20616 W QUEDO DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20617 W QUEDO DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20624 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20625 W QUEDO DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20632 W QUEDO DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20633 W QUEDO DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20642 W QUEDO DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20643 W QUEDO DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20651 W QUEDO DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20652 W QUEDO DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20421 W WELLS DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20433 W WELLS DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20445 W WELLS DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20455 W WELLS DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20500 W WELLS DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20501 W WELLS DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20510 W WELLS DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20511 W WELLS DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20520 W WELLS DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20523 W WELLS DR
Type: Not sure
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 20530 W WELLS DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20531 W WELLS DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Address: 20539 W WELLS DR
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20547 W WELLS DR
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20557 W WELLS DR
Type: Non-Contributor
Year built: 2005
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 20563 W WELLS DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20601 W WELLS DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20613 W WELLS DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20621 W WELLS DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20629 W WELLS DR
Type: Non-Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20637 W WELLS DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20645 W WELLS DR
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20655 W WELLS DR
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Eastwood Estates/Fieldstone Series Historic District



Description:

The Eastwood Estates/Fieldstone Series Historic District is located in Woodland Hills in the San Fernando Valley. It is part of the larger Corbin Palms Planning District, which was also identified as part of this survey. The Eastwood Estates/Fieldstone Series Historic District includes selected parcels on the west and east sides of Jumilla Avenue above Delano Street plus twelve adjacent parcels on the west side of Corbin Avenue. In total, it consists of 36 flat parcels from a single tract. The uniform parcels on Jumilla were part of the Eastwood Estates series and the larger, one-third acre parcels on Corbin Avenue were part of the “Fieldstone Series.” Overall, 19 of the parcels have been identified as contributors to the historic district. The streets of the district are part of a hierarchical structure of grid, crescent and cul-de-sac streets in the Corbin Palms Planning District. The Eastwood Estate/Fieldstone Series Historic District is comprised of single-family residences constructed during 1955 in the Mid-Century Modern style. The residence at 6118 Jumilla Avenue has been declared Historic Cultural Monument #976, “The Corbin Palms House.”

The district is characterized by an engaging architectural cadence in which a limited number of residential floor plans and elevations with detached carports are rotated and applied to the lots. This gives the appearance of individuality for the standardized houses and contributes to a unique visual rhythm in the development.

In addition to its buildings, the district is further characterized by many of the original tract features, including consistent lot sizes and setbacks, concrete sidewalks, contoured front yard mounds and the presence of original olive trees.

Significance:

The Eastwood Estates/Fieldstone Series Historic District is an excellent, intact example of a postwar suburban subdivision in the Mid-Century Modern style, designed by noted architects Palmer and Krisel. Of the 36 parcels identified, 55% retain sufficient integrity as contributors to the district. This relatively low percentage of contributors may limit its designation to local HPOZ and the California Register, as it may not retain sufficient integrity for National Register designation.

Eastwood Estates and the Fieldstone Series were subdivided in 1953 by veteran real estate speculators George Alexander and Joseph C. Dunas. Alexander, of the George Alexander Construction Company, built thousands of houses in the San Fernando Valley and Palm Springs. Eastwood Estates/Fieldstone Series was the last phase of development in the Corbin Palms Planning District—the first of several tract housing collaborations between Alexander and architects, Palmer and Krisel. Dan Saxon Palmer and William Krisel, AIA were significant architects associated with the Mid-Century Modern style. Krisel also designed the landscaping.

Eastwood Estates included the parcels south of Topham Street except for those facing Corbin Avenue. It consisted of 4 models of 3 four-bedroom/three-bath plans of approximately 1,400 square feet. A brochure for the tract touted them as “Luxurious living in the San Fernando Valley.” A key amenity was a central air-conditioning system not available in the adjacent Corbin Palms tract. Proximity to schools, shopping and the new freeway was also a selling point. “The Fieldstone Series” of 13 houses on Corbin Avenue were larger, “climate controlled” houses on “spacious, magnificently landscaped” lots. The houses were typically occupied by young middle-class families.

Although the tract was subdivided in 1953-54, the houses were built in 1955. They were rectangular in plan and consisted of simple, geometric volumes of horizontal massing with unornamented wall surfaces. Some of the models visibly expressed their post-and-beam structure through a gabled clerestory window. They featured floor-to-ceiling windows, sliding doors and detached carports. The shed-roofed carports placed at 90-degree angles to gabled rooflines of the front elevations gave the designs an overall appearance of a butterfly-roof—a signature design feature of Palmer and Krisel houses. Rotation of plans, elevations and carport placement contributed to the unique architectural cadence of the district, another Palmer and Krisel

signature design element. Olive trees were featured landscape elements as were contoured mounds in the front yards created from construction debris.

Common alterations include a stucco finish over original wall materials, replacement of original windows, carport enclosures/extensions and the addition of decorative features and window surrounds. Despite these alterations, the Eastwood Estates/Fieldstone Series District remains an intact example of a postwar suburban residential tract in the Mid-Century Modern style.


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:	5S3
Reason:	This small historic district is significant as an intact representation of the larger Corbin Palms/Eastwood Estates subdivisions, designed by noted architects Palmer and Krisel. High quality design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	5S3
Reason:	Excellent example of a postwar suburb designed by noted developer George Alexander Co. and architects Palmer and Krisel. Retains the original tract planning and landscape elements as designed by the developer/architects.

Contributors/Non-Contributors:

Address: 6111 N CORBIN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6117 N CORBIN AVE
 Type: Not sure
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Address: 6127 N CORBIN AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 6135 N CORBIN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6141 N CORBIN AVE
 Type: Not sure
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Address: 6151 N CORBIN AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6201 N CORBIN AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6209 N CORBIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6217 N CORBIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6225 N CORBIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6233 N CORBIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6241 N CORBIN AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6118 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6126 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6134 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6141 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6146 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6151 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6152 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6200 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6201 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6206 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6207 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6212 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6215 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6218 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6221 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 6224 N JUMILLA AVE
Type: Not sure
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6227 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6230 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6233 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6236 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6239 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6242 N JUMILLA AVE
Type: Not sure
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6245 N JUMILLA AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Address: 6251 N JUMILLA AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century

Name: Kingswood Historic District



Description:

The Kingswood Historic District is located in the Woodland Hills community of the San Fernando Valley. The historic district contains properties on Wilhelmina Avenue between Valley Circle Boulevard and El Canon Avenue; El Canon Avenue between Valley Circle Boulevard and Hatteras Street; and properties on Hatteras Street just west of Valley Circle Boulevard. There are 66 buildings within the district boundaries; of these, approximately 82% are contributors.

The Kingswood district contains one-story, single family residences constructed between 1963 and 1965. Although each building is unique, the majority of buildings were constructed in the Contemporary Ranch style and contain consistent massing, height, and form. All properties have curb cuts and driveways that lead to an attached garage. Common features of the district's buildings are long, rectangular plans; low pitched gable roofs that extend to cover a one-or two-car garage; asphalt shingle roofs with deep set eaves; inset entryways with open exterior patios; paired and tripartite sliding windows; and common cladding materials that include board and batten, stucco, and natural stone.

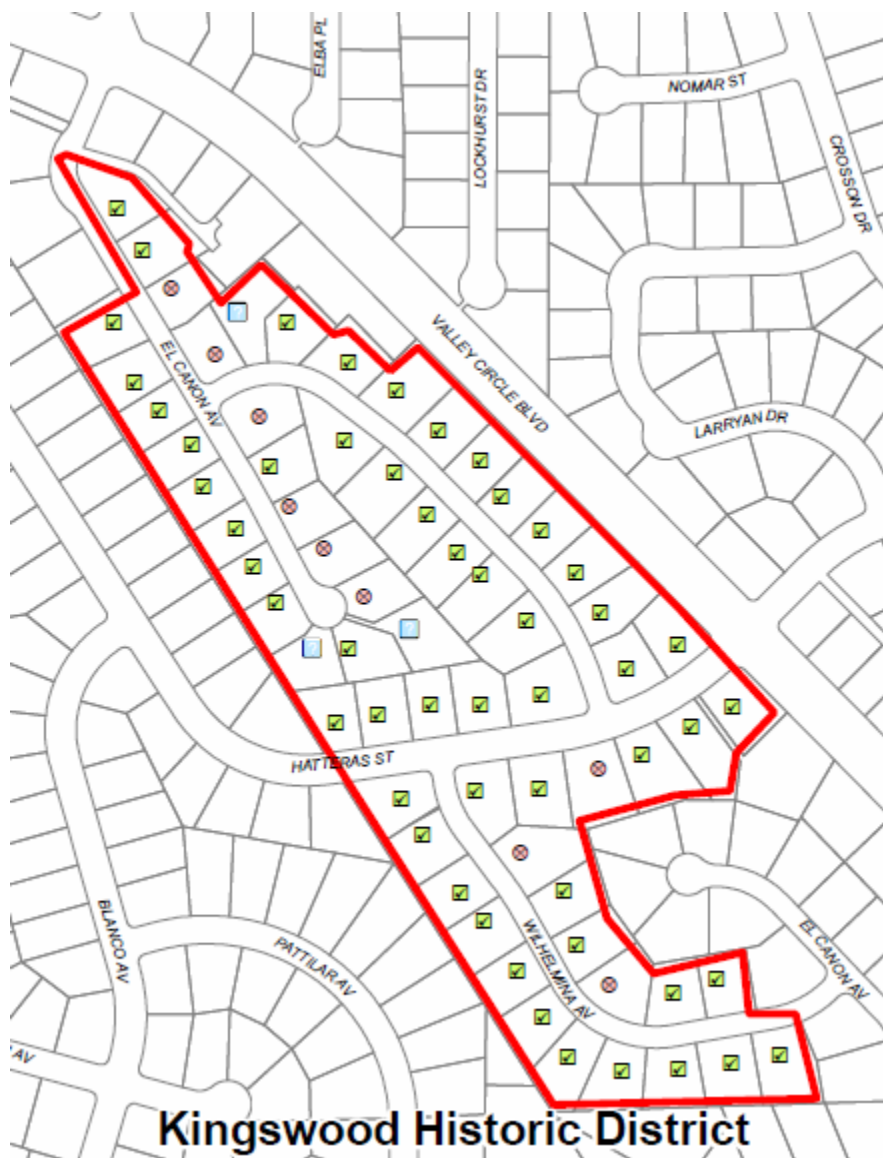
The historic district nears the Santa Monica Mountain foothills and therefore, the topography of the area fluctuates slightly in elevation. The streets follow expansive, curvilinear blocks with sidewalks and curbs. Wide quarter to one-third acre lots accommodate the rambling plan of the Ranch houses; however, the front lawns tend to have minimal setbacks. They are landscaped with grass or ivy, flowering plants, shrubbery, and mature trees.

Significance:

The Kingswood Historic District is significant as an excellent, intact collection of 1960s Ranch style residential architecture in Woodland Hills. In particular, the historic district contains a notable concentration of Contemporary Ranch houses; while no two are exactly alike, the buildings share common design elements and features which accounts for a unified appearance. The period of significance has been identified as 1963-1965, which is the period during which all of the buildings within the boundaries were constructed. Approximately 82% of the historic district's buildings were identified as contributors.

The buildings of the Kingswood Historic District are the product of notable postwar residential architect, Charles Dubois. Dubois is most well-known for his "Swiss Miss" A-frame building designs for the Krisel and Palmer residential neighborhood of Vista Las Palmas in Palm Springs. The Swiss Miss design became popular for its resemblance to a Swiss chalet with Tiki detailing. The Kingswood Historic District contains residences that bear resemblance to the Swiss Miss model.

In 1958, the 1,100-acre Platt Ranch was annexed by the City of Los Angeles to make way for suburban development. The Kingswood Historic District was developed on the prior ranch site in 1961 as the "Kingswood series" at Woodland West, a tract development encompassing the majority of the area west of Valley Circle Boulevard and north of Burbank Boulevard. The tract was developed by Don-Ja-Ran Construction Co., Inc. in collaboration with Peerless Building Co. The three- to five-bedroom homes were advertised as having multiple bathrooms and showers, a separate dressing room with built-in vanity adjoining the master bedroom suite, beamed ceilings and wall paneling, wall-to-wall carpet, and intercom and radio units.

**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:	Significant concentration of Contemporary Ranch Houses, some designed by noted architect Charles DuBois; a small handful of models repeated throughout the subdivision. Overall, the dwellings retain the distinctive features of the Ranch house mode, with contemporary design features.

Contributors/Non-Contributors:



Address: 5700 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5704 N EL CANON AVE
Type: Not sure
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5705 N EL CANON AVE
Type: Not sure
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5708 N EL CANON AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5709 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5714 N EL CANON AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5717 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5722 N EL CANON AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5725 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5730 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5733 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5740 N EL CANON AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 5741 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5749 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5801 N EL CANON AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5812 N EL CANON AVE
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5813 N EL CANON AVE
Type: Contributor
Year built: 1965
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5822 N EL CANON AVE
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5832 N EL CANON AVE
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24000 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24001 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24010 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24011 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24016 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24022 W HATTERAS ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24031 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24032 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24039 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24040 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24045 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24051 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 24057 W HATTERAS ST
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5607 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5610 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5613 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5618 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5619 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5625 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5626 N WILHELMINA AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 5631 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5637 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5640 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5643 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5646 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5649 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5654 N WILHELMINA AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5655 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5661 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5667 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5708 N WILHELMINA AVE
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5709 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5714 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5719 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5720 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5726 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5727 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5732 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5733 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5738 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5739 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5744 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5745 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5750 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5756 N WILHELMINA AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5762 N WILHELMINA AVE
Type: Not sure
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 5768 N WILHELMINA AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary

Name: Los Encinos Residential Historic District



Description:

The Los Encinos Residential Historic District is located in the Woodland Hills area of the San Fernando Valley. The historic district includes the western portion of Los Encinos Way and is accessed via Sadring Avenue from Canzonet Street. Valley Circle Boulevard to the west and Ventura Boulevard to the south are the area's main thoroughfares. There are 16 buildings within the district boundaries; of these, approximately 75% are contributors.

The Los Encinos Residential Historic District contains houses constructed in the Neo-Spanish Eclectic style. The one- and two-story single family residences were constructed in 1976. All parcels have wide curb cuts to accommodate driveways that lead to three-car garages. Although no two houses are alike, common features of the buildings are asymmetrical facades with multi-level eaves, steeply pitched gable roofs clad in clay tile, rough trowel stucco cladding, casement and sliding metal windows in a variety of sizes, and inset front entryways occasionally encased by an open outdoor patio with arched openings.

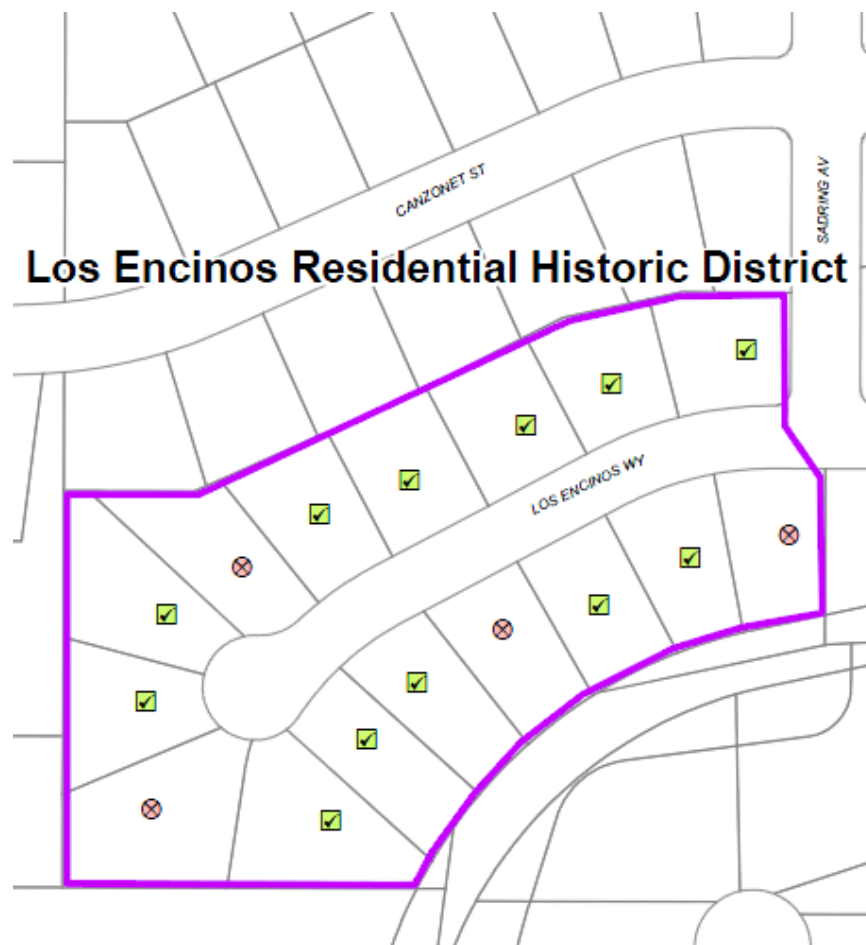
Los Encinos Way is generally flat and follows one crescent-shaped cul-de-sac with sidewalks. The quarter- to one-third acre lots are fairly compact with little room between residences. The parcels do, however, have moderately-sized front and rear grass lawns with mature trees and landscaping of shrubbery and flowering plants.

Significance:

The Los Encinos Residential Historic District is significant as an excellent, intact collection of mid-1970s Neo-Spanish Eclectic style residential architecture in Woodland Hills. It contains a relatively rare concentration of mid-1970s residential architecture that shares common design elements and features, which accounts for a unified appearance. The period of significance has been identified as 1975 to 1976, which is the period during which the subdivision was originally developed and built out with residences. Approximately 75% of the historic district's buildings were identified as contributors.

In 1975, the small tract was subdivided by owners Evelin and Irving Eigler under an Eigler family trust that was established in 1972. The homes were designed by Jon A. Randall & Associates and developed by Stonecraft Homes. The two firms appear to have worked together often in the following decade developing two Simi Valley subdivisions: Sinaloa Estates and Tapo Meadows. The later developments mimic the Los Encinos district's architectural style as applied to late 1970s/early 1980s design.

The Los Encinos Way model homes were shown during "dusty shoe previews" in 1976. Advertisements noted four bedroom, two and a half bath residences ranging from 2,260 to 2,670 square feet. The majority of the homes featured a double-height atrium clad in tile, a sunken living room with vaulted ceiling, and a wet bar. Two story residences also had a spiral staircase leading to a master suite. Additional accoutrements included central air conditioning and a back yard large enough to accommodate a swimming pool.

**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:	5S3
Reason:	Significant as a small enclave of 1970s Neo-Spanish Eclectic architecture. The buildings are consistent in design, massing and construction, conveying a deliberate and cohesive design program among the 16 houses. Not eligible for the National Register or California Register at this time because it is not yet 50 years of age or of exceptional significance.

Contributors/Non-Contributors:

Address: 5261 N SADRING AVE
 Type: Contributor
 Year built: 1976
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Address: 23366 W LOS ENCINOS WAY
Type: Non-Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23410 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23411 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23421 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23422 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23429 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23430 W LOS ENCINOS WAY
Type: Non-Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23437 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23440 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23445 W LOS ENCINOS WAY
Type: Non-Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23448 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23451 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23455 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23458 W LOS ENCINOS WAY
Type: Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23459 W LOS ENCINOS WAY
Type: Non-Contributor
Year built: 1976
Property type/sub type: Residential-Single Family; House
Architectural style: Other

Name: Melba Avenue Residential Historic District



Description:

The Melba Avenue Residential Historic District is located in the western portion of the San Fernando Valley in Woodland Hills. It is located on a short, crescent-shaped stretch of Melba Avenue that culminates in a cul-de-sac. The district is accessed via Sylvan Street by way of Woodlake Avenue to the east or Berquist Avenue to the west. There are 11 buildings within the district boundaries; of these, approximately 73% are contributors.

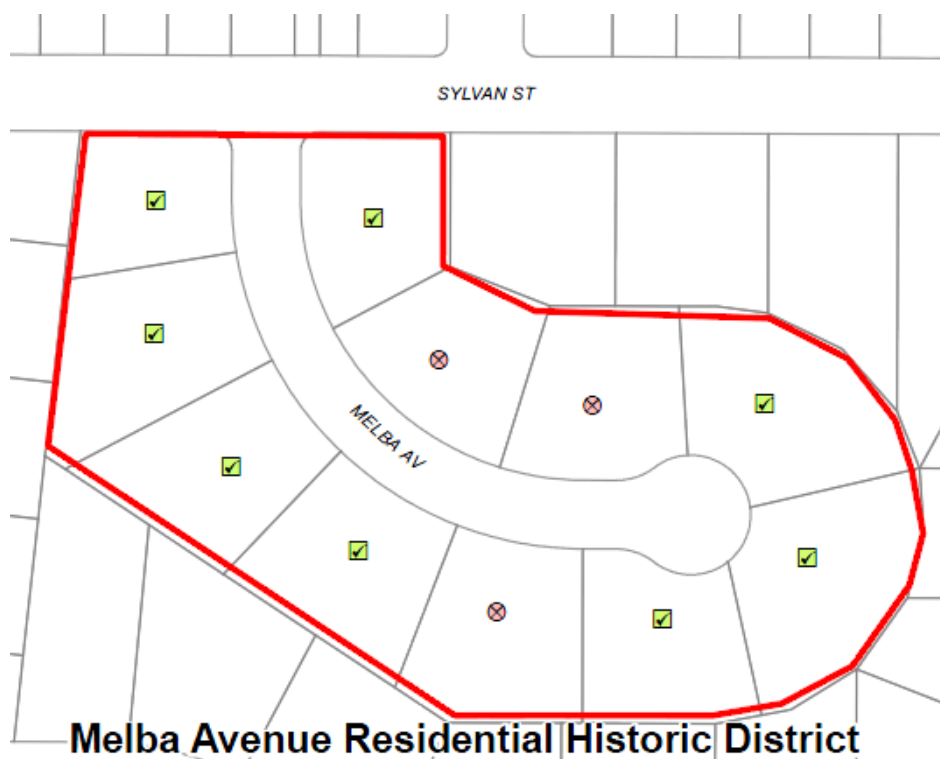
The Melba Avenue Residential district contains predominantly one-story, single family residences constructed in 1956. The houses in the district are constructed in the Traditional and Cinderella Ranch style. All properties have curb cuts and driveways that lead to an attached garage. The majority of the buildings in the district have consistent massing, height, and form. Common features of the district's buildings are long, rambling plans; buildings that sit low to the ground; low pitched gable roofs clad in wood shake with deep set eaves; roofs that extend to a low pitched walkway that connects a one- or two-car garage to the main house; a variety of cladding materials including wood clapboard, board and batten, stucco and natural stone; diamond pane windows with decorative shutters; squared window bays with shed roofs; garage doors with decorative elements; and dovecotes at roof ridges and in gable peaks.

Melba Avenue has curbs but no sidewalk and is relatively flat. The half-acre lots are wide and have generous setbacks that accommodate large grassy front lawns. The district lacks definitive lot divisions and therefore the area has an open feel. Large mature trees create a lush setting, while the occasional citrus and walnut trees are a reminder of the area's early agricultural development.

Significance:

The Melba Avenue Residential Historic District is significant as an excellent, intact collection of mid-1950s Ranch style residential architecture in Woodland Hills. It contains a particularly notable concentration of Traditional Ranch houses; while no two are exactly alike, the buildings share common design elements and features which accounts for a unified appearance. The period of significance has been identified as 1955 to 1956, which is the period during which the subdivision was originally developed and built out with residences. Approximately 73% of the historic district's buildings were identified as contributors.

Prior to the widespread residential development of the post-World War II era in Woodland Hills, citrus and walnut groves dotted the landscape. The tract was initially developed in 1926 by a syndicate called the Small Farms Company, owner of 968 acres in the San Fernando Valley known to be the largest walnut farm in the world. Victor Girard, a prominent developer in Woodland Hills, was a member of the Small Farms Company and is listed as Vice President on the 1926 tract map along with additional owners: the San Joaquin Fruit and Investment Company and the Title Insurance and Trust Company. This year of development (1926) marks the syndicate's decision to subdivide the expansive walnut farm acreage, including Melba Avenue, thus moving the Valley from its agricultural roots into the widespread residential development seen today. A 1955 tract map displays the area's layout, however, does not note an owner or a subdivision name. Many of the properties in the historic district have citrus or walnut trees in front and/or rear yards, which are a reminder of the area's agricultural history and add to the character of the district.

**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:	Significant concentration of Traditional Ranch houses; all are grandly scaled and exemplary of the style.

Contributors/Non-Contributors:

Address: 6200 N MELBA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6201 N MELBA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 6207 N MELBA AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 6210 N MELBA AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 6217 N MELBA AVE
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 6227 N MELBA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 6230 N MELBA AVE
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 6237 N MELBA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 6247 N MELBA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 6250 N MELBA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 6257 N MELBA AVE
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Westridge Park Historic District



Description:

The Westridge Park Residential Historic District is located in the western portion of the San Fernando Valley, in Canoga Park. The district is bounded by Roscoe Boulevard to the north, Ingomar Street to the south, DeSoto Avenue to the east and Variel Avenue to the west. The commercial area at the northwest portion of the district and homes facing Roscoe Boulevard are not included within the district boundaries. There are 386 buildings within the district boundaries; of these, approximately 82% are contributors.

The historic district contains one-story, single family residences constructed between 1957 and 1958. The houses were constructed in a variety of Traditional, Cinderella, and Contemporary Ranch styles. Most houses have L-shaped plans and are oriented in pairs, so that each house has a neighbor that is its near mirror image. Each pair of dwellings shares a single curb cut and Y-shaped driveway, reducing the amount of curb cuts in the neighborhood by half. Houses along DeSoto Avenue and the north side of Burton Street have rear garages accessed via a back alley. The majority of the buildings have consistent massing, height, form and materials. Common features of the district's buildings are low pitched cross-gable roofs that extend over a one-car garage; gabled roofs with wide eaves and vergeboards adorned with gingerbread molding; variety of cladding materials including wood clapboard, board and batten, half timbering, stucco and natural stone; and decorative elements such as flower boxes, shutters and exterior shelving.

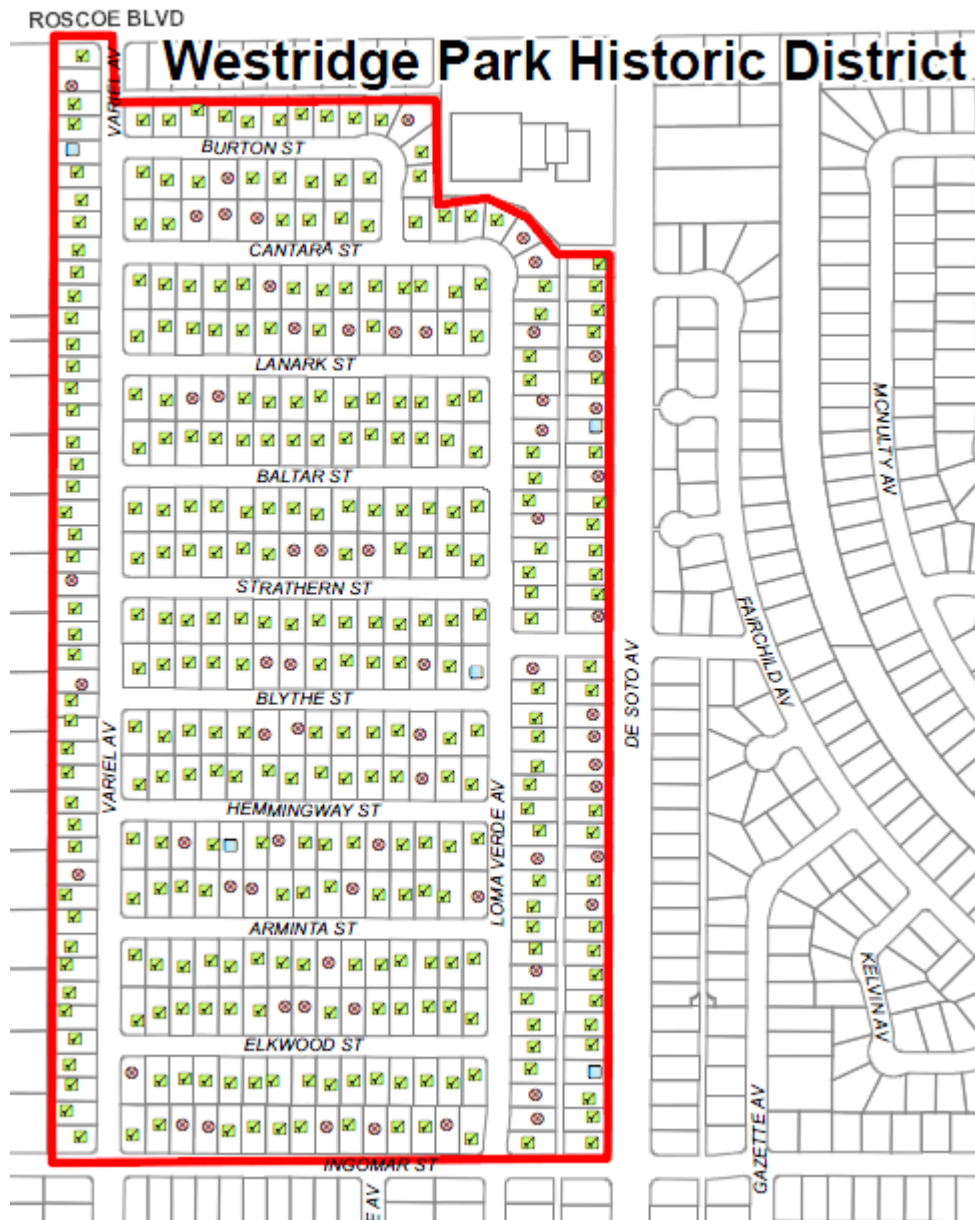
The topography of the area is relatively flat with long blocks and sidewalks that follow a grid pattern. The quarter-acre lots are uniform in size and arrangement with modest 72 ft. setbacks that accommodate small grass lawns with flower beds, shrubs, and trees. Some properties have picket fences.

Significance:

The Westridge Park Historic District is significant as an excellent, intact collection of mid-1950s Ranch style residential architecture in Canoga Park. The district has a notable collection of small Ranch houses with common design elements that lend to a cohesive and unified appearance. It is also a significant example of post-World War II suburban residential development. The period of significance has been identified as 1957 to 1958, which is the period during which the subdivision was originally developed and built out with residences. Approximately 82% of the historic district's buildings were identified as contributors.

Westridge Park was subdivided and constructed by developer George J. Heltzer & Associates as part of Westridge Estates. Los Angeles Times articles state that the area was originally planned for 205 homes; however, it appears to contain upwards of 600 residences today. George J. Heltzer's firm developed and built subdivisions and industrial parks in three counties around Southern California. Heltzer was known to adapt appropriately for his projects whether it meant specials move-in programs for veterans, allowing for lower than current FHA rate financing to stimulate home sales, or spending months of research to determine the best type of housing to provide families with limited income in a new project area.

The Westridge Park Historic District reflects Heltzer's vision to provide affordable, modest yet stylish homes to middle-class families in the San Fernando Valley with the additional benefit of local amenities. Home buyers were able to choose from a selection of 35 exterior styles and 17 floor plans. The houses featured three or four bedrooms, two or three baths, and a family room. An Asian-themed model home located at 20900 Roscoe Boulevard (demolished) was furnished by local interior designer C. Tony Pereira. The split-level house had interior appointments such as ornamental shoji screens, accent walls of Oriental ash, and imported wallpapers. Other selling points of the subdivision's model units were fireplaces of decorative stone or brick with "log lighters," sliding glass doors, "snack areas with serving bars," and large covered porches with a separate service porch. A 1960 advertisement for Westridge Park claimed that it had the "Finest Homes in America for 1960" and presented styles such as "The Hawaiian," "The Queen," and "The Baronet."

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant example of a post-World War II single-family subdivision, with distinctive tract features and site planning. Conveys a strong sense of time and place.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant and cohesive collection of Ranch House architecture; contributors convey the distinctive features of Traditional, Cinderella and Contemporary Ranch house styles.

Contributors/Non-Contributors:



Address: 7801 N DE SOTO AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7807 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7811 N DE SOTO AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7819 N DE SOTO AVE
Type: Not sure
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7825 N DE SOTO AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 7831 N DE SOTO AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7837 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7843 N DE SOTO AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7849 N DE SOTO AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7855 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7901 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7907 N DE SOTO AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7915 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7919 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 7929 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7931 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7937 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7943 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 7949 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7953 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7961 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8001 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 8007 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8015 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8019 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8025 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8031 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8037 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8043 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 8101 N DE SOTO AVE
Type: Not sure
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 8107 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8115 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8119 N DE SOTO AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8125 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8131 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8137 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8143 N DE SOTO AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7800 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7806 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



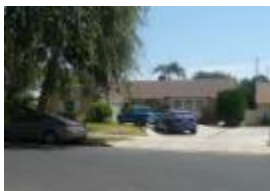
Address: 7812 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 7818 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7824 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7830 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7836 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7842 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7848 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7854 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7900 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7906 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7912 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7918 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7924 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7932 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7936 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7942 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7948 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7954 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7960 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8000 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8006 N LOMA VERDE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8012 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8018 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8024 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8030 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8036 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8042 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8100 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8106 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8112 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8118 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 8124 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 8130 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8136 N LOMA VERDE AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8142 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 8144 N LOMA VERDE AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7801 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7809 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7815 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7821 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7827 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7835 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 7839 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7845 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7851 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7857 N VARIEL AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7901 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7907 N VARIEL AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7915 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7919 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7925 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7931 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 7937 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 7945 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7951 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7957 N VARIEL AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 7963 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8001 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8007 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8015 N VAREL AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 8021 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8027 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8033 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8039 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8045 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8051 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8101 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8107 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8115 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8119 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8125 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8131 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8137 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8143 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8201 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8207 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 8215 N VARIEL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 8219 N VARIEL AVE
Type: Not sure
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8225 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8231 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8237 N VAREL AVE
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 8243 N VAREL AVE
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20932 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W ARMINTA ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20940 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20941 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20944 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



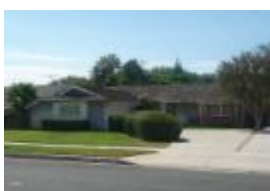
Address: 20947 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20950 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20956 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20959 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21000 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W ARMINTA ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21006 W ARMINTA ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



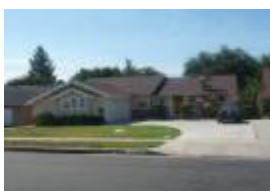
Address: 21007 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21012 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21015 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21018 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



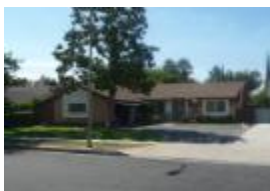
Address: 21019 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21024 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21025 W ARMINTA ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21030 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21031 W ARMINTA ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21036 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21037 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21042 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21043 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21048 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21049 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21056 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21057 W ARMINTA ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20932 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20933 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20938 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20939 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



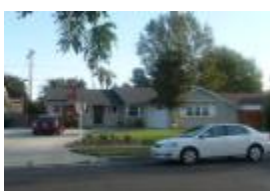
Address: 20946 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20947 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20952 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21000 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



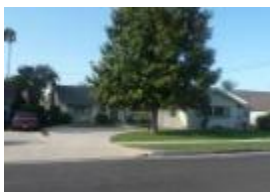
Address: 21001 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21004 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21005 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21008 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21009 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21014 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21015 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Address: 21020 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21021 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21026 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21027 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21032 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21033 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21040 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21041 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 21046 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21047 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21052 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21053 W BALTAR ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20932 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W BLYTHE ST
Type: Not sure
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20938 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20939 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20946 W BLYTHE ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20947 W BLYTHE ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20952 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Address: 20958 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



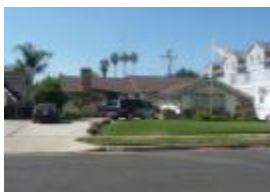
Address: 20959 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21000 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21006 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21011 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21016 W BLYTHE ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 21017 W BLYTHE ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21024 W BLYTHE ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21025 W BLYTHE ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 21030 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



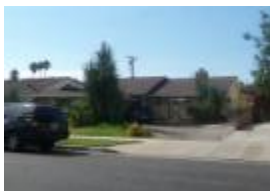
Address: 21031 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21037 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21038 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21044 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21045 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21050 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21051 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21055 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21056 W BLYTHE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20949 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20951 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W BURTON ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20957 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20963 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21000 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21004 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21005 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21008 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21011 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21014 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21019 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21022 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21025 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21030 W BURTON ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21031 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21036 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21039 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21044 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21045 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21052 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21053 W BURTON ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20929 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20932 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20938 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20941 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20946 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20947 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Address: 20952 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21000 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21002 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21005 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21008 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21009 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21014 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21017 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21020 W CANTARA ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21023 W CANTARA ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21026 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21031 W CANTARA ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 21032 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21037 W CANTARA ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21040 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21045 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21046 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21051 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21052 W CANTARA ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20932 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20940 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20941 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20944 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20947 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20950 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20956 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



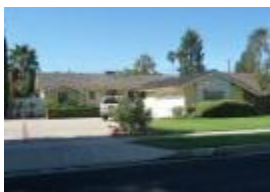
Address: 20959 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21000 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W ELKWOOD ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21006 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21007 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21012 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21015 W ELKWOOD ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21018 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21019 W ELKWOOD ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21024 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21025 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 21030 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21031 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21036 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21037 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21042 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21043 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21048 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21049 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21056 W ELKWOOD ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21057 W ELKWOOD ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20932 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20938 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20939 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20946 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20947 W HEMMINGWAY ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20952 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20954 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20958 W HEMMINGWAY ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21000 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21006 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21007 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



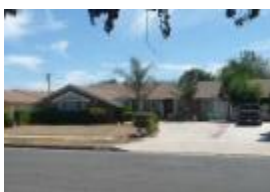
Address: 21012 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21017 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21018 W HEMMINGWAY ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21024 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21025 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21030 W HEMMINGWAY ST
Type: Not sure
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21031 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21036 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21037 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21042 W HEMMINGWAY ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21045 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21048 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21051 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21055 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21056 W HEMMINGWAY ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20939 W INGOMAR ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 20945 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20951 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20957 W INGOMAR ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21007 W INGOMAR ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21011 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21019 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21025 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 21031 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 21037 W INGOMAR ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21043 W INGOMAR ST
Type: Non-Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21047 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21055 W INGOMAR ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20932 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20938 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20939 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20946 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20947 W LANARK ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20952 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W LANARK ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Address: 21000 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 21003 W LANARK ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21004 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Address: 21007 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21008 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21012 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21015 W LANARK ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21020 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21021 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21026 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21027 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21032 W LANARK ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21033 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21040 W LANARK ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21041 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21046 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21047 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21052 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21053 W LANARK ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 20932 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20933 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20938 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20939 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20946 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20947 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Address: 20952 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20953 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



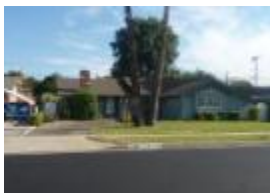
Address: 20958 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 20959 W STRATHERN ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 21000 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21001 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21006 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Address: 21007 W STRATHERN ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21012 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21015 W STRATHERN ST
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21020 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21021 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21026 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21027 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21032 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21033 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21040 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21041 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21046 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21047 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cinderella



Address: 21052 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 21053 W STRATHERN ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Woodside Historic District



Description:

The Woodside Historic District is located in the Woodland Hills community of the San Fernando Valley. The historic district is bounded by Mulholland Drive to the north, Manson Avenue to the east, Ardwick Street to the south, and Greer Road to the west. It includes Brenford Street between Valmar Road and Manson Avenue and the cul-de-sacs: Deseret Drive, Leydon Avenue, Willens Avenue, Coloma Avenue, Lita Place, Bretton Place, and Darien Street. There are 164 buildings within the district boundaries; of these, approximately 84% are contributors.

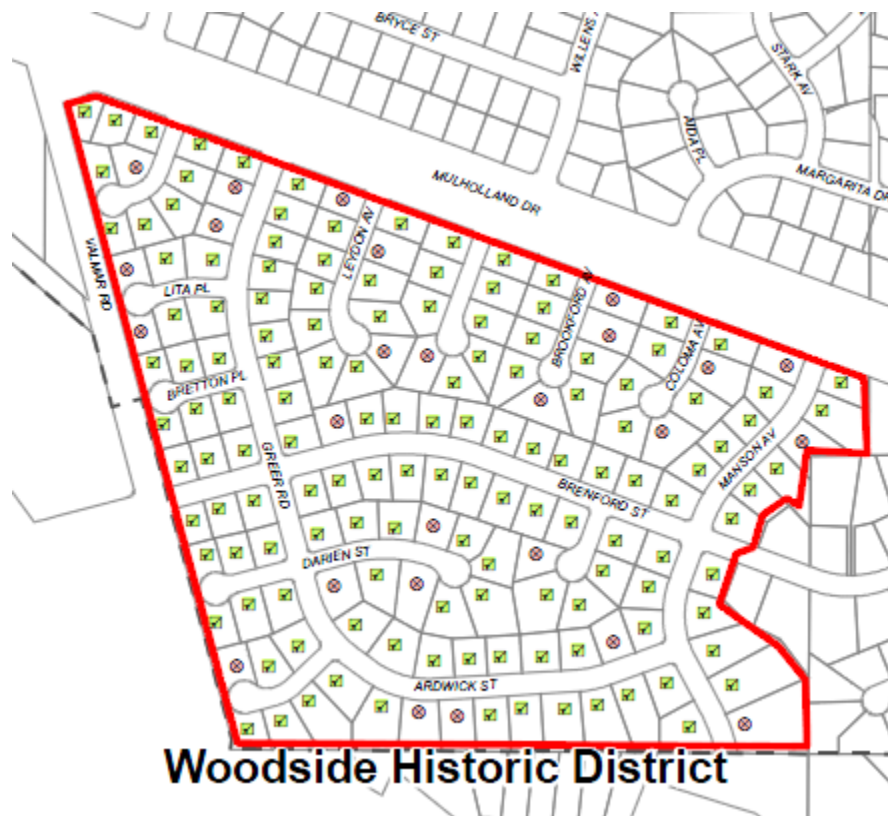
The Woodside district primarily contains one-story, single family residences constructed in 1959. The buildings were designed in variations of the Contemporary Ranch style and contain consistent massing, height, and form. All properties have curb cuts and driveways that either lead to an attached garage or circle back to the street. Common features of the district's buildings are long, rectangular plans; low pitched gable roofs that extend to cover a one-car garage; asphalt shingle or rock roofs with deep set eaves or a wide cornice; paired front door entries with wide patios and occasionally a deep pitched shed roof; sliding windows; and common cladding materials that include board and batten, bead board, stucco, and natural stone.

The topography of the historic district varies. The northern portion is fairly flat along Mulholland Drive but gradually rises in elevation to the southern portion. The streets follow expansive, curvilinear blocks with sidewalks and curbs. Wide lots accommodate for the rambling Ranch house plans and grassy front lawns with entry walkways, shrubs, and mature trees.

Significance:

The Woodside Historic District is significant as an excellent, intact collection of late 1950s Ranch style residential architecture in Woodland Hills. In particular, the historic district contains a notable concentration of Contemporary Ranch houses; while no two are exactly alike, the buildings share common design elements and features which accounts for a unified appearance. The period of significance has been identified as 1959, which is the date of construction for all of the buildings within the boundaries. The tract was developed by Don-Ja-Ran Construction Co., Inc. in collaboration with Peerless Building Co. Approximately 84% of the historic district's buildings were identified as contributors.

The buildings of the Woodside Historic District are the product of notable postwar residential architect, Charles Dubois. Dubois is most well-known for his "Swiss Miss" A-frame building designs for the Palmer and Krisel residential neighborhood of Vista Las Palmas in Palm Springs. The Swiss Miss design became popular for its resemblance to a Swiss chalet with Tiki detailing. The Woodside Historic District contains residences that bear resemblance to the Swiss Miss model.

**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:	Significant concentration of Contemporary Ranch houses designed by noted architect Charles DuBois; a small handful of models are repeated throughout the subdivision. The houses are grandly scaled and exhibit high quality design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a postwar suburban subdivision, with planning and design features exemplary of the era and type.

Contributors/Non-Contributors:



Address: 4400 N BROOKFORD AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4405 N BROOKFORD AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4406 N BROOKFORD AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4411 N BROOKFORD AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4412 N BROOKFORD AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4421 N BROOKFORD AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4422 N BROOKFORD AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4431 N BROOKFORD AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4432 N BROOKFORD AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4230 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4231 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4236 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4237 N COLOMA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4244 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4400 N COLOMA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4401 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4407 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4408 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4417 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4420 N COLOMA AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 4427 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



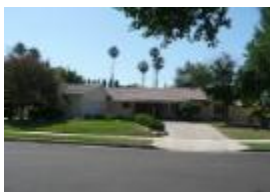
Address: 4428 N COLOMA AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4400 N DESERET DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4401 N DESERET DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4406 N DESERET DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4411 N DESERET DR
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4412 N DESERET DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4418 N DESERET DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4426 N DESERET DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4300 N GREER ROAD
Type: Contributor
Year built: 1960
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4310 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4320 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4330 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4338 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4400 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4410 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4411 N GREER ROAD
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 4418 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4419 N GREER ROAD
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 4428 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4429 N GREER ROAD
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4400 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4401 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4406 N LEYDON AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 4409 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4414 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4417 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4422 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4427 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4432 N LEYDON AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4433 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4442 N LEYDON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4443 N LEYDON AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 4200 N MANSON AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4201 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4208 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4218 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4228 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4237 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4247 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4300 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4301 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4309 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 4312 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4319 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4320 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4327 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4328 N MANSON AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 4335 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4338 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4345 N MANSON AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4346 N MANSON AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 22900 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22901 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 22908 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22909 W ARDWICK ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22916 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22917 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22924 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22929 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22936 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22939 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22944 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22949 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22954 W ARDWICK ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22957 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22964 W ARDWICK ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22969 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22974 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22981 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23000 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23001 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23010 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23011 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23016 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23024 W ARDWICK ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23025 W ARDWICK ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22844 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22911 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22921 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22926 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



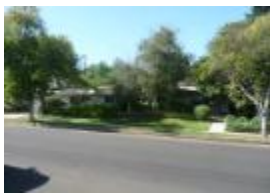
Address: 22931 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22936 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22941 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22946 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22951 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22954 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22961 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22964 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22969 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22974 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22975 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 22980 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22983 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22988 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22989 W BRENFOR ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22996 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23000 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23001 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23010 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23011 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23020 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23021 W BRENFOR ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23000 W BRETTON PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23001 W BRETTON PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23010 W BRETTON PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23011 W BRETTON PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23020 W BRETTON PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23021 W BRETTON PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 22939 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 22940 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22945 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22946 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22953 W DARIEN ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 22954 W DARIEN ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 22963 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22966 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22971 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22976 W DARIEN ST
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 22979 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23000 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23001 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23010 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23011 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23020 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23021 W DARIEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23000 W LITA PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23001 W LITA PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 23010 W LITA PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23011 W LITA PL
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23020 W LITA PL
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23021 W LITA PL
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 23100 W MULHOLLAND DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23110 W MULHOLLAND DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 23120 W MULHOLLAND DR
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4400 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4401 N WILLENS AVE
Type: Non-Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4406 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4409 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4412 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4421 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4422 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4431 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Address: 4432 N WILLENS AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary

Name: Allison Plaza



Description:

Allison Plaza is located in the Woodland Hills area of the San Fernando Valley. It occupies the eastern portion of a large block and is bounded by Oxnard Street to the north, Canoga Avenue to the east, and Califa Street to the south. The historic district contains four buildings, all constructed in 1979: three financial institutions and a restaurant. Only the bank buildings are contributors to the historic district; the third building, a TGI Friday's restaurant, is incongruous in style.

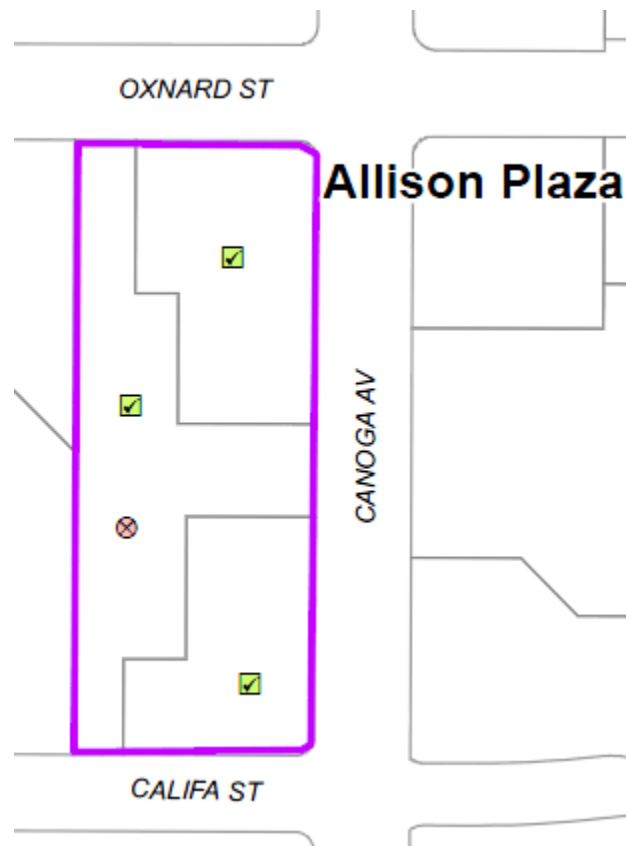
The Brutalist designed banks are two-stories in height with flat roofs, raked poured concrete cladding, and glass entryways. The structures vary in design but have compatible scale, massing and materials, which gives uniformity to the district. The 1992 parking garage structure at the northwest corner of the property is not included in the district.

Allison Plaza is flat with a contoured perimeter containing grass, ivy, and mature trees. A large central parking lot comprises small medians containing rows of mature palm trees. Vehicular access points are located on all three sides of the complex with low freestanding box signage. Adjacent to the complex are business parks to the north and east and a multi-family residential development to the south.

Significance:

Allison Plaza is an excellent, intact example of late 1970s Brutalist architecture as applied to a financial complex. Brutalism was a common style used for bank buildings at this time. Designed by Robert B. Homola, the fortress-like design conveys a sense of security for the institution's clients.

The property was purchased in 1976 and developed by Bank of America in 1979. California Landscape Inc. was the landscape design firm. In 1986, the firm received an honorary award from the California Landscape Contractors Association for the landscape design of Allison Plaza. The complex is not eligible for the National Register or California Register at this time because it does not meet the age threshold for either designation program, nor is it of exceptional importance.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Late Modernism, 1966-1980
Sub theme:	Brutalism, 1966-1980
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	5S3
Reason:	Significant concentration of Brutalist architecture, a building style popular in the 1960s and 70s particularly in the design of commercial and institutional buildings. This is a rare cluster of Brutalist buildings that share design characteristics and program. Not eligible for the National Register or California Register at this time because it does not meet the age threshold of either designation program and it does not appear to be of exceptional importance.

Contributors/Non-Contributors:

Address:	5901 N CANOGA AVE
Type:	Contributor
Year built:	1978
Property type/sub type:	Commercial-Finance; Bank/Savings & Loan
Architectural style:	Brutalist



Address: 5945 N CANOGA AVE
Type: Non-Contributor
Year built: 1979
Property type/sub type: Commercial-Food Service; Restaurant/Tavern
Architectural style: Other



Address: 5945 N CANOGA AVE
Type: Contributor
Year built: 1979
Property type/sub type: Commercial-Finance; Bank/Savings & Loan
Architectural style: Brutalist



Address: 5959 N CANOGA AVE
Type: Contributor
Year built: 1979
Property type/sub type: Commercial-Finance; Bank/Savings & Loan
Architectural style: Brutalist

Name: Christopher Columbus Middle School



Description:

Christopher Columbus Middle School (now Ingenium Charter School) is located at 22250 Elkwood Street in Canoga Park. It is located on a single large square block bounded by Elkwood Street to the north, Keswick Street to the south, Nita Avenue to the west, and Farralone Avenue to the east. It was constructed in 1959.

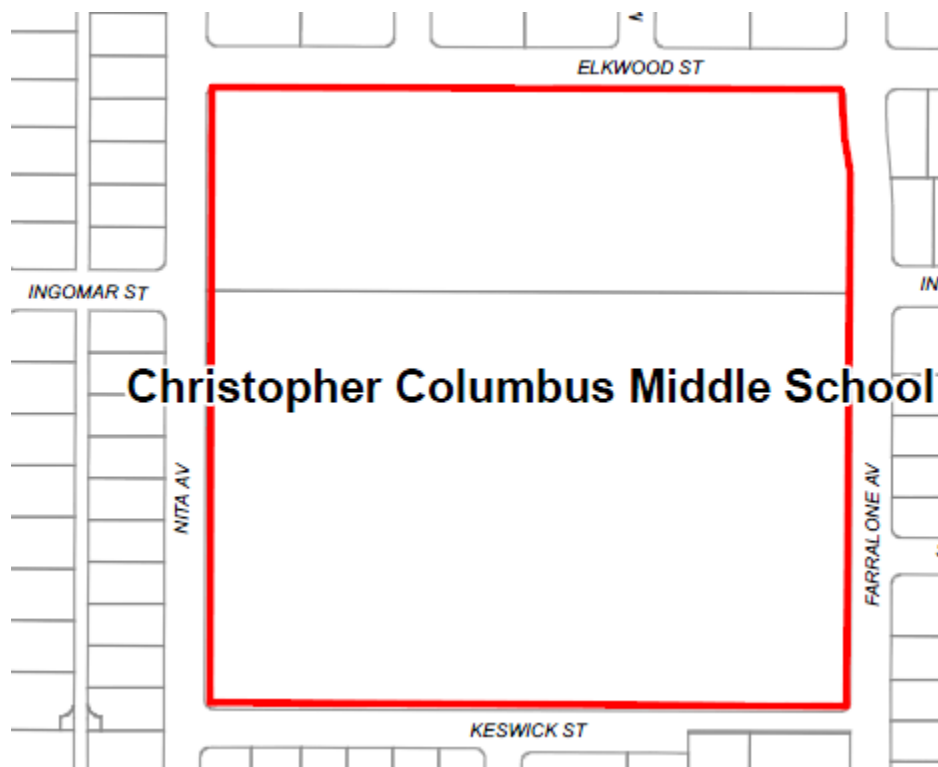
The 13-acre campus, which is located in a residential neighborhood comprising single-family residences, contains 22 permanent buildings and one temporary bungalow, the majority of which are connected by exterior covered walkways. The property is separated by a concentration of classroom and administration buildings to the north and a gymnasium/auditorium with recreational area to the south. The campus appears to also have a large cafeteria building located near a moderately-sized school garden. Surface parking lots are located at the northwest corner of the campus and at the main entrance along Elkwood Street. The entrance to the campus has a decorative brick wall that displays the school's original name: Christopher Columbus Middle School. Modern metal entry gates allow for access onto the campus. The rest of the property is surrounded by a chain link fence. Mature trees line the front perimeter of the campus and the outdoor walkways. Grass lawns flank the paved recreational area to the south.

The buildings were designed in the International style, a common choice in LAUSD postwar campus design. They are clad in stucco and contain bands of wood double-hung sash windows. The classroom buildings vary from one to two-story and have flat roofs with wide overhanging eaves. The gymnasium/auditorium and cafeteria buildings appear to have double-height interior spaces and feature gabled roofs and bands of windows.

Significance:

Christopher Columbus Middle School (now Ingenium Charter School) is an excellent example of a post-World War II Los Angeles Unified School District campus, reflecting LAUSD school-planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance has been identified as 1959, which is the year of the campus's construction.

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, voters passed three bond measures – in 1946, 1952 and 1955 – for the city's schools. Money went to new construction, improvements to existing facilities, and purchase of land for future construction. The 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 38 new Valley campuses (26 elementary schools, six middle schools and two high schools) were funded by this measure, including Christopher Columbus Middle School. The new schools followed contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Columbus Middle School is exemplary of these design concepts with its single-story buildings designed in a simple, International style, with large expanses of operable windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Los Angeles Unified School district middle school campus, constructed to accommodate the growth of the surrounding area. Represents LAUSD planning and design principles of the era, including intact site planning, landscape, recreation areas and building design.

Name: Circle Plaza Shopping Center



Description:

The Circle Plaza Shopping Center is located in the Canoga Park area of the San Fernando Valley. It occupies a two-acre triangular block bounded by Sherman Way to the north, Shoup Avenue to the west, and Carlson Circle to the south. The fast food venue at the southern corner of the block was constructed later and is not included in the district. The 1978 complex comprises three buildings constructed in the Late Modern style containing 20 commercial units. The buildings are one-story in height with glass entry storefronts and overhead box signage. Diagonally laid wood bead board cladding is capped by a tall stucco cornice that extends to form a wide walkway awning.

The shopping center complex is flat and has vehicular access points on all three sides of the triangular block. It is surrounded by a larger shopping center to the north and multi-family residential development to the west, east and south. The complex has low boundary walls and includes a central parking lot with integral planters and mature Eucalyptus trees. A large rooftop sign with the words, "CP Circle Plaza" is oriented toward Sherman Way.

Significance:

The Circle Plaza Shopping Center appears to be a good and intact example of late 1970s, small-scale commercial development. A 1970s variation on strip mall commercial development of the postwar era, these complexes were popular in suburban development and contain characteristics such as outdoor circulation between shops, integral parking, mature landscaping, and large signs oriented toward major thoroughfares to attract passing motorists. A wide variety of shops commonly exist in these types of developments, enabling convenient "one-stop shopping."

Circle Plaza was developed in 1978 by Reston-Sinco in collaboration with the Association of Design Architects. It was constructed at the same time as a large superblock residential development to the south and was likely intended to accommodate the commercial needs of new residents. More research is needed regarding the property type and its overall importance in late 20th century commercial development and the relative significance of particular example before a determination of eligibility can be made.

**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Appears to be a good example of a 1970s outdoor shopping plaza, with integral landscaping, surface parking, large signs to attract passing motorists and cohesive overall design. More research is needed regarding the property type and its overall importance in late 20th century commercial development and the relative significance of particular example before a determination of eligibility can be made.

Name: Corbin Palms Planning District**Description:**

The Corbin Palms Planning District is located in Woodland Hills in the San Fernando Valley between Corbin Avenue to the east, Oakdale and Lubao Avenues to the west and Calvert Street and Hamlin Street to the south and north, respectively. It is a rectangular-shaped district of approximately 300 flat parcels. The district is diagonally bisected by a former Southern Pacific Railway Easement that has now acts as a corridor for the Orange Line. The streets of the district employ a hierarchical structure of grid, crescent and cul de sacs. A long, landscaped median divides Victory Blvd. The district is comprised of single-family residences constructed in the 1950s in the Mid-Century Modern style. One of these residences, 6118 Jumilla Avenue, has been declared Historic-Cultural Monument #976. The Calvert Street Elementary School (1955), located at the south-western corner of the Planning District, was constructed concurrently with the residential tracts in the Mid-Century Modern style.

The Corbin Palms Planning District is characterized by an engaging architectural cadence in which a limited number of residential floor plans with detached carports are rotated and applied to the lots—giving the appearance of individuality to the standardized houses and contributing to a unique visual rhythm in the development.

In addition to its buildings, the district is further characterized by many of the original tract features including consistent lot sizes and setbacks, concrete sidewalks, and, the presence of pairs of Washingtonia Robusta (Mexican fan) palm trees on parcels north of Topham Street and olive trees on parcels south of Topham Street. The landscaped median along Victory Blvd. bisecting the Corbin Palms development also features a series of Washingtonia Robusta (Mexican fan) palm trees.

Significance:

The Corbin Palms Planning District is an important example of a post-WWII suburban subdivision in the Mid-Century Modern style; it was also designed by noted architects Palmer and Krisel. Although the area retains consistency of massing and scale, the majority of its individual buildings have been altered, impacting the overall integrity of the district. Typical alterations include stucco finish over wall materials, carport enclosures, window replacement and the addition of decorative features and window surrounds. The cumulative impact of these alterations, both to individual buildings and to the district as a whole, has compromised the integrity of the district. A preliminary assessment of the percentage of contributors/non-contributors indicates Corbin Palms does not appear eligible for historic district designation, although it may merit special consideration in the planning process. A small, intact section of the district identified as retaining sufficient integrity for designation was recorded as the Eastwood Estates/Fieldstone Series Historic District. Five parcels were also identified as individually eligible.

Corbin Palms was subdivided in 1953-54 by veteran real estate speculators George Alexander and Joseph C. Dunas. Alexander, of the George Alexander Construction Co., built thousands of houses in the Valley and Palm Springs. This was the first collaboration between Alexander and architects Palmer and Krisel. Dan Saxon Palmer and William Krisel, AIA were significant architects associated with the Mid-Century Modern style.

The first development, Corbin Palms, was located north of Topham Street with 10 models and two palm trees per parcel. It was advertised in the Los Angeles Times as containing “contemporary modern Bermuda type homes.” A sales brochure touted its “Contour Planning” as it was “conceived and landscaped as though it were one huge garden area.” In 1955, “Eastwood Estates” opened including all the parcels south of Topham Street. Thirteen larger parcels on Corbin Avenue were concurrently sold as the “Fieldstone Series.” Eastwood Estates featured four models of larger houses than Corbin Palms and the luxury of “Climate control in every room.” Proximity to schools, shopping and the freeway were a selling point. The houses were occupied by young middle-class families. The “Fieldstone Series” included even larger houses on larger lots.

The tract was subdivided in 1953-54. Corbin Palms was built in 1953-54 and Eastwood Estates in 1955. All houses were rectangular in plan and simple, geometric volumes of horizontal massing with unornamented wall surfaces. They featured floor-

to-ceiling windows, sliding doors, and gabled clerestory windows. Detached shed-roofed carports placed at 90-degree angles to gabled roofs gave the elevations the appearance of a butterfly-roof—a signature design feature of Palmer and Krisel.

Despite significant alterations to individual buildings, Corbin Palms remains an important example of a postwar suburban residential tract in the Mid-Century Modern style by a significant developer/architect team and may merit special consideration in the planning process.



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:	6LQ
Reason:	Important concentration of Mid-Century Modern houses, designed by noted architects Palmer and Krisel. Due to significant alterations to most buildings, the district does not retain sufficient integrity for designation, though it may merit special considerations in the planning process.

Context 2:

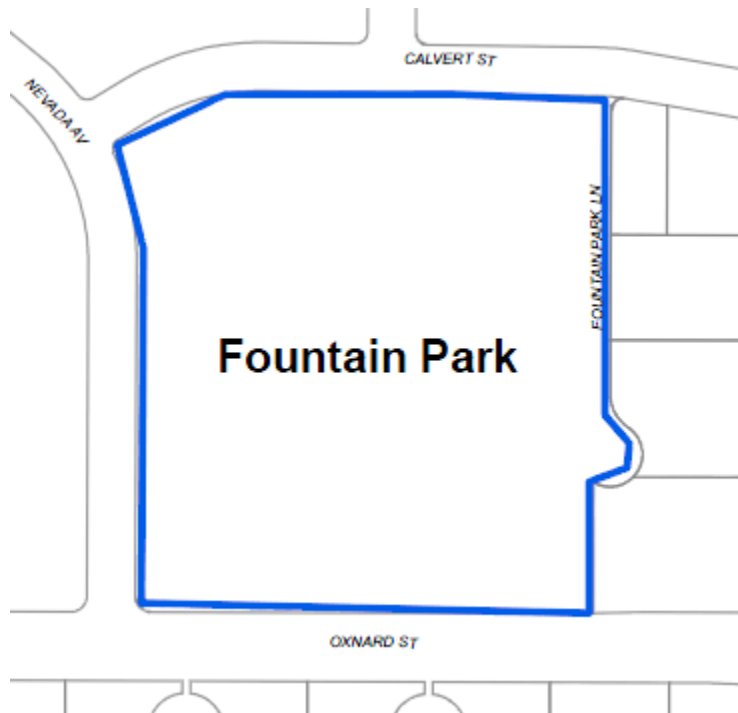
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	6LQ
Reason:	Important post-war subdivision associated with developer/architects Palmer and Krisel. Due to significant alterations to most buildings, the district does not retain sufficient integrity for designation, though it may merit special considerations in the planning process.

Name: Fountain Park**Description:**

Fountain Park is a garden condominium community located in a residential neighborhood in the Woodland Hills area of the west San Fernando Valley. The cooperative courtyard apartment complex spans one large parcel north of Oxnard Street and is bound by Nevada Avenue to the west, Fountain Park Lane to the east, and Calvert Street to the north. It comprises 16 Hollywood Regency style buildings containing 221 units. The two-story flat roof buildings have either U-shaped or rectangular footprints. They are clad in brick with various decorative elements such as embellished spandrels, Juliet balconies, and mansard roofs. The complex contains one, two, and three-bedroom apartments and town houses that open onto courtyards with concrete walkways, grass lawns, shrubs, and mature trees. Interior service driveways separate the three sections of the complex for families, adults, and senior citizens and lead to adjacent carports. A recreation area with water and sports facilities is at the center of the complex. On a whole, the complex is unaltered and retains most of its original features with the exception of replacement windows.

Significance:

Built in 1964, Fountain Park appears to be a late interpretation of Garden City planning principles. Its superblock site plan, common recreational areas, separation of vehicular and pedestrian traffic, and use of common green space and courtyards are representative of the Garden City movement. Robert C. Lesser and Leon Gluckman and Associates designed Fountain Park Apartments for the Ardmore Development Company. The Doric Development Company designed its programmatic approach to shared living for families, individuals, and seniors. As a late example of the garden apartment property type, more research is needed in order to better understand the Garden City movement's influence on 1960s condominium complexes and this property's relative significance within that context.

**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:	QQQ
Reason:	Appears to be a 1960s interpretation of the garden apartment property type. More research is needed in order to better understand the Garden City movement's influence on 1960s condominium complexes and this property's relative significance within that context.

Name: George Ellery Hale Middle School



Description:

George Ellery Hale Middle School is located at 23830 Califa Street in Woodland Hills. It is located on a large, irregularly shaped parcel bounded by Califa Street to the north, Platt Avenue to the east, and Hatteras Street to the south. The western portion of the property is lined by a thick row of trees that separates it from the surrounding residential neighborhood. The school was constructed in 1961.

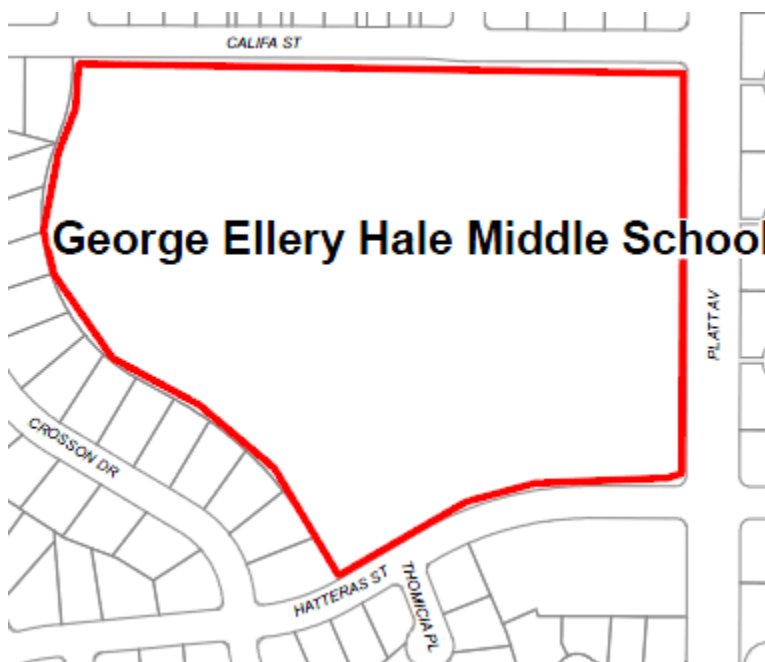
The 21-acre parcel contains a total of 16 buildings: nine permanent buildings consisting of one and two-story administration and classroom buildings, a gymnasium, and a cafeteria; one agricultural lath house; and six temporary modular structures and sheds. Most of the campus's buildings are connected by exterior covered walkways and courtyards. The main entrance to the campus is accessed via a long, narrow parking lot along Califa Avenue. The campus's buildings are concentrated at the western portion of the property. Recreational facilities such as the gymnasium building, a paved recreational court, and a large grass lawn are concentrated to the east. The southern portion of the property contains a school garden with ten growing beds and a wood lath house. A variety of mature trees, shrubbery and grass lawns surround the buildings.

The buildings were designed in the International style, a common choice in LAUSD postwar campus design. The buildings are clad in stucco with flat roofs, minimal façade adornment, and bands of wood double-hung sash windows. The main campus entry has an extended flat roof awning supported by simple metal supports. There are no doors as it leads directly to an open lobby adjacent to a central courtyard.

Significance:

George Ellery Hale Middle School is an excellent example of a post-World War II Los Angeles Unified School District campus, reflecting LAUSD school-planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance has been identified as 1961, which is the year of the campus's construction.

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, voters passed three bond measures – in 1946, 1952 and 1955 – for the city's schools. Money went to new construction, improvements to existing facilities, and purchase of land for future construction. The 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 38 new Valley campuses (26 elementary schools, six middle schools and two high schools) were funded by this measure, including Hale Middle School. The new schools followed contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Hale Middle School is exemplary of these design concepts with its single-story buildings designed in a simple, International style, with large expanses of operable windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Los Angeles Unified School district middle school campus, constructed to accommodate the growth of the surrounding area. Represents LAUSD planning and design principles of the era, with intact landscaping and site planning elements.

Name: Litton Systems Industries/Northrop Grumman**Description:**

Litton Systems Industries/Northrup Grumman is located at 21240 Burbank Boulevard in the Woodland Hills area of the west San Fernando Valley. The property occupies a large parcel bounded by Burbank Boulevard to the north, Canoga Avenue to the west, and U.S. Route 101 (Ventura Freeway) to the south. It culminates mid-block to the east, as it does not include parcels facing De Soto Avenue.

The Litton Systems Industries/Northrup Grumman campus is situated just south of the Warner Center business park. The campus has two entrances: the main entry is accessed from Canoga Avenue along a landscaped turnaround drive with a security checkpoint; the side entry, from Burbank Boulevard, also has a checkpoint. The campus has grass lawns and tall planters that contain shrubs and flowering trees. An assortment of mature trees and low shrubbery line the campus perimeter. The property is flat with walkways and parking lots to the north, east, and west.

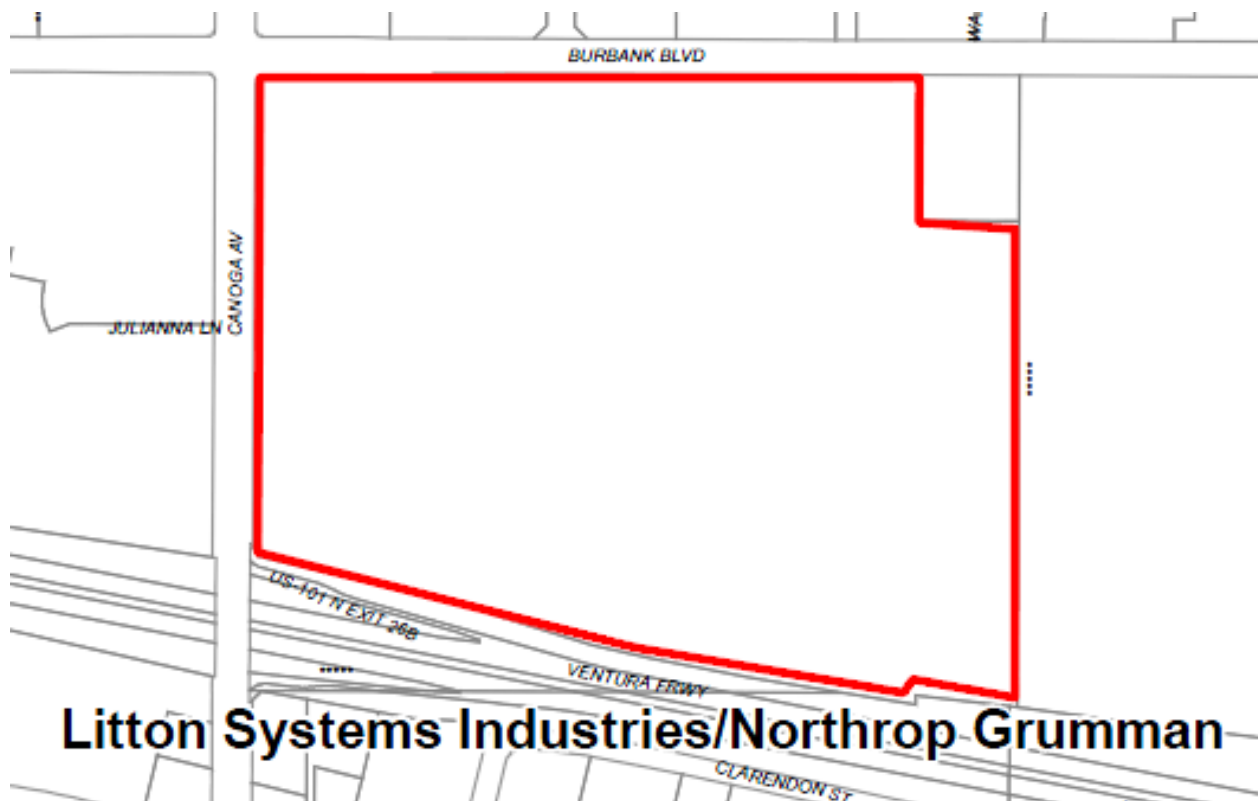
The campus comprises five buildings including two, two-story buildings by notable Los Angeles architect, A.C. Martin; one, one-story building by notable architect, Charles Luckman; a parking garage; and a rear manufacturing facility. The three main buildings are made of steel frame and reinforced concrete construction. The A.C. Martin-designed buildings have regularly-spaced vertical bays of narrow, fixed aluminum windows with projecting frames that span the height of the building. Floor to ceiling glass entryways containing paired doors comprise an entire façade. The Luckman-designed building is minimal in appearance, with no windows and dual glass entry doors with a transom and sidelights.

Significance:

The Litton Systems Industries/Northrup Grumman campus is a significant Cold War-era defense engineering and manufacturing facility, associated with industrial development in the San Fernando Valley. The period of significance has been preliminarily identified as 1959 to 1991, which encompasses the development of the campus as Litton Systems Industries in 1959 to the year that is widely considered to be the end of the Cold War era and is also the time when Litton Systems Industries began a major restructuring of their manufacturing facilities.

The Litton Systems Industries/Northrup Grumman campus is also significant for its association with notable architects Albert C. Martin and Charles Luckman. The three main campus buildings, located at the northwestern corner of the property, date from 1959 to 1961. Albert C. Martin and Associates also prepared the development plans for the campus and the Warner Ranch business park to the north. During this time, A.C. Martin was involved in various plans for science research and development facilities in Southern California. He engaged in designs for what were known as “think factories” which focused on buildings that helped “men cogitate and create.” These special-use structures were designed without much ornamentation and were surrounded by parking lots as a barrier from street noise. They were spacious and sun lit towards the interior of the building where there was less distraction. Also of importance, and incorporated into the campus buildings by both Martin and Luckman, was the need for movable walls and flexibility of space – a necessary function for the fast-growing electronics and aerospace industry.

Located on what used to be the Warner Ranch, the area was rezoned by the City of Los Angeles for commercial and manufacturing use in 1959. The original owners and developers, Litton Systems Industries, purchased 63 acres for their research, development, and production facilities. At completion the facility employed 1,400 employees. Litton Industries was one of the nation’s principal suppliers of inertial guidance systems, tactical and flight data systems, and military computers and controls. With Northrup Grumman’s acquisition of Litton Systems Industries in 2001, the Los Angeles Times noted that the region’s position as a leader in high-tech defense systems would be reinforced as Northrup Grumman became the information technology leader for the United States Defense Department.

**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Aviation and Aerospace, 1911-1989
Sub theme:	Aerospace, 1946-1989
Property type:	Industrial
Property sub type:	Aerospace Plant
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant for its association with the Cold War era defense industry in the San Fernando Valley, playing a significant role in the overall defense industry of the nation and the development of the San Fernando Valley.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an industrial campus with Mid-Century Modern buildings designed by noted architects AC Martin and Charles Luckman.

Name: Louisville High School/Sisters of St. Louis Convent



Description:

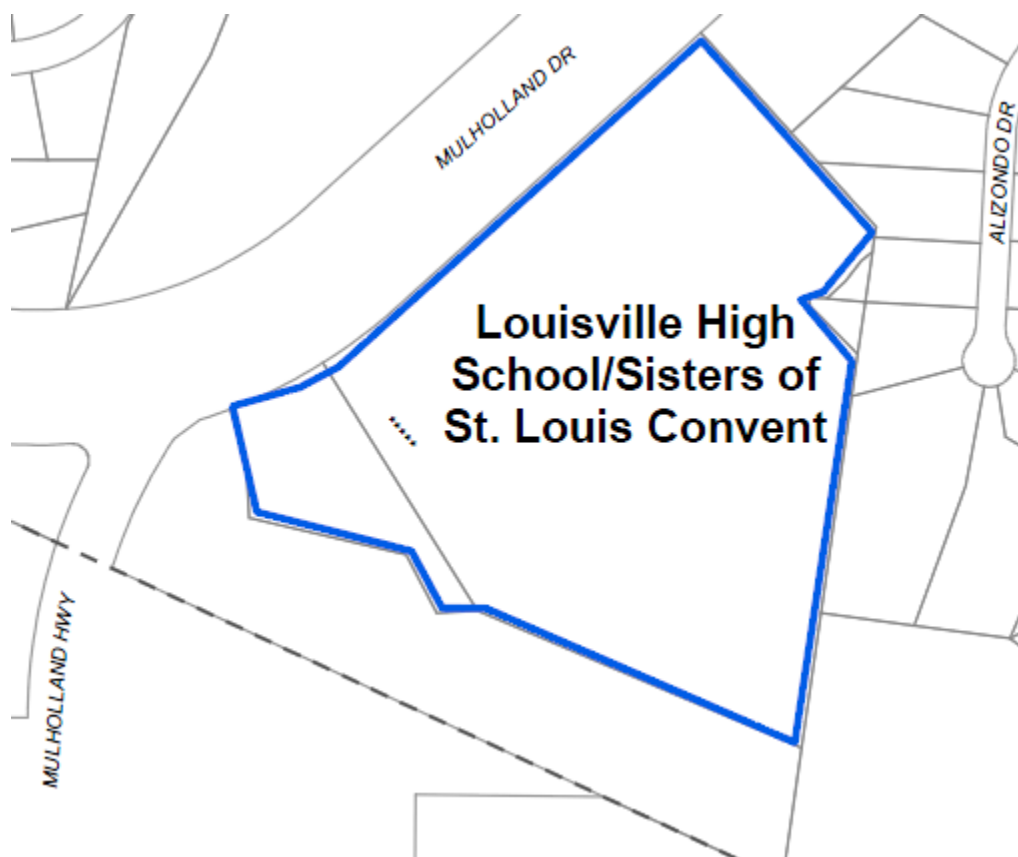
The campus of the Louisville High School and the Sisters of St. Louis Convent is located at 22300 Mulholland Drive in the Woodland Hills area of the west San Fernando Valley. The eleven-acre property is accessed from Mulholland Drive. The closest thoroughfares are Topanga Canyon Boulevard to the east and Mulholland Highway to the west. It is surrounded by residential neighborhoods.

The campus is set on a hillside with lush landscaping and mature trees. The property appears to contain multiple buildings constructed in 1960 in the Mid-Century Modern style. They appear to be connected by exterior walkways and wrap around interior courtyards. The entrance drive has a guard station with gates. Tennis courts are located along the eastern boundary and surface parking surrounds the campus buildings.

Significance:

The campus of the Louisville High School and the Sisters of St. Louis Convent appears to be an excellent example of a religious and educational campus planned and designed by noted diocese architects Barker and Ott. The property was originally called Manzanita Ranch and owned by actress, Marjorie Rambeau in the 1940s. In 1958, the Sisters of St. Louis purchased the land and began development for their convent and school. The Roman Catholic Archdiocese of Los Angeles hired architects Barker & Ott to design the campus.

The parcel contains numerous buildings and landscape features that are not open to the public. Although it appears to meet significance criteria, surveyors could not enter the property to evaluate integrity or identify contributors and non-contributors. Therefore, additional analysis is required before a determination of eligibility can be made.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	QQQ
Reason:	Private Catholic school/convent campus planned and designed by noted diocese architects Barker and Ott. Could not enter the private property to evaluate integrity or view the buildings.

Name: Motion Picture and Television Fund



Description:

The Motion Picture and Television Fund is located in the Woodland Hills area of the west San Fernando Valley. The 48-acre property is bound by Mulholland Drive to the east, Calabasas Road to the north, and El Canon Avenue to the west. The southern portion of the campus is agricultural land.

The Fund's property is predominantly flat with mature trees, including citrus and walnut trees that were historically present on the parcel when it was purchased in 1940. The property contains multiple buildings of varying age that house administration offices and assisted living retirement facilities. Five buildings on the campus were constructed between 1940 and 1967. The Country Home (now the Ray and Fran Stark Assisted Living Villa) was the first building on the campus and was designed by noted architect William Pereira. The Country Home was designed in the Mid-Century Modern style and has an irregular footprint with a main corridor running the length of the front parking lot. The rear of the building has four projecting bays separated by landscaped interior courtyards. Some of the original small living cottages that dot the center of the parcel appear extant.

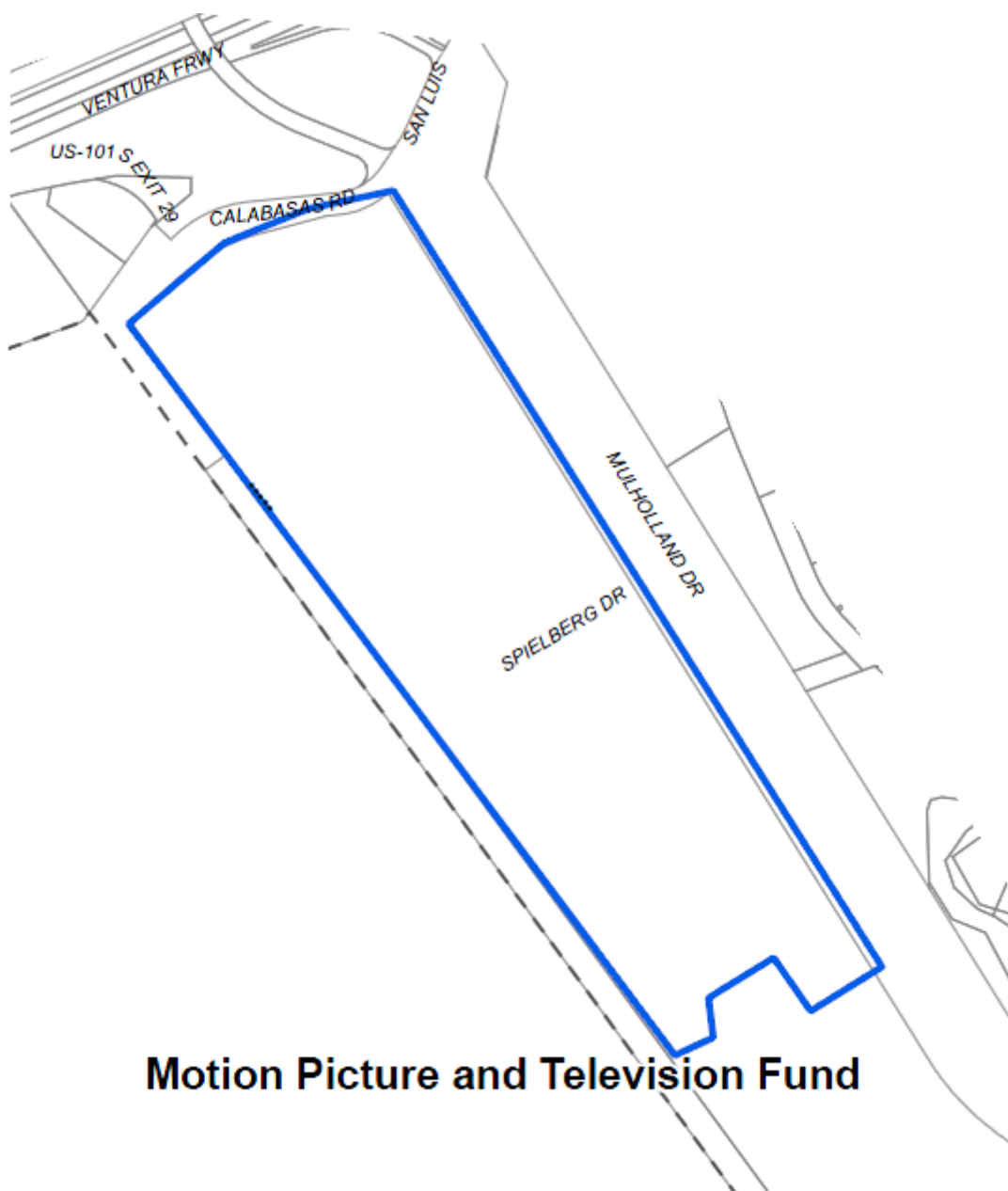
Significance:

The Motion Picture and Television Fund campus may be significant for its role in the development and advancement of the entertainment industry in Los Angeles. It may also be significant for its notable architecture; the first building on campus was constructed in the Mid-Century Modern style by master architect William Pereira.

In 1921, industry luminaries such as Charlie Chaplin, Mary Pickford, and Douglas Fairbanks saw the need for an organization that could support entertainment industry professionals that had fallen on hard times. The Motion Picture and Television Fund was created to provide financial assistance funding to those in need. The fund was supported in the 1920s by celebrity-packed benefits such as balls, movie premieres, polo matches, fashion shows and card parties. In the 1930s, Mary Pickford developed a payroll deduction plan called the Payroll Pledge Program for studio workers, talent groups, unions and producer representatives. The fund's radio program called the Screen Guild Show began in 1939 and became a great fundraising opportunity with guests such as Jack Benny, Judy Garland, and Joan Crawford. The show ran for 13 years, raised 5.3 million dollars, and was one of the most popular network radio programs.

One of the first buildings on campus, the Country Home, was constructed by master architect William Pereira. The building, now named the Ray and Fran Stark Assisted Living Villa, won an Honor Award from the Southern California Chapter of the American Institute of Architects in 1947.

The Motion Picture and Television Fund is a large campus with numerous buildings and landscape features that are not open to the public. Although it appears that it may meet significance criteria for listing in the National Register, California Register, and local designation programs, surveyors could not enter the property to evaluate integrity or identify contributors and non-contributors. Therefore, additional analysis is required before a determination of eligibility can be made and a period of significance can be identified.



Motion Picture and Television Fund

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:	QQQ
Reason:	Campus appears to contain at least one building that is significant as an excellent example of Mid-Century Modernism and the work of William Pereira. However, the campus is private and surveyors were not able to enter the property in order to confirm integrity and whether there are multiple

	buildings that are significant under this context.
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Context 2:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Institutional Properties Associated with the Entertainment Industry, 1919-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	Professional Organization
Criteria:	A/1/1
Status code:	QQQ
Reason:	May be significant for its association with the entertainment industry in Los Angeles, as an institution that provided (and continues to provide) care to individuals in the film industry who had fallen on hard times, either in health or finances. However, the campus is private and surveyors were not able to enter the property in order to confirm integrity and period of significance under this context.

Name: Owensmouth Commercial Planning District



Description:

The Owensmouth Commercial Planning District is located in the Canoga Park community of the San Fernando Valley. The district includes properties along Sherman Way, between Remmet and Canoga Avenues, and a small number of properties on Remmet Avenue north of Sherman Way. It comprises approximately four blocks containing 55 one-story commercial storefronts and buildings primarily constructed between 1913 and 1945.

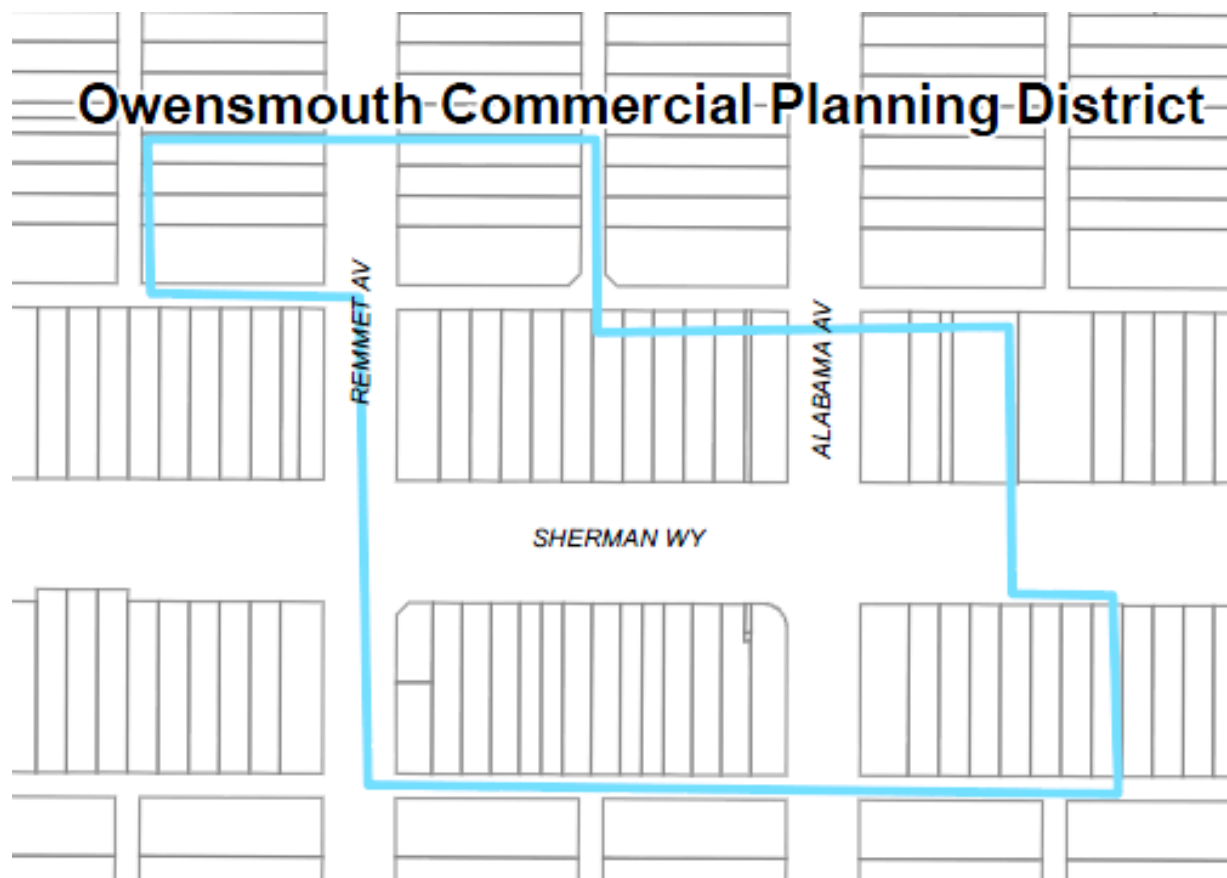
The small district is characterized by blocks of one-story commercial storefronts along Sherman Way and Remmet Avenue. The district's topography is flat, and commercial buildings are fronted by wide, concrete sidewalks with streetlamps. Along the wide thoroughfare of Sherman Way, the adjoined buildings have a consistent setback with glass storefronts and wide overhanging eaves. Palm trees and concrete planters line the sidewalks. Along Remmet Avenue, the lot sizes and setbacks are generally consistent for the freestanding buildings. Large mature trees tower over Remmet Avenue. As a whole, similar façade alterations such as new stucco cladding are seen along both streets though the overall distinctive streetscape is still intact.

One building within the Owensmouth Commercial Planning District was recorded as individually eligible for federal, state and local designation: the Telephone Exchange Building, located at 7222 N. Remmet Avenue.

Significance:

The Owensmouth Commercial Planning District is significant for its concentration of commercial development related to the early community of Owensmouth. The majority of the district lies along Sherman Way which was the first major east-west roadway across the San Fernando Valley from downtown Los Angeles. Sherman Way also carried the Owensmouth line of the Pacific Electric rail. The line ended in Owensmouth and therefore was an important shipping point for the agricultural community. The business corridor of Owensmouth was specifically plotted along each side of the electric rail line and contained a land sales office, an ice cream parlor, and a hardware store, etc.

Although the area retains consistency of massing, scale, and architectural vocabulary, the majority of its individual buildings have been altered. Common alterations include stucco finish over original wall materials, replacement of original windows, and the removal of features such as window and door surrounds. The cumulative impact of these alterations, both to individual buildings and to the district as a whole, has compromised the overall integrity of the district. Therefore, it does not appear to be eligible for historic district designation, although it merits special consideration in the planning process.

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	6LQ
Reason:	A rare concentration of streetcar-related commercial development in the San Fernando Valley, in the early community of Owensmouth. Due to alterations to individual buildings, does not retain sufficient integrity for historic district eligibility; however, merits special consideration in the planning process.

Name: Owensmouth Residential Planning District



Description:

The Owensmouth Residential Planning District is located in the Canoga Park community of the San Fernando Valley. The district has an irregular boundary and is generally located between Satcoy and Cohasset Streets to the north, Valerio and Wyandotte Streets to the south, Remmet and Alabama Avenues to the east, and Owensmouth and Vassar Avenues to the west. The planning district comprises approximately 250 buildings, primarily single- and multi-family dwellings constructed between 1913 and 1939.

The district is characterized by its rectilinear, gridded streets. Wider avenues run directionally north-south while the east-west streets are narrower. The topography of the district is flat. Lot sizes and setbacks are generally consistent throughout, and all the streets feature concrete walkways and curb cuts. Mature trees are present but inconsistent in type; on some blocks there are regularly spaced palm trees which contribute to a distinctive streetscape.

Two buildings within the Owensmouth Commercial Planning District were recorded as individually eligible: the Canoga Park Women's Club (7409 N. Jordan Avenue) and the Clara Rooksby Residence (7302 N. Remmet Avenue).

Significance:

The Owensmouth Residential Planning District is significant for its concentration of residential development related to the early community of Owensmouth. In 1909, the development of formerly-agricultural land in the west San Fernando Valley began to take shape as the first town called Owensmouth. Located along the first major east-west roadway, Sherman Way carried the Owensmouth line of the Pacific Electric rail. The line ended in Owensmouth and was an important shipping point for the agricultural community. The earliest buildings were constructed in the Spanish Colonial Revival and Craftsman styles. The development is just north of Sherman Way, which was the first major east-west roadway across the Valley. It brought city dwellers seeking the quiet life of the country from downtown Los Angeles.

Although the area retains consistency of massing, scale, and architectural vocabulary, the majority of its individual buildings have been altered. Common alterations include stucco finish over original wall materials, replacement of original windows, and the removal of features such as window and door surrounds. The cumulative impact of these alterations, both to individual buildings and to the district as a whole, has compromised the overall integrity of the district. Therefore, it does not appear to be eligible for historic district designation, although it merits special consideration in the planning process.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	6LQ
Reason:	Significant for its association with the early community of Owensmouth, one of the San Fernando Valley's earliest communities and a stop on the Pacific Electric Railroad. Due to alterations to individual buildings, does not retain sufficient integrity for historic district eligibility; however, merits special consideration in the planning process.

Name: Parkman Middle School



Description:

Parkman Middle School (Woodland Hills Academy) is located at 20800 Burbank Boulevard in Woodland Hills. It is located on a large, rectangular parcel bound by Burbank Boulevard to the north, Irondale Avenue to the east, Clark Street to the south, and De Soto Avenue to the west. The school was constructed in 1959.

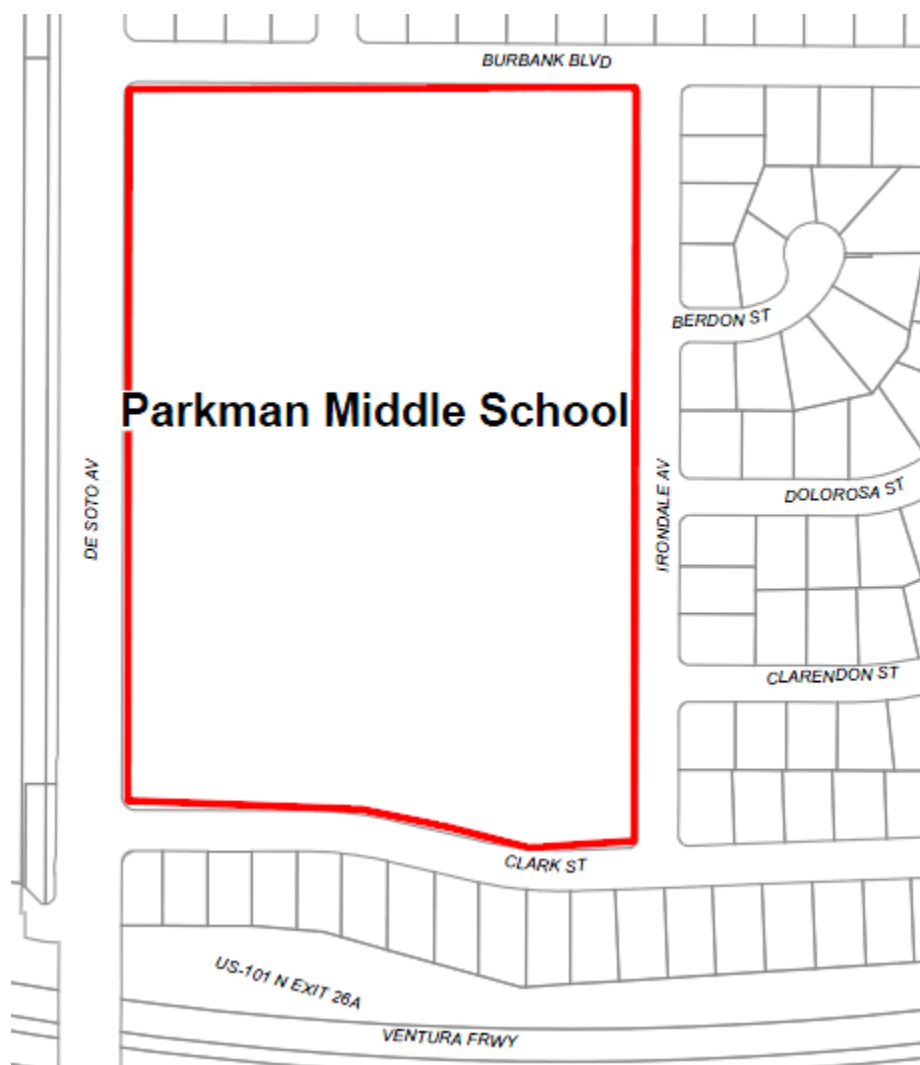
Parkman Middle School is located in a residential neighborhood with large-scale commercial and industrial development directly to the west, across De Soto Avenue. The 18-acre campus contains 16 permanent buildings, the majority of which are connected by exterior covered walkways. Classroom and/or administration buildings, a cafeteria, and a gymnasium/auditorium building are concentrated in the northern section of campus while recreational areas are concentrated to the south. There are two vehicular entrances to the campus from Burbank Boulevard; the main campus entrance is raised with an inset entry and is accessed via a ramp or stairs. Surface parking is located around the perimeter of the concentration of buildings. A school garden containing 12 planting beds is located along the western perimeter of the campus just south of what appears to be the cafeteria. It is lined with Poplar trees along a chain link fence that extends around most of the campus perimeter. At the center of the campus there appears to be an interior grass courtyard containing a stepped brick platform for events. The landscaping consists of grass lawns, ivy beds, shrubbery, and mature trees.

The buildings were designed in the International style, a common choice in LAUSD postwar campus design. They are clad in stucco with flat roofs and a brick water table. Brick accent walls support the main entrance arcade. The classroom and administration buildings are one story in height and contain bands of wood double-hung sash windows. The gymnasium/auditorium and cafeteria buildings appear to have double-height interior spaces and feature unadorned asymmetrical facades.

Significance:

Parkman Middle School (now Woodland Hills Academy) is an excellent example of a post-World War II Los Angeles Unified School District campus, reflecting LAUSD school-planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance has been identified as 1959, which is the year of the campus's construction.

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, voters passed three bond measures – in 1946, 1952 and 1955 – for the city's schools. Money went to new construction, improvements to existing facilities, and purchase of land for future construction. The 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 38 new Valley campuses (26 elementary schools, six middle schools and two high schools) were funded by this measure, including Parkman Middle School. The new schools followed contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Woodland Hills Academy is exemplary of these design concepts with its single-story buildings designed in a simple, International style, with large expanses of operable windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Los Angeles Unified School district middle school campus, constructed to accommodate the growth of the surrounding area. Represents LAUSD planning and design principles of the era.

Name: Pierce College Cultural Landscape



Description:

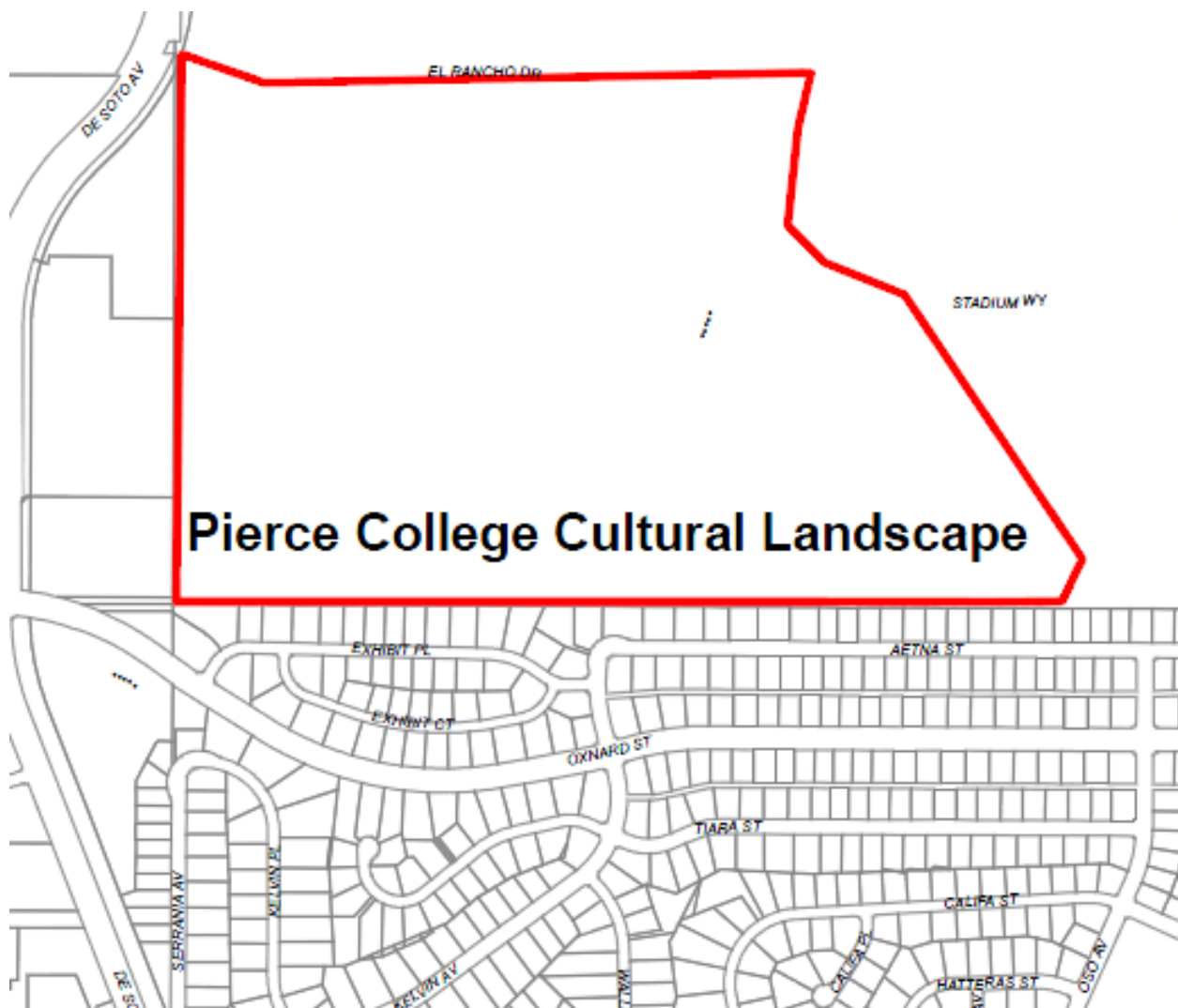
The Pierce College Cultural Landscape is located at the southwest corner of the Pierce College campus. The campus is located at 6201 Winnetka Avenue in the Woodland Hills area of the San Fernando Valley. The area identified as a significant cultural landscape is bound by El Rancho Drive to the north, Stadium Way and the Shepard Stadium to the east, with residential neighborhoods to the west and south.

The Pierce College Cultural Landscape comprises approximately 113 acres of the 225 acre campus. It is an open rural agricultural landscape with rolling hills and sparse landscaping. There appears to be a few agricultural sheds and barns within the cultural landscape in addition to one Quonset hut located at the northeast corner. Various dirt roads and bridle paths wind through the landscape, separating fields used for growing crops and grazing livestock. Mature trees are sporadically placed in clusters and along throughways.

Significance:

The Pierce College Cultural Landscape is significant as a representation of the agricultural landscape that once dominated the San Fernando Valley before the widespread development of the postwar era. It is one of the few places in the region where one can get a sense of the historic vernacular landscape. The period of significance has been identified as 1947, which is year the land was purchased for educational use. Since it has been undeveloped since that time, it offers a rare glimpse of the area's natural and agrarian landscape.

In 1947, the college opened as the Clarence W. Pierce School of Agriculture on land that was purchased by the Los Angeles Unified School District (LAUSD). Early on the school catered predominantly to male agricultural majors. As the population of the Valley grew, the need for a community college in the area was apparent. The school revised its mission, changed its name to the Los Angeles Pierce College, and began offering other programs outside of agriculture. It appears that the Los Angeles Community College District took ownership of the land at this time. The school remains as one of the few agricultural schools in the state. As early as 1988, however, the vast open space that dominates much of the campus has been threatened with redevelopment.

**Context 1:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	No Sub-context
Theme:	Vernacular Landscapes, 1850-1980
Sub theme:	No SubTheme
Property type:	Vernacular landscape
Property sub type:	No Sub-Type
Criteria:	A/C;1/3;1/3
Status code:	3S;3CS;5S3
Reason:	Significant for its representation of the vernacular and natural landscape that once covered the San Fernando Valley. It is one of the few places in the region where one can get a sense of the historic landscape as it appeared prior to the widespread development that occurred in the postwar era.

Name: Redwing-Henshaw Residential Historic District Extension



Description:

The Redwing-Henshaw Residential Historic District is located in the Tarzana area of the San Fernando Valley. The district comprises 37 single-family houses one block south of Ventura Boulevard along two blocks of Redwing and Henshaw streets, bounded by Corbin and Oakdale Avenues to the east and west, respectively. Of the 37 properties in the district, 28 are contributors. The properties on the north side of Redwing Street cross into the adjacent Canoga Park-West Hills-Winnetka-Woodland Park Community Plan Area; the survey results from both areas should be compiled at a later date.

The district is made up almost entirely of single-family Traditional Ranch houses. Contributors are all one-story in height with low, wide massing and moderate setbacks on evenly distributed rectangular lots. The houses are generally L-shaped in plan with wood and brick cladding and traditional decorative details such as wood window shutters, exposed rafter tails and gable-end dovetails. Most of the contributing properties also have wide, curving driveways leading to attached garages.

The streets in the area follow a loose, orthogonal grid, and the topography is generally flat. Within the district, the streets are very wide with no sidewalks. There is no apparent consistent street tree plan, but various types of vegetation such as palm trees, pines, oaks, cypress and jacaranda line the street from private yards.

Significance:

The Redwing-Henshaw Residential Historic District is significant as retaining an excellent concentration of Traditional Ranch House architecture. The district retains its original massing, scale and the character defining features that make up the architectural style. The period of significance for this district is 1954 to 1957, the period during which the buildings within the district were constructed. Of the 37 houses within the district, 76% are contributors.

The tract was approved in 1955 and developed by Moss Realty and Investment Company. Research did not reveal a formal tract name. The original tract plan extended to Ventura Boulevard to the north and Bothwell Road to the west, but these areas outside the district boundary no longer retain sufficient integrity for historic designation. The houses within the district are all stylistically similar Traditional Ranch houses with generally L-shaped rambling plans, uniform setbacks, a combination of wood and brick cladding and traditional detailing.

**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:	Excellent concentration of Traditional Ranch Houses in Tarzana. Contributors retain distinctive characteristics of the style.

Contributors/Non-Contributors:

Address: 5515 N CORBIN AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Address: 5435 N OAKDALE AVE
Type: Contributor
Year built: 1954
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5449 N OAKDALE AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5469 N OAKDALE AVE
Type: Not sure
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 5509 N OAKDALE AVE
Type: Not sure
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 19721 W REDWING ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 19733 W REDWING ST
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Address: 19745 W REDWING ST
Type: Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 19809 W REDWING ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 19819 W REDWING ST
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 19831 W REDWING ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 19841 W REDWING ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Address: 19853 W REDWING ST
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Rocketdyne



Description:

The Rocketdyne facility, now known as Pratt Whitney Rocketdyne, is located in the Canoga Park area of the west San Fernando Valley. It occupies a large property bounded by Canoga Avenue to the east, Vanowen Street to the north, Owensmouth Avenue to the west, and Victory Boulevard to the south. The southwest corner of the parcel that was once a segment of the campus parking lot now contains a commercial building and is not included in the district.

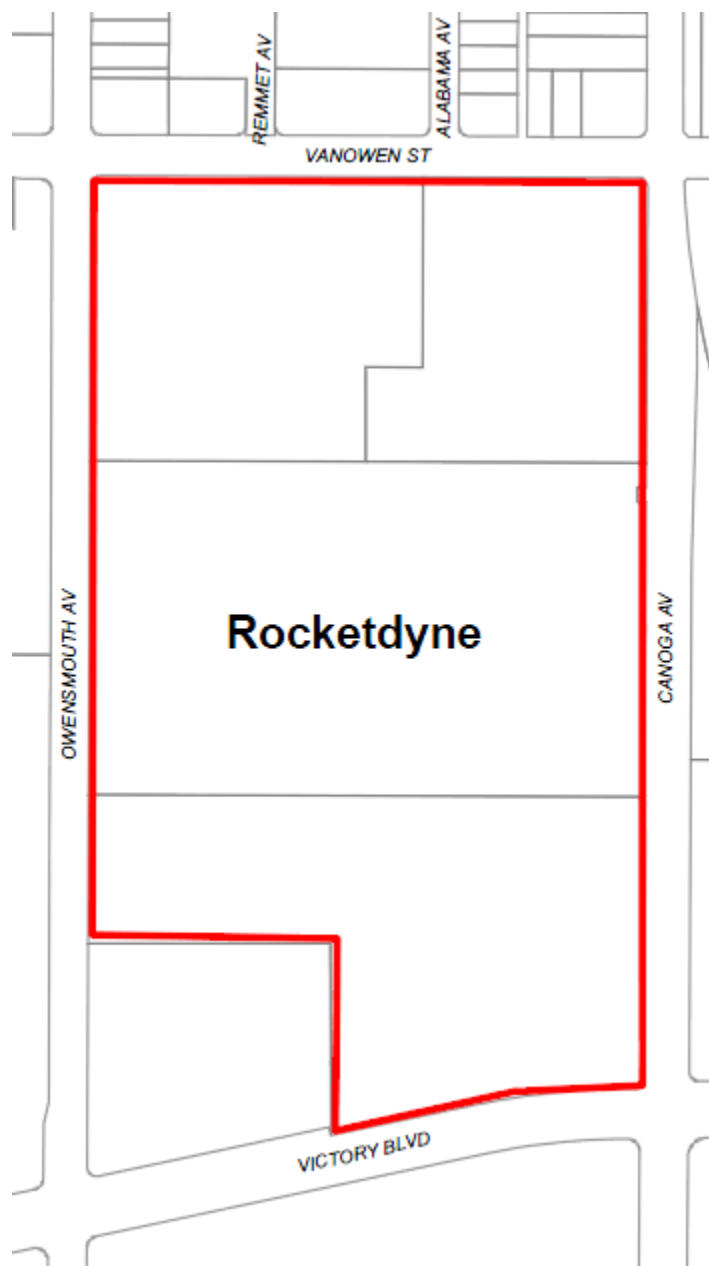
The Rocketdyne campus is flat with a large parking lot to the east and south; the perimeter is lined by small trees and a fence. The main entry from Canoga Avenue is accessed via Rocketdyne Drive, which loops around a display of the F-1 engine that made Rocketdyne famous for its Apollo missions. The district includes two large buildings used for administrative and manufacturing purposes along with numerous storage buildings along the west boundary. Kenneth H. Neptune, who served as director of plant facilities for the company at another location from 1942 to 1945, designed many (if not all) of the buildings located in the district between the years of 1955 and 1960. The main buildings have some Mid-Century Modern design elements as seen from the main parking lot and the public right-of-way. The rear of the buildings, however, are designed for the rocket engine production component of the facility and are more utilitarian in nature, exhibiting a sawtooth roof, large cooling vents, and industrial metal cladding.

Significance:

The Rocketdyne campus is significant as an excellent example of a Cold War-era industrial defense engineering and manufacturing facility. It is also significant for its association with the development of the F-1 engine, the most powerful single-chamber liquid-fueled rocket engine ever developed. The preliminary period of significance has been identified as 1955-1968, which encompasses the construction of the campus in 1955 and the development and testing of the F-1 engine leading up to the successful Apollo 8 mission of 1968. It is likely that the period of significance may extend to a later date, as the facility continued to develop the F-1 for later Apollo missions as well as other defense-related activities; further research and analysis would need to be conducted to determine the extent of significant accomplishments made specifically at this location by the corporation in the following years.

In 1955, land was purchased from the Southern Pacific Rail Company and Harry Warner for the construction of the Rocketdyne campus. Rocketdyne was formed as a division of Boeing/North American Aviation, Inc. along with Atomics International and Autonetics. The division was established for the purpose of the research, development and manufacture of high-thrust rocket engines for guided missiles and armament rockets. The F-1 engine, for example, enabled the first successful trip to the moon for the Apollo 11 mission.

As one of nine manufacturers in the area largely serving the Defense Department and employing more than 1,000 employees, Rocketdyne greatly influenced the migration of families to the area in the 1950s. The result of new industrialization changed the face of the Valley from small residential lots surrounded by expansive agricultural fields to tight suburban neighborhoods, schools, religious institutions, and commercial amenities. Freeway expansion played an important role in the industrial and residential development of the area with U.S. Route 101 (Ventura and Hollywood Freeway) opening in 1960, relieving congestion over the Cahuenga Pass and connecting the Valley to downtown Los Angeles. Surface streets were updated soon thereafter to support the predominance of the automobile

**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Aviation and Aerospace, 1911-1989
Sub theme:	Aerospace, 1946-1989
Property type:	Industrial
Property sub type:	Aerospace Plant
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant for its association with the aerospace industry, specifically as the location of the design and construction of the majority of the nation's rocket engines in the years after World War II. The F-1 engine that powered the Apollo 11 mission to the moon was created at this facility.

Name: St. Johns in the Valley Methodist Church/The Filipino International Christian Church



Description:

St. Johns in the Valley Methodist Church is located at 20600 Roscoe Boulevard in the Winnetka area of the west San Fernando Valley. The three and a half acre parcel fronts Roscoe Boulevard to the north and is bounded by Lanark Street to the south. The nearest cross street is Mason Avenue, to the east. The church campus is flat and contains a two-story church building and four, one-story classroom buildings. Together, the buildings form a horseshoe-shaped plan. The complex is surrounded by an asphalt driveway with parking at the perimeter of the property. The northeast corner of the parcel contains a residential building from the 1940s, which is not a contributing feature to the historic district.

The Mid-Century Modern church was designed by Reginald F. Inwood in 1959. Decorative elements include a large cylindrical glass atrium at the front, metal spiderleg supports that protrude over side walkways, and a minimally-designed metal spire. A set of adjacent rear classroom buildings are linked to the church by exterior covered walkways. The walkway continues to a set of similar detached classrooms at the rear of the campus designed by Albert Hoover in 1966. The classrooms feature pronounced dividing walls and floor to ceiling windows.

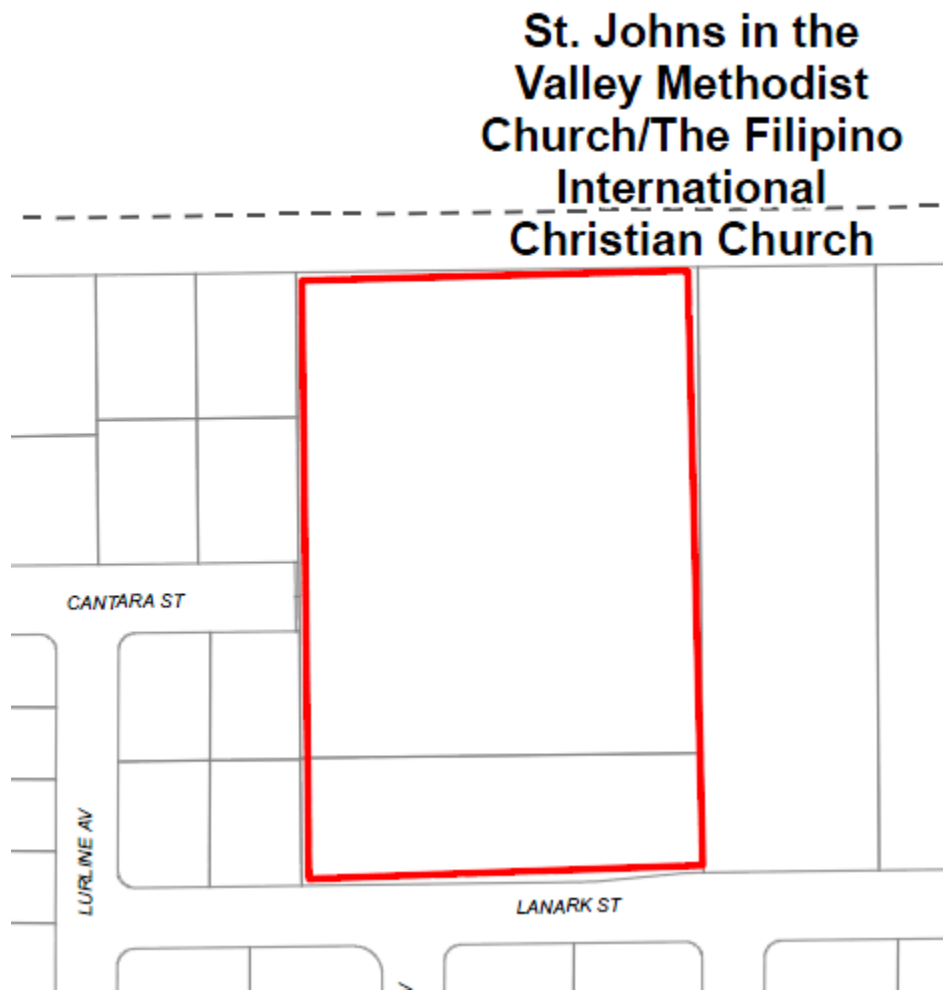
A communal courtyard with a grass lawn and benches lie at the center of the campus. The landscaping is composed of mature trees, palms, and shrubbery.

Significance:

St. Johns in the Valley Methodist Church is an excellent example of Mid-Century Modern architecture applied to an ecclesiastical campus. The property is also significant for its role in fostering ethnic and religious diversity in the area, with a history of supporting fair housing practices and sharing its facilities with congregations of various ethnic and cultural backgrounds.

The architect of St. John's in the Valley was Reginald F. Inwood, a Southern California architect who designed a number of ecclesiastical buildings and campuses. St. Johns was constructed in 1959, a year after the construction of Inwood's Santa Anita Church of Religious Science in Arcadia. Similar notable design elements such as the prominent cylindrical glass atrium are present in both churches. The period of significance for the buildings' architectural significance is 1959-1966 to include the classroom buildings that were built during a later phase of construction.

The property for St. Johns Church was purchased in 1957. At its start, the core membership was made up of families that had relocated to the Valley from the Midwest to work in the aerospace industry. In the coming years, the church would play an important role in the development of the area – specifically as a support base for developing a more diverse demographic in the Valley. In 1964, St. John's members showed their support of fair housing laws by opposing a petition that sought to repeal the Rumford Act. In 1972, the church joined with many others in the Valley to hold interfaith worship services in hopes that fellowship would form in their community among people of various ethnic and religious backgrounds. As of today St. Johns Church shares its facility with the Filipino International Christian Church. The period of significance for the building's ethnic/cultural significance is 1959 -1972.

**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 Modernism as applied to a church and educational complex. Conveys significance through distinctive design in both buildings and site planning elements.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality

Property sub type:	Religious Campus
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant for its association with fostering ethnic and religious diversity in the Winnetka, with a history of openly supporting equal housing practices and housing religious institutions of various ethnic and denominational composition. Is not eligible for the National Register under this context because it does not meet Criterion Consideration A, nor does it meet the 50 year age requirement (or is it of exceptional significance).

Name: 20303-20309 Stagg Street Poultry Farm



Description:

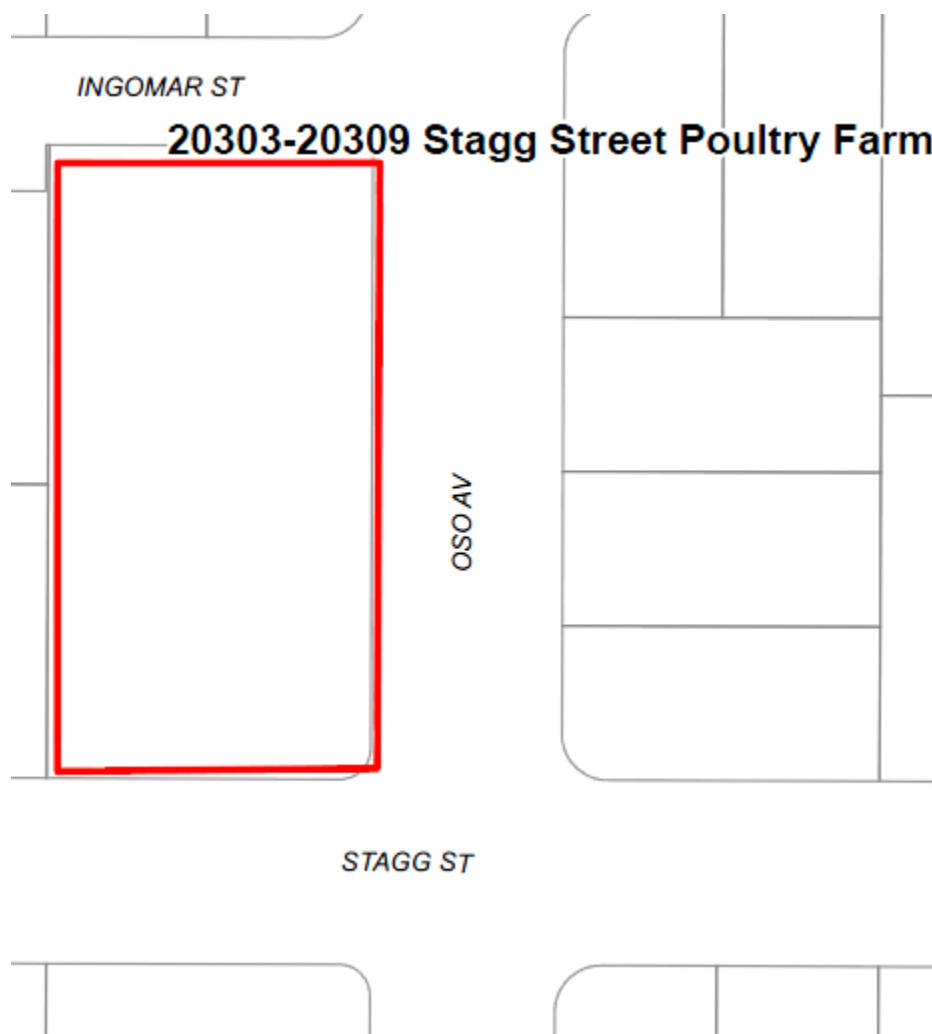
The 20303-20309 Stagg Street Poultry Farm is located in a residential neighborhood in north Winnetka, in the San Fernando Valley. The corner lot faces Stagg Street to the south, Oso Avenue to the east and Ingomar Street to the north. There are five buildings within the district boundaries: four agricultural structures (likely chicken coops) and a residential building. The topography of the area is flat, and the surrounding neighborhood follows an orthogonal grid street pattern.

All buildings on the property appear to have been constructed circa 1927. They are vernacular buildings and do not embody a particular architectural style. The buildings have either side gabled roofs clad in asphalt shingles or shed roofs with corrugated sheet metal, deep set eaves with exposed rafter tails, board and batten or bead board cladding, and wood sash or metal casement windows. The residence is set behind dense foliage and is not visible from the street. The buildings appear unaltered and retain their original features. The property contains a rock driveway and mature trees.

Significance:

Built circa 1927, the 20303-20309 Stagg Street Poultry Farm is a rare, intact example of early agricultural development in Winnetka related to the Weeks Poultry Colony. It retains its original agricultural structures as well as its residence. The period of significance has been identified as 1927 to 1934, which encompasses the year the buildings were constructed and in use as part of the Colony.

The Weeks Poultry Colony was founded in 1923 by Charles Weeks. Week's vision was for a small utopian farming community where self-sustaining families would raise chickens for egg production on their one-acre plot of land. The plots would often consist of a small one-story residential house at the front of the parcel and a poultry shed and garden in the rear. The colony consisted of more than 500 families at its height and had its own egg co-op, warehouse, and packing plant. By 1934, Weeks and his colony had succumbed to the Great Depression; few residents were able to stay and maintain their poultry plots. Most houses and outbuildings related to the Colony have been demolished over the years to make way for new residential development. As such, 20303-20309 Stagg Street Poultry Farm is a remnant dating to this important period of Winnetka's development.

**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Agricultural Roots, 1850-1965
Sub theme:	Truck Farming and Local Markets, 1850-1945
Property type:	Agricultural
Property sub type:	Farm House
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of early agricultural development in Winnetka, associated with the Weeks Poultry Colony community of the 1920s and 30s. Rare remaining example of a ranch associated with this development.

Name: Sunny Brae Elementary School



Description:

Sunny Brae Avenue Elementary School is located at 20620 Arminta Street in Winnetka. It is located on an irregularly shaped parcel bounded by Arminta Street to the north, Sunnybrae Avenue to the east, Ingomar Street to the south, and McNulty Avenue to the west. The school was constructed in 1956.

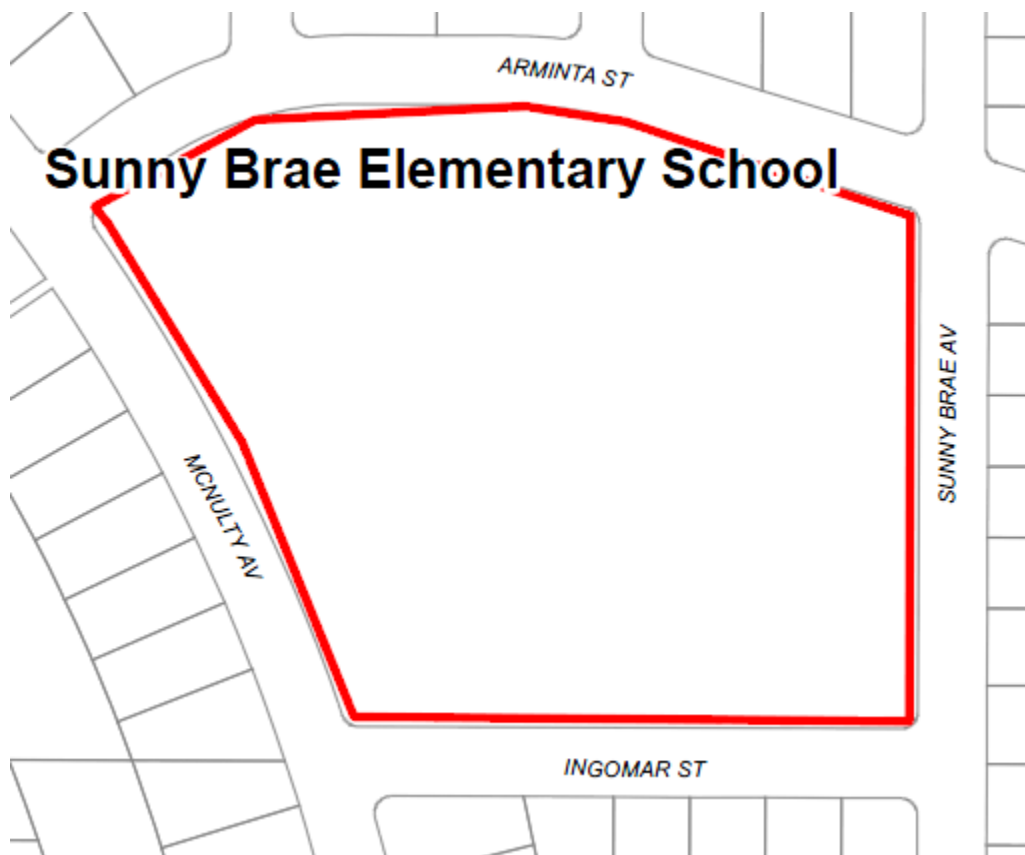
The seven-acre property is located in a residential neighborhood comprised of single-family residences. The campus contains eleven permanent buildings along the northern perimeter, which are all connected by exterior covered walkways. A total of eighteen temporary modular structures and sheds are located at the eastern and southern portions of the campus, which is predominantly paved for recreational use. The main entrance is accessed by a V-shaped walkway that is flanked by an auditorium to the west and an administration building to the east. Low planters clad with simulated stone adorn the auditorium entrance. Mature trees line the courtyards throughout the campus.

The majority of the campus buildings were designed in the International style, with the exception of the Spanish Revival-inspired auditorium building. They are clad in stucco and have flat shed roofs with wide overhanging eaves. The classroom buildings are one-story in height and contain bands of wood double-hung sash and clerestory windows and single doors with transoms. The auditorium building has a symmetrical facade with a front-facing low gabled roof; it appears to have a double-height interior space. A palmette motif adorns the front and rear gabled façade near the gable peak. Simulated stone adorns the auditorium entry, which consists of an inset paired door flanked by ceramic block screened windows to either side.

Significance:

Sunny Brae Avenue Elementary School is an excellent example of a post-World War II Los Angeles Unified School District campus, reflecting LAUSD school-planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance has been identified as 1956, which is the year of the campus's construction.

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, voters passed three bond measures – in 1946, 1952 and 1955 – for the city's schools. Money went to new construction, improvements to existing facilities, and purchase of land for future construction. The 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 38 new Valley campuses (26 elementary schools, six middle schools and two high schools) were funded by this measure, including the Sunny Brae Avenue Elementary School. The new schools followed contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Sunny Brae Avenue Elementary School is exemplary of these design concepts with its single-story buildings designed in a simple, International style, with large expanses of operable windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II LAUSD elementary school, representative of the expansion of educational facilities in the San Fernando Valley to accommodate the postwar population boom. Exemplary of LAUSD design and site planning principles of the era.

Name: The French Quarter



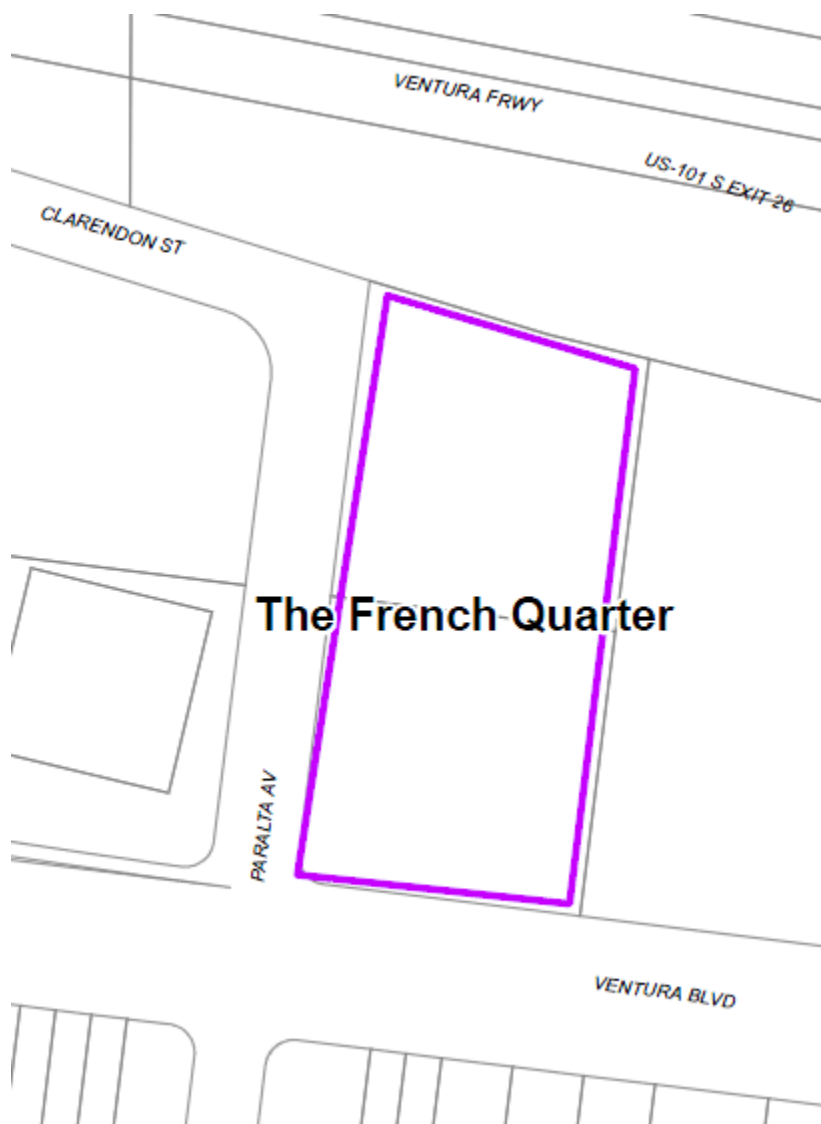
Description:

The French Quarter is a small outdoor commercial mall located in the western portion of the San Fernando Valley in Woodland Hills. The open air mall complex is situated along the neighborhood's main thoroughfare at 20969 Ventura Boulevard at the corner of Paralta Avenue. Built in 1972 by developer Paul Weisberg, the 2-story property is constructed in three sections: a U-shaped building that hugs an inner rectangular building and an adjoining parking garage at the rear. The site plan of the U-shaped building with a smaller building in its recess creates outdoor pedestrian corridors, alluding to the narrow alleyways one might find in New Orleans' French Quarter. Filled with offices, salons, medical offices, and restaurants, every business's entrance is either located at the sidewalk along Ventura Blvd. or within the narrow corridors, which are landscaped with Jacaranda trees and flowering shrubs in brick planters.

A fantastical take on the famous New Orleans neighborhood from 1718, each bay of the French Quarter mall is designed to look different from the next. The flat roof buildings are embellished with either clay tile mansard roofs or dental molding. The cladding alternates between stucco or brick with the occasional quoining and balconies. The fenestration is a variety of bay windows, floor-to-ceiling casement windows, and double-hung wood windows. The doors are a varied display of full or partial-glazed, single or double types. Pedestrians circulate the French Quarter through outdoor arcades, tight stairwells, and adjoining patio walkways. Elements such as wrought iron railing and supports and fabric window awnings decorate the building facades. The original French Quarter sign with clock is intact at the east boundary wall of the district, facing Ventura Boulevard. It is capped by an inverted Mansard roof.

Significance:

The French Quarter is an excellent example of 1970s mimetic commercial architecture inspired by New Orleans style mixed-use architecture. Like Walt Disney's 1966 New Orleans Square at the Disneyland theme park, the French Quarter embraces the programmatic approach of this architecture designed to catch the attention of potential customers along a busy thoroughfare. Parking for the mall is completely separate at the rear, which allows for a pedestrian-oriented shopping experience while still accommodating the automobile. A relatively popular design approach in commercial development during the 1970s, this is a rare intact example in the San Fernando Valley.

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	Programmatic/Mimetic, 1918-1950
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Significant example of a 1970s commercial outdoor mall, Mimetic in style and form in that it adopts the appearance of a 19th century French Quarter, with storefronts opening onto narrow pedestrian alleys. It has clear automobile influence with a large rear parking lot and signage facing Ventura Boulevard. Not eligible for the National Register or California at this time because it does not meet the age threshold of either designation program, nor is it of exceptional importance.

Name: William Howard Taft High School



Description:

William Howard Taft High School is located at 5461 Winnetka Avenue in the Woodland Hills area of the San Fernando Valley. It is located on a large, irregularly shaped parcel bounded by Ventura Boulevard to the north, Winnetka Avenue to the east, Santa Rita Street to the south, and Del Moreno Drive to the west. The campus is situated at grade with Ventura Boulevard; however, it is surrounded by an elevated residential neighborhood to the south as the topography slopes southerly toward the Santa Monica mountain range. The school was constructed in 1960.

The 28-acre campus contains 13 permanent buildings, including administration and classroom buildings, a gymnasium, a mixed-use cafeteria building, and maintenance facilities. The campus contains two grass fields: Goetten Field for football and Upper Field for baseball; as well as paved courts for basketball, volleyball, and tennis. Nine temporary modular structures are located at the west end of the campus. A surface parking lot is prominent at the northeast corner of the campus along Ventura Boulevard. Solar energy shade canopies have been installed in this parking lot. The main two-story classroom and administration buildings at the eastern portion of the campus are connected by exterior walkways, some covered, and an internal courtyard. The campus has manicured landscaping which consists of poured concrete beds containing shrubbery, grass lawns, and thick rows of mature trees around the campus boundary, which is delineated by a chain link fence.

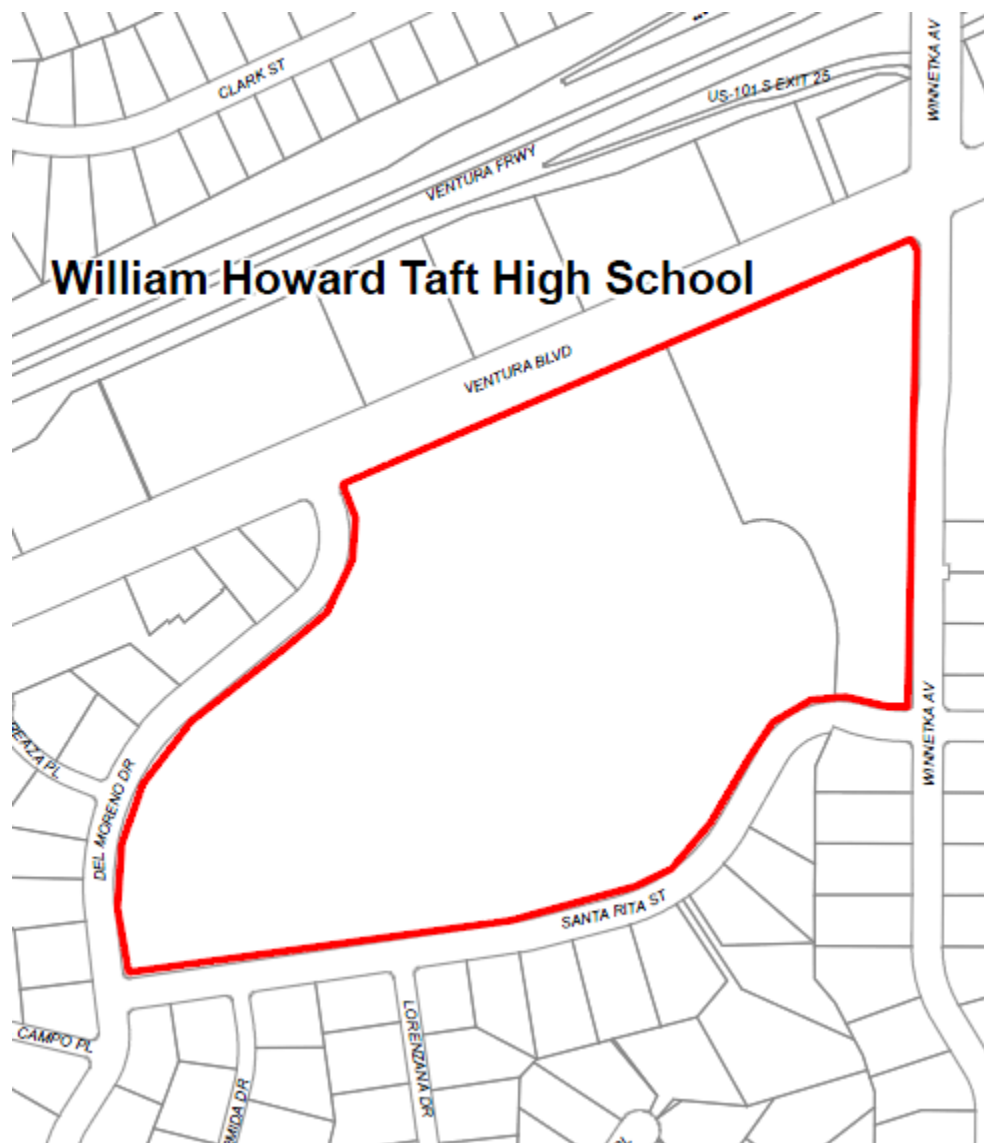
The buildings were designed in the Mid-Century Modern style by William Glen Balch, an architect employed by the LAUSD for a number of postwar campuses. The campus buildings are clad in brick and/or stucco with flat roofs. The two-story classroom and administration buildings consist of minimal facades of either windowless brick walls or vertical steel beams with porcelain plate spandrels that contain bands of aluminum tri-hopper windows. Entryways consist of two-story, multiple bays of steel, glass, and paired solid doors.

Significance:

William Howard Taft High School is an excellent example of a post-World War II Los Angeles Unified School District campus, reflecting LAUSD school-planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance has been identified as 1960, which is the year of the campus's construction. It is also an excellent example of International Style architecture, as applied to an educational campus.

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, voters passed three bond measures – in 1946, 1952 and 1955 – for the city's schools. Money went to new construction, improvements to existing facilities, and purchase of land for future construction. The 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 38 new Valley campuses (26 elementary schools, six middle schools and two high schools) were funded by this measure. Taft High School was initially funded by a special tax fund program that supported the plans and specifications of the campus before the bond measure was voted on by school district voters.

The new schools followed contemporary ideas in “building for learning,” which placed emphasis on fresh air, natural light, and the use of color. Taft High School is exemplary of these design concepts with its two-story buildings designed in a simple, International style, with large expanses of operable windows on classroom buildings; exterior corridors for circulation; and copious outdoor space dedicated to recreation.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Pre-War Modernism, 1919-1945
Sub theme:	International Style, 1920-1960
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the International Style as applied to a LAUSD high school campus.

Context 2:

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:	High School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II LAUSD high school campus, representing the massive postwar expansion of LAUSD facilities in the San Fernando Valley to accommodate the growing population. Embodies LAUSD design and campus planning principles of the time.

Name: Woodland Hills Community Church



Description:

The Woodland Hills Community Church is located in the Woodland Hills area of the west San Fernando Valley. It occupies a small block bounded by Canoga Avenue to the west, Dumetz Road to the north, and Ibanez Avenue to the south. The eastern portion of the block is not included in the district. The property contains three Mid-Century Modern buildings designed in 1949 by architect Ralph Bowerman: a steeply pitched one-story auditorium/church sanctuary; an L-shaped, one-story administration/classroom facility; and a two-story classroom building with a central atrium for outdoor circulation.

The campus is predominantly flat although is surrounded by rolling hills that contain residential neighborhoods to the north and a country club with golf course to the south. The campus has a central communal courtyard with picnic tables, covered by a canopy of mature trees. An adjoining parking lot is entered from Ibanez Avenue next to a paved recreational court. Low painted brick walls, lined with sculpted shrubs, surround the perimeter of the campus along Dumetz Road and Canoga Avenue. All buildings of the campus are contributors to the historic district.

Significance:

The Woodland Hills Community Church property is an excellent example of Mid-Century Modern architecture applied to an ecclesiastical campus. Remnants of Victor Girard's pastoral 1920s vision for the area, such as the Woodland Hills Country Club to the south and the bordering pepper and eucalyptus trees, reflect the shift from the area's early development to the post WWII suburban setting that is present today. The period of significance of the district is 1949, which is the date of its original development and construction. 100% of its buildings contribute to its significance.

The Woodland Hills Community Church is also significant as the location of Martin Luther King, Jr.'s first visit to the Los Angeles area to speak on racial equality. Invited by the Reverend Fred Doty on January 15, 1961, King gave two sermons at the Woodland Hills Community Church before speaking at the Canoga Park High School later that day. At the time, this was especially significant considering that the vast majority of residents in the area where Caucasian and fair housing laws for minorities were not upheld.

The vision for a community church and gathering place for the area was brought to fruition in 1942 by a 78 year old Protestant reverend named Ellsworth Smith. With the financial support of the Congregational Conference, four lots were purchased to host community programs, worship, and the meeting place for the Woodland Hills Chamber of Commerce. Initially, a smaller structure made from a recycled army barrack was purchased for the site in 1947; however it burned down in 1948. The current Harter Hall sanctuary/auditorium and the two adjacent structures were built later that year and are used today for a nursery school and the Topanga Mountain Middle School, which was founded in 2001.

The architect, Ralph Bowerman, was a member of the early Protestant church and a fairly prominent regional architect of the area. With his firm, Bowerman & Hobson, he designed the 1958 Mid-Century style Canoga Park Public Library located at 7260 N. Owensmouth Avenue. It is designated as Los Angeles Historic-Cultural Monument #700. This building was one of the first to incorporate thin-shell concrete construction. Bowerman presented on the topic at a seminar for the Portland Cement Association in 1959 on this modern engineering feat.

**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 a Mid-Century Modern church and school campus. Buildings exhibit high quality design and distinctive features of the style.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Civil Rights Movement - Ethnic and Gender Equality, 1942-1980
Theme:	African-American Civil Rights Movement, 1955-1968
Sub theme:	Important Events and Institutions in the African-American Civil Rights Movement, 1955-1968
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as the location of Martin Luther King, Jr.'s first public sermon in the Los Angeles area. King came to the Woodland Hills Community Church on January 5, 1961 to give two sermons about racial inequality.

Contributors/Non-Contributors:



Address: 21322 W DUMETZ ROAD
Type: Contributor
Year built: 1965
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Modern, Mid-Century



Address: 21322 W DUMETZ ROAD
Type: Contributor
Year built: 1965
Property type/sub type: Institutional-Education; Middle School
Architectural style: Modern, Mid-Century



Address: 21322 W DUMETZ ROAD
Type: Contributor
Year built: 1965
Property type/sub type: Institutional-Education; Middle School
Architectural style: Modern, Mid-Century

Name: Woodland Hills Country Club



Description:

The Woodland Hills Country Club is located at 21150 Dumetz Road in the Woodland Hills community of the San Fernando Valley. The approximately 75-acre property is surrounded by a residential neighborhood. It is bound by Dumetz Road to the north, Escobedo Drive and Morro Drive to the east, various small streets to the south, and Canoga Avenue to the west.

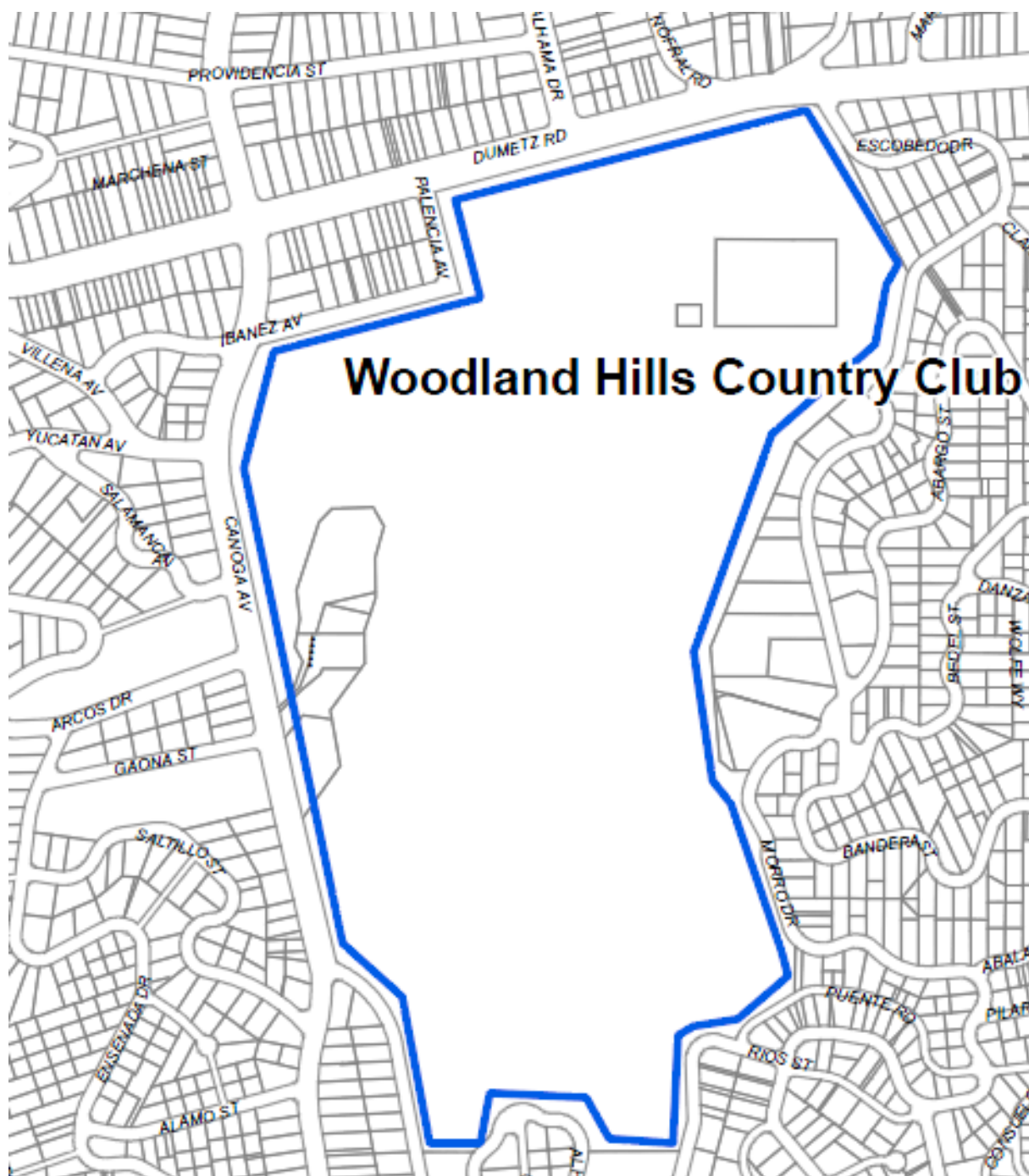
The Country Club is located in the hills of the Santa Monica Mountain range within the Topanga Canyon Valley and, therefore, has a varied topography. Its lush landscaping encapsulates the 18-hole tournament course by golf course designer, William P. Bell Sr. Purchased and developed by Victor Girard in 1923, the country club does not appear to have any of its original buildings; however, it is possible that landscape features such as brooks with river stone pedestrian bridges still exist.

Significance:

The Woodland Hills Country Club may be significant for its role in the early development of the San Fernando Valley. It may also be significant for its association with notable local developer, Victor Girard. Girard purchased 2,886 acres in the southwestern portion of the San Fernando Valley to begin construction of the town of Girard and the country club in 1924. The Woodland Hills Country Club was originally called the Girard Country Club and was advertised as a getaway from the bustling city of Los Angeles. Girard was known to be a tactful thinker for bringing visitors and new residents to the Valley. The original country club building, which burned in a brush fire in 1944, had stone fireplaces and a ball room with a large outdoor swimming pool, tennis courts, and bridle trails.

Surrounding the club and golf course, Girard subdivided 400 acres of land for “mountain cabins” in what was then known as the town of Girard. The cabins were designed and advertised to be weekend getaway cabins with the added benefit of free membership to the country club and golf course. To lure city-dwellers to the Valley, Girard had a shuttle service from the city to the club where prospective clients would be treated to lavish meals and a free getaway for a day.

The Woodland Hills Country Club is a large parcel with numerous landscape features and buildings. Although it appears that it may meet significance criteria, surveyors could not enter the property to evaluate integrity or identify contributors and non-contributors. Therefore, additional analysis is required before a determination of eligibility can be made.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Private Recreation, 1880-1980
Theme:	Private Recreation Facilities, 1880-1980
Sub theme:	Country Clubs, 1880-1980
Property type:	Institutional - Recreation
Property sub type:	Country Club
Criteria:	A/1/1

Status code:	QQQ
Reason:	The Woodland Hills Country Club was established in the 1920s by Victor Girard, who played an important role in the development of the early community of Girard (now Woodland Hills). As such it may be an important early example of private recreation in the area. However, surveyors could not enter property to evaluate integrity.

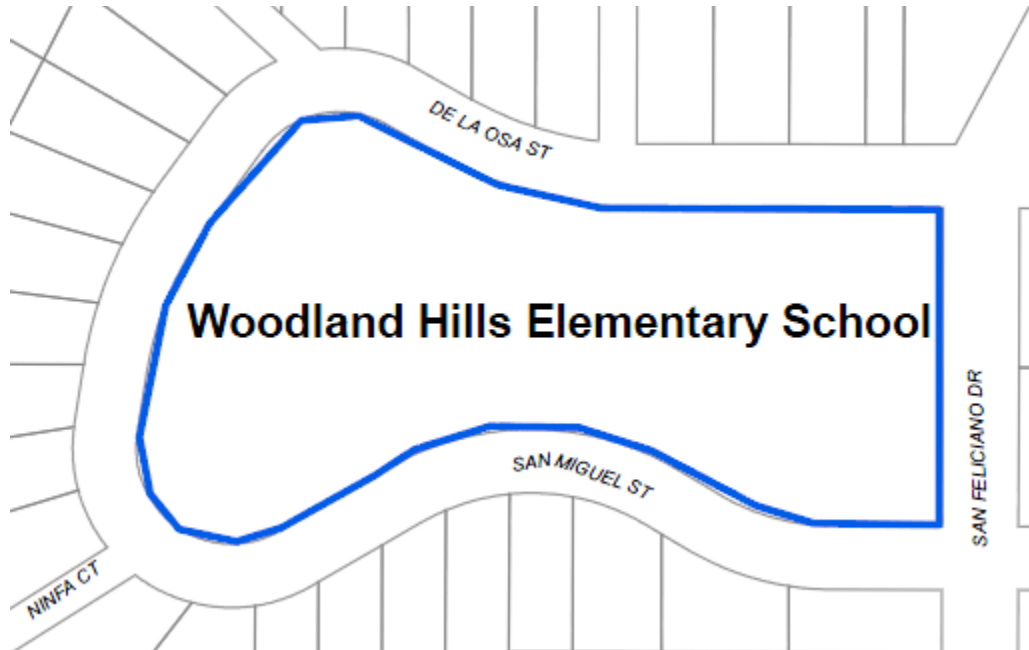
Name: Woodland Hills Elementary School**Description:**

Woodland Hills Elementary School is located in the Woodland Hills area of the west San Fernando Valley at 22201 San Miguel Street. The irregularly-shaped parcel is bound by San Feliciano Drive to the east, San Miguel Street to the south, and De La Osa Street to the north and west. The school was constructed in 1925. A portion of the campus containing a parking lot and temporary modular structures extends north of De La Osa Street between Clavel Court and San Feliciano Drive and is not included in the district.

The three-acre campus contains a total of eight buildings designed in the Spanish Colonial Revival style, though only three appear to be from the original development. The buildings are clad in stucco with clay tile gabled roofs and are connected by exterior covered walkways and courtyards.

Significance:

Woodland Hills Elementary School may be significant for its association with the early community of Girard, developed by Victor Girard. Research indicates that this school opened in 1925 as a two-room elementary school to serve the small community that had been established by Girard. The school has expanded since that time and is now part of the Los Angeles Unified School District. Because surveyors could not enter the campus, it was difficult to determine which buildings date to the early period of development and whether they retain sufficient integrity to convey their significance. Therefore, further analysis needs to be conducted in order to make a determination of eligibility.

**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:	May be significant for its association with the early community of Girard. Research indicates that this school opened in 1925 as a two-room elementary school to serve the small community that had been established by Victor Girard. The school has expanded since that time and is now part of the Los Angeles Unified School District. Unable to enter the campus to determine if there are buildings dating to the period of significance that retain integrity.