

Niodrara Drive Historic Resources Survey

City of Glendale, California

Prepared for:

City of Glendale
633 East Broadway, Room 103
Glendale, California 91206

Prepared by:

ARCHITECTURAL RESOURCES GROUP, INC.
Architects, Planners & Conservators



Architectural Resources Group
8 Mills Place, Suite 300
Pasadena, CA 91105

June 15, 2015

Table of Contents

EXECUTIVE SUMMARY.....	1
I. PROJECT DESCRIPTION AND METHODOLOGY	5
2. HISTORIC CONTEXTS AND THEMES	9
3. PHYSICAL CHARACTER	35
Neighborhood Character	35
Architectural Styles	44
4. EVALUATION AS A POTENTIAL HISTORIC DISTRICT.....	51
Summary Statement of Significance.....	51
Local Eligibility Evaluation.....	53
California Register Eligibility Evaluation.....	59
National Register Eligibility Evaluation	60
BIBLIOGRAPHY	61
APPENDIX A: Property Data Tables	
Table 1. Master Property List	
Table 2. Properties by Construction Date	
Table 3. Properties by Architectural Style	
APPENDIX B: Survey Forms (DPR 523a)	

Proposed Niodrara Drive Historic District

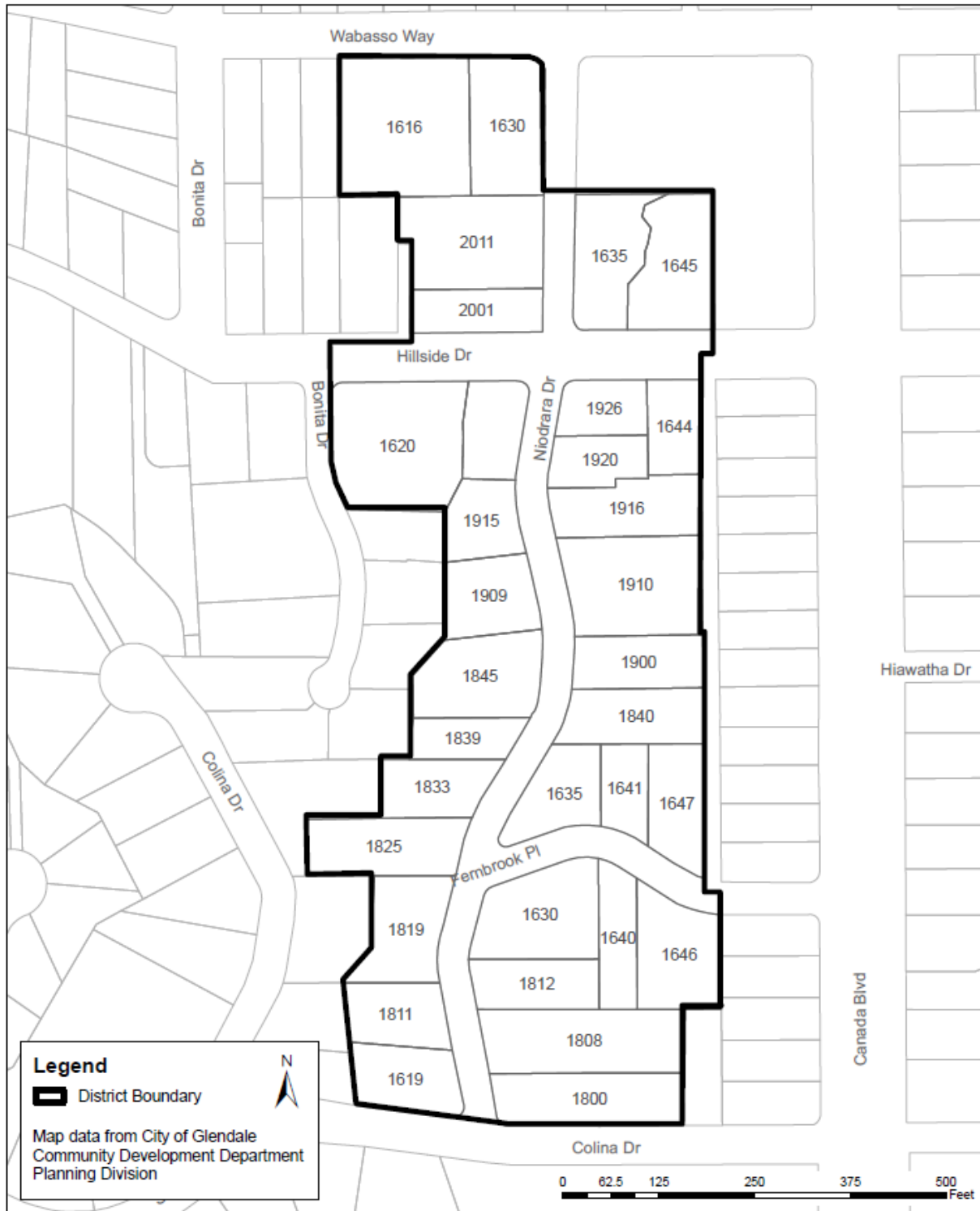


Figure 1. Map of proposed Niodrara Drive Historic District.

EXECUTIVE SUMMARY

The purpose of this historic resource survey is to identify, document, and evaluate the proposed Niodrara Drive Historic District for eligibility for listing in the Glendale Register of Historic Resources. Its potential eligibility for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) is also assessed.

The proposed district consists of 32 properties, all containing single-family residences in the Verdugo Woodlands neighborhood of North Glendale, at the eastern edge of the Verdugo Mountains (see Figure 2, page 2). The area was originally subdivided circa 1905 under the name Tract 250 and would eventually come to be called Verdugo Woodlands, a name that continues today. The Niodrara Drive Historic District is a portion of this original subdivision, and is centered along the meandering Niodrara Stream (also known as the Westside Stream).¹

The project team involved in the preparation of this survey includes architectural historians and preservation planners from Architectural Resources Group (ARG). All ARG staff who contributed to this project meet the Secretary of the Interior's Professional Qualification Standards in History and Architectural History. The project team also included Cy Carlberg, Registered Consulting Arborist, and Drew Pfluegar, Certified Arborist, from the firm Carlberg Associates.

Background and archival research was conducted into the history and development of Niodrara Drive in order to develop a Historic Context Statement that is specific to the area (see Chapter 2). An intensive-level survey was then undertaken that included documentation and descriptions of all 32 properties within the proposed district boundaries. The survey information for each property was recorded on California Department of Parks and Recreation (DPR) 523 series Primary Record (a) forms, which are included as Appendix B. It should be noted that although the intensive-level survey included the evaluation of the historic district as a whole, each property was not individually evaluated for significance and eligibility.

Upon completion of this survey and analysis, ARG finds that the proposed Niodrara Drive district is eligible for designation as a City of Glendale historic district. It meets or exceeds all requirements established by the 2007 Glendale Historic District Overlay Zone Ordinance. Its period of significance begins in 1909, when the streets were platted and the subdivision was opened for inspection, and ends in 1962, when the area was built out.

¹ The name "Westside Stream" appears in official documentation related to the waterway, as noted in the following sources: "Niodrara Stream," presentation by Assistant City Attorney Dorine Martirosian to the Glendale Water and Power Commission, 14 January 2014; "Final Environmental Impact Report, Modifications to Verdugo Park Ground Water Pickup System," prepared for the City of Glendale by James M. Montgomery Consulting Engineers Inc., April 1984.

Niodrara Drive is notable not just for its buildings but also for its landscape and hardscape features, notably native coast live oak and California sycamore trees, stone curbs, and other stone features related to the stream bed which runs through the district. Properties with houses, landscape, and/or hardscape features dating to the period of significance and that retain integrity are considered to be “contributors” to the district. The survey determined that 78% of the area’s properties are contributors, exceeding the ordinance requirement that over 60% of the properties have this status (see Figure 3, page 3).

The district also meets four of the nine designation criteria established by the ordinance, which requires that at least one criterion be met. The survey found that the proposed district meets Criteria A, E, G, and H, which focus on aspects of Glendale’s historic development patterns and the quality of its architecture. The survey also finds that the area appears to be eligible for listing in the California Register of Historic Resources under Criterion 1.

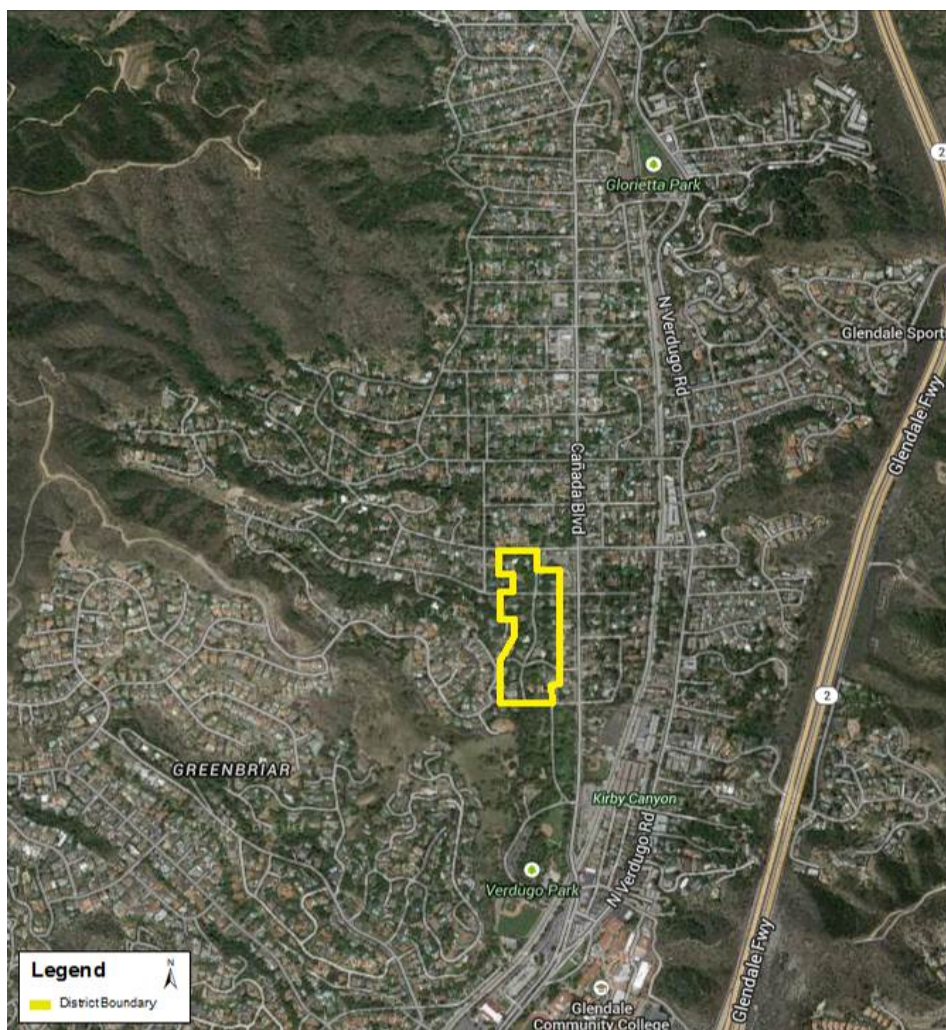


Figure 2. Location of proposed Niodrara Drive Historic District within the greater Verdugo Woodlands community. Aerial imagery from Google Maps.

Proposed Nodrara Drive Historic District Contributing Properties



Figure 3. Map of proposed Nodrara Drive Historic District, showing contributing and non-contributing properties.

1. PROJECT DESCRIPTION AND METHODOLOGY

In September 2013, the Glendale Historic Preservation Commission authorized a historic resource survey for the proposed Niodrara Drive Historic District. This decision was based on the Commission's determination that information in the nomination suggested that the district proposed by area residents appeared to meet one or more of the designation criteria established by the Historic District Overlay Zone Ordinance. In addition, the owners of 47% of the properties within the proposed boundary signed a petition requesting that the City conduct the survey, exceeding the 25% required by ordinance.

The proposed historic district consists of 32 single-family residences located in the Verdugo Woodlands neighborhood. The district includes properties on Niodrara Drive, between Colina Drive and Wabasso Way; Fernbrook Place, between Niodrara Drive and Cañada Boulevard; Hillside Drive, between Bonita Drive and Cañada Boulevard; and the south side of Wabasso Way, between Bonita and Niodrara Drives. The following address ranges contain all of the properties proposed for inclusion in the district:

- 1800-2011 Niodrara Drive
- 1619 Colina Drive (northwest corner of Niodrara and Colina Drives)
- 1630-1647 Fernbrook Place
- 1620-1645 Hillside Drive
- 1616-1630 Wabasso Way (even numbers only)

This document was prepared by Architectural Resources Group (ARG). ARG staff who contributed to this study include Katie E. Horak, Principal; Andrew Goodrich, Architectural Historian and Preservation Planner; and Evanne St. Charles, Architectural Historian and Preservation Planner. The project team also included Cy Carlberg, Registered Consulting Arborist, and Drew Pfluegar, Certified Arborist, from the firm Carlberg Associates.

Analysis and evaluation of the proposed district is based upon current professional methodology standards and procedures developed by the National Park Service, the California Office of Historic Preservation, and the City of Glendale's historic preservation program.

The project team performed the following tasks as part of the survey methodology:

- Reviewed previously developed historic context statements and historic resources surveys for background information and relevant context narrative.
- Developed a historic context statement for the proposed district through building upon previously prepared context statements.

- Reviewed additional archival information and applicable contexts related to the area.
- Conducted a windshield survey of the proposed district and surrounding area to understand its immediate setting, layout, streetscape, landscape, architectural styles, and general integrity relative to adjacent neighborhoods.
- Surveyed every residence within the proposed boundary, preparing architectural descriptions, noting and researching alterations, identifying character-defining features of the buildings and landscape, and documenting the properties with digital photographs.
- Prepared Department of Parks and Recreation (DPR) 523 series Primary Record (a) forms for each property.
- Evaluated the Study Area for eligibility as a historic district under federal, state, and local criteria.

The team's analysis and findings are detailed in the following pages of this report.

MAPS

Maps of the Study Area contained in this report were produced by ARG and contain parcel information provided by the City of Glendale Community Development Department.

CRITERIA FOR EVALUATION

The main objective of this survey is to determine whether the proposed Niodrara Drive Historic District appears eligible for designation in accordance with federal, state, and/or local eligibility criteria.

The National Park Service defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."²

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

A district may be designated as historic by federal, state, and/or local authorities. In order for a district to be considered historic, it must meet one or more identified criteria for an evaluation of significance. An argument for historic significance must be based upon legally

² *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997.

established criteria such as those required for listing in the National Register, the California Register, or for local designation. Furthermore, the district must retain integrity, which is generally defined as the ability to convey its historic appearance and/or the character-defining elements that illustrate its historical significance.

Evaluation of the Survey Area as a historic district is based upon eligibility criteria for the National Register, the California Register, and the Glendale Municipal Code. Please see Chapter 4 for a complete discussion.

PREVIOUSLY IDENTIFIED HISTORIC RESOURCES

As of the time of this survey, one property within the proposed historic district boundary is individually listed in the Glendale Register of Historic Resources.

The Rodriguez House, located at 1845 Niodrara Drive, was identified as a significant structure in the City's Historic Preservation Element in 1977. It received landmark designation (#24) upon creation of the Glendale Register in 1997. The Rodriguez House was designed by pioneering Modern architect Rudolph Schindler in 1941.



Figure 4. Rodriguez House, 1845 Niodrara Drive, designed by Rudolph Schindler in 1941 and listed in the Glendale Register of Historic Resources. Photo by ARG.

2. HISTORIC CONTEXTS AND THEMES

INTRODUCTION

Purpose

In order to understand the significance of historic resources, it is necessary to examine those resources within one or more historic contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established.

A historic context statement is not a comprehensive history of an area; rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. It provides a framework for the continuing process of identifying historic, architectural, and cultural resources. It may also serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties.

Acknowledgements

This historic context statement is intended to supplement past efforts by the City and its project consultants to develop an increasingly comprehensive historic context statement for Glendale. The most relevant of these past efforts is the Citywide Historic Context Statement, developed by Teresa Grimes and Leslie Heumann & Associates in 1993.

This context statement has also benefited significantly from the work and research of Catherine Jurca, resident of Niodrara Drive, who provided key information and research material in the nomination package, which was used in this context. Lastly, the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (2002) by David Ames and Linda Flint McClelland provided the necessary evaluative framework for the National Register.

DEVELOPMENT HISTORY

Early History

Rancho San Rafael and Early Anglo Settlement (1784-1887)

In the Spanish and Mexican eras of California history, what is now known as Verdugo Woodlands was part of the expansive Rancho San Rafael, a 36,403-acre land grant that extended across the present-day communities of Glendale, Burbank, Eagle Rock, and Highland Park.³ The

³ City of Glendale, "Overview of Glendale History," http://www.ci.glendale.ca.us/history_overview.aspx.

rancho had been gifted in 1784 by the Spanish Empire to José María Verdugo, a corporal in the Spanish army, and was used for cattle grazing and agriculture.⁴ Upon Verdugo's death in 1831, ownership of Rancho San Rafael was divided between two of his children, son Julio and daughter Catalina. Due to financial troubles and discrepancies between Mexican and American title law after California's 1848 cession to the United States, the Verdugos eventually lost their *rancho* to foreclosure.⁵ The Great Partition of 1871, one of the most infamous land cases in California history, divided Rancho San Rafael between 28 different parties. Catalina Verdugo and her nephew, Teodoro, were awarded roughly 3,300 acres in Verdugo Canyon, a portion of which would become the Survey Area decades later.⁶ This area included a nineteenth century adobe residence that was built by Teodoro Verdugo (named the Catalina Verdugo Adobe) as well as the Oak of Peace, the site of treaty negotiations that brought an end to the Mexican-American War.⁷ Nestled in the canyon, the area was characterized by its natural streams that fed out of the mountains above and an abundance of native coast live oak and California sycamore trees that thrived in the riparian environment.

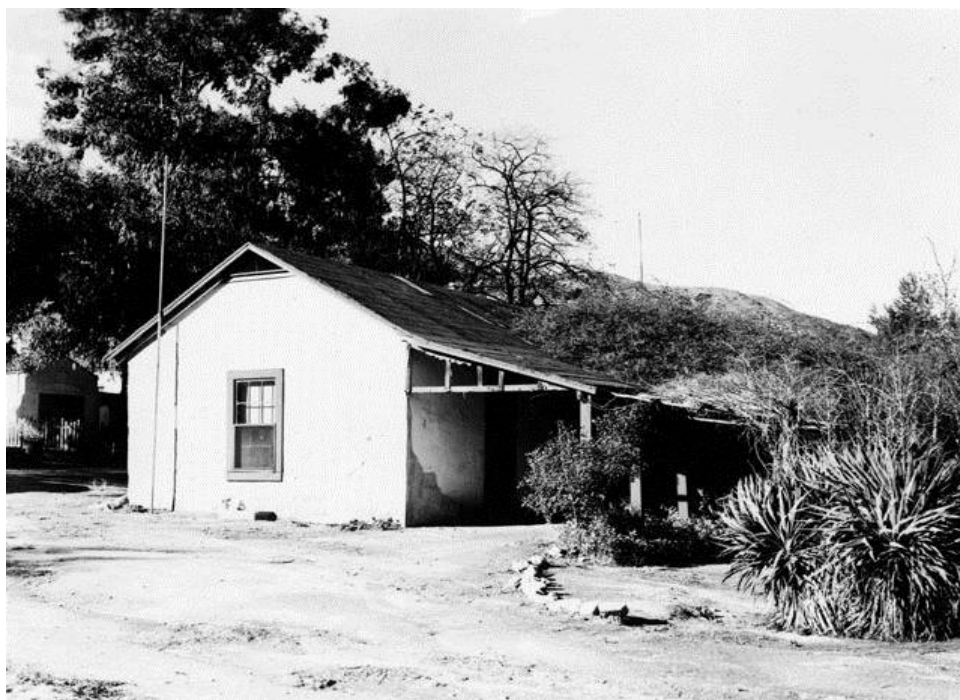


Figure 5. Catalina Verdugo Adobe, 1939. Source: Los Angeles Public Library Photo Collection.

⁴ Ibid; KCET, "Rancho San Rafael," <http://www.kcet.org/socal/departures/highland-park/the-highlands/rancho-san-rafael.html>.

⁵ KCET, "Rancho San Rafael," <http://www.kcet.org/socal/departures/highland-park/the-highlands/rancho-san-rafael.html>.

⁶ E. Caswell Perry and Carroll W. Parcher, *Glendale Area History: Second Edition* (Glendale: Eric Schneirsohn, 1981), 9; Publicity Department, Glendale Branch of the Security Trust & Savings Bank, 17.

⁷ City of Glendale, "Catalina Verdugo Adobe," <http://www.glendaleca.gov/government/departments/community-services-parks/parks-facilities-historic-sites/catalina-verdugo-adobe>.

Origins and Early Development of Glendale (1887-1906)

Glendale, like many communities in Southern California, can trace its modern-day roots to the 1880s, when the completion of transcontinental rail lines and a subsequent fare “war” between the competing Southern Pacific and Santa Fe Railroad companies opened up previously inaccessible land and ushered in a wave of speculative development activity across the region. In 1887, developers C.E. Thom, Erskine M. Ross, B.F. Patterson, H.J. Crow, and E.T. Byram pooled together land that they had purchased and platted a 150-acre town site that was named “Glendale.”⁸ The boundaries of the new town site were defined as First Street (now Lexington Avenue) on the north, Fifth (now Harvard Avenue) and south of Sixth (now Colorado Street) Streets on the south, Central Avenue on the west, and the Childs Tract (a portion of which is now Chevy Chase Drive) on the east. The new town was located approximately three miles southwest of the 3,300-acre tract nestled in Verdugo Canyon, which remained in the hands of Teodoro Verdugo.

Development within the newly-founded town of Glendale was sluggish for the duration of the nineteenth century. The real estate boom abruptly collapsed shortly after the town was recorded in 1887, and consequently land sales and development activity - once bustling - fell completely flat. In addition, and perhaps most importantly, Glendale lacked a dependable transportation connection to Los Angeles, making the town difficult to access and thus an undesirable place to settle. A spur line affiliated with the San Pedro, Los Angeles, and Salt Lake Railroad had been constructed down Glendale Avenue in 1887, but operated only on a sporadic basis. Thus, for the remainder of the nineteenth century, Glendale remained a sparsely-developed peripheral settlement “of about 300 people... [with] no gas or electric lights, electric irons or electric cars.”⁹

Streetcar Suburbanization and the Emergence of a “Community of Homes” (1906-1930)

The arrival of dependable inter-urban transportation significantly aided Glendale’s growth shortly after the turn of the twentieth century. Between 1902 and 1903, Leslie C. Brand, a businessman and developer, and E.D. Goode, Secretary of the Glendale Improvement Association, worked collaboratively to secure a right-of-way for an electric railway, which would run along what became Brand Boulevard through a large piece of property Brand owned.¹⁰ The right-of-way was then acquired by the Pacific Electric Railway Company, which constructed a line that began in downtown Los Angeles and terminated in downtown Glendale. By providing a direct connection between Glendale and downtown Los Angeles with a travel time that averaged 20 minutes, the Pacific

⁸ Perry and Parcher (1981), 11; Publicity Department, Glendale Branch of the Security Trust & Savings Bank, 23.

⁹ E. Caswell Perry, Shirley Catherine Berger, and Terri E. Jonisch, *Glendale: A Pictorial History* (Norfolk: The Donning Company, 1990), 23.

¹⁰ Glendale Historical Society, “Glendale History - A Brief Look,” <http://www.glendalehistorical.org/history.html>.

Electric (Red Car) line enhanced the accessibility of Glendale and led to its incorporation in 1906.¹¹ Additional “spur” lines were later constructed east on Broadway to a station at Glendale Avenue, and north on Brand Boulevard to a station at Mountain Street. The completion of the Red Car line was augmented by the completion of a second, albeit less direct, electric rail line in 1909 that arrived in downtown Glendale from the east. Financed by E.D. Goode, this route connected to a Yellow Car line that provided service between downtown Los Angeles and Eagle Rock.¹²

Electric streetcar lines functioned as the primary catalyst for growth at this time, making Glendale ripe for new development by generating a demand for new houses that were removed from, yet in proximity to, central Los Angeles. Responding to this newfound demand, developers and civic boosters marketed Glendale as a residential suburb - or a “community of homes” - early in its developmental history.¹³ U.S. Census Bureau data indicated that Glendale’s population increased by 393 percent between 1910 and 1920, making it “the fastest growing city in America.”¹⁴ This statistic was touted relentlessly by developers and boosters, who were eager to promote Glendale and attract prospective settlers. The city continued to grow at an unprecedented rate between 1920 and 1930 as the Southern California region came of age and experienced a period marked by economic prosperity.

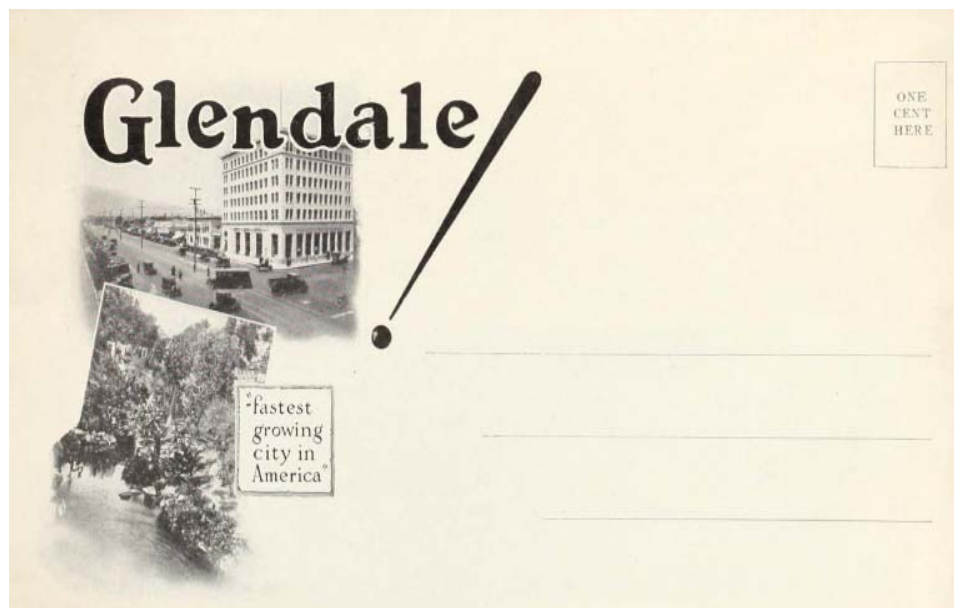


Figure 6. Postcard in promotional leaflet released by the Glendale Chamber of Commerce, c. 1924-25. Source: California Digital Library.

¹¹ E. Caswell Perry and Carroll W. Parcher, *Glendale Area History* (Glendale: Eric Schneirsohn, 1981), 21-23.

¹² Perry and Parcher (1981), 25.

¹³ Juliet M. Arroyo, Katherine Peters Yamada, and George Ellison, *Postcard History Series: Glendale* (Charleston: Arcadia Publishing, 2007), 9.

¹⁴ Arroyo et al. (2007), 72.

Development of Verdugo Woodlands and Niodrara Drive

The Verdugo Canyon Tract and John A. Pirtle (1909-1917)

Investors and developers, well aware of Glendale's development potential upon completion of the city's first electric streetcar line, began eyeing the Verdugo Woodlands area as a potential site for new residences after the death of Teodoro Verdugo in 1904. After Verdugo's passing, the 3,300 acres that had comprised the family's estate since the Great Partition of 1871 were divided into several smaller pieces, which in turn were sold to developers interested in improving the land. One of these pieces, Tract 250, eventually came into the possession of the Los Angeles-based Forest Grove Land Company in 1906.¹⁵ Plans were then floated to subdivide the 469-acre tract, which was composed of streams, woodlands, and the undeveloped Verdugo Park - a favorite picnicking destination for locals - into a series of one-acre residential parcels, with 75 acres set aside for improvement as a public park.¹⁶ Emphasis was placed on the tract's bucolic, natural setting and its ample natural features. Given its proximity to natural waterways and its rich soils, the area contained an abundance of native California sycamore and coast live oak trees, both of which thrive in riparian environments.



Figure 7. Picnickers convening in Verdugo Park, 1908. Source: Los Angeles Public Library Photo Collection.

However, Forest Grove's plans to subdivide and develop Tract 250 did not materialize, presumably due to a lack of reliable transportation connections to the Verdugo Woodlands area, which at the time fell outside of Glendale's city limits. The Red Car line that provided a

¹⁵ "Verdugo Park to be Cut Up," *Los Angeles Times*, 28 August 1906.

¹⁶ *Ibid.*



Figure 8. Postcard of “carved alders and stream” in Verdugo Park. The postcard was printed by John Pirtle and advertised the Verdugo Canyon Tract. Source: Glendale Public Library, Glendale Special Collections.

connection to downtown Los Angeles terminated in central Glendale, nearly three miles southwest of Tract 250, with no plans to extend the line to the Verdugo Canyon area. While the aforementioned spur line of the San Pedro, Los Angeles, and Salt Lake Railroad, which ran down Glendale Avenue, approached the southern boundary of the tract, the train did not operate on a consistent schedule and could not be billed as a reliable form of transportation to potential settlers. Thus the tract, while picturesque, remained geographically isolated and difficult to access. Articles in the *Glendale News* hint at the developers’ frustration in this regard by noting that “certain high railway officials” did not come through on a promise to finance and construct an electric railway connection to the area.”¹⁷



Figure 9. Verdugo Park, c. 1910. The stream and “Lover’s Bridge,” both pictured, contributed to the park’s bucolic setting. Source: Glendale Public Library, Glendale Special Collections.

¹⁷ “The Verdugo Ranch,” *Glendale News*, 2 October 1909, GPL-SC, Verdugo Woodlands folders, from “Niodrara Drive Historic District Application,” 28 May 2013.

In 1909, Tract 250 was acquired by the Verdugo Canyon Land Company whose president, John A. Pirtle, had previously been involved with the Forest Grove Land Company and its earlier effort to subdivide and develop the area. The previously-unnamed tract was christened the “Verdugo Canyon Tract” upon its acquisition. Recognizing the importance of having access to efficient and reliable transportation, Pirtle provided financing and right-of-way to the privately-owned Glendale-Eagle Rock Railway, facilitating the construction of an extension line that originated in central Glendale and terminated at Verdugo Park.¹⁸ The tract opened for public inspection in October 1909, once all necessary improvements had been made; the electric streetcar line was completed shortly thereafter, in 1910.



Figure 10. Verdugo Canyon Tract improvements, view west. Photo was included in a promotional pamphlet released by John Pirtle c. 1909. Source: Glendale Public Library, Glendale Special Collections.

Pirtle and the Verdugo Canyon Land Company took great strides to ensure that the area’s abundance of natural features were preserved and incorporated into the subdivision. Toward this end, Pirtle hired John McLaren, a noted horticulturalist from San Francisco, to lay out the streets in a manner that would ensure that no extant coast live oak or California sycamore trees would be removed.¹⁹ One of the streets within the subdivision, Niodrara Drive, followed the course of a meandering natural stream, clearly embodying Pirtle’s vision and McLaren’s philosophy. In his plans for the subdivision, Pirtle and

¹⁸ “Road to Verdugo Park,” *Glendale News*, 22 April 1910; “Extended to Verdugo Park,” *Glendale News*, 8 July 1910, from “Niodrara Drive Historic District Application,” 28 May 2013. This line was later extended to Montrose in 1913 and became known as the Glendale and Montrose Railway.

¹⁹ “Transformation of Big Ranch,” *Los Angeles Times*, 28 September 1909.

company also called for the preservation and improvement of Verdugo Park as open space for future residents.



Figure 11. Early view of the Verdugo Woodlands area, undated. Native coast live oak trees pepper the landscape. Source: Los Angeles Public Library Photo Collection.

Lots within the Verdugo Canyon Tract were relatively large in size - measuring between one-half and three acres - and commensurate with the size and setting of the lot were offered at upward of \$600, a considerable sum for a speculative parcel in 1909.²⁰ Pirtle marketed the tract as one of the area's finest residential districts and envisioned the lots as being developed with sizable residences that were to be set within the natural landscape and would evoke a serene, villa-like aesthetic. The Survey Area, which comprises a portion of the Verdugo Canyon Tract, was originally composed of twelve of these estate-like parcels, all of which varied in size and shape.

Several parcels within the Survey Area were purchased shortly after it opened to the public in 1909, but only one house was actually constructed. Completed in 1912, this residence (1616 Wabasso Way; extant) embodied the aesthetic that had been envisioned by Pirtle and today is distinguished by its comparatively large lot, estate-like setting, generous setback, and overall sense of grandeur.

²⁰ Ibid.



Figure 12. Early view of residence at 1616 Wabasso Way with stream in foreground, view northwest, undated. Source: Niodrara Drive Historic District application (originally from Glendale Public Library, Glendale Special Collections).

Selvas de Verdugo and the F.P. Newport Company (1917-1935)

In spite of Pirtle's aspirations to develop the Verdugo Canyon area with villa-like residences, the area experienced very little development activity in subsequent years and remained largely unchanged for much of the 1910s. Arguably the most significant development occurred in March 1912, when the City of Glendale annexed the Verdugo Cañon District, a 3,736-acre swath of land that included Pirtle's subdivision. At the time, Glendale was experiencing steady growth and pursued annexation to gain control over riparian rights that were tied to Verdugo Canyon's abundance of natural streams. The physical environment of the Verdugo Woodlands tract, however, remained virtually unchanged.

Developer Frederick Pennington Newport, president of the F.P. Newport Company, saw the economic potential in the sparsely-developed Verdugo Canyon Tract during this era of rapid population growth and purchased the tract for approximately \$300,000 in 1917.²¹ Newport continued to acquire additional acreage in Verdugo Canyon in subsequent years, and like his predecessors had a vision to develop the entire area as an elite residential district set within a sylvan setting.

²¹ "Will Market Scenic Tract," *Los Angeles Times*, 27 May 1917.

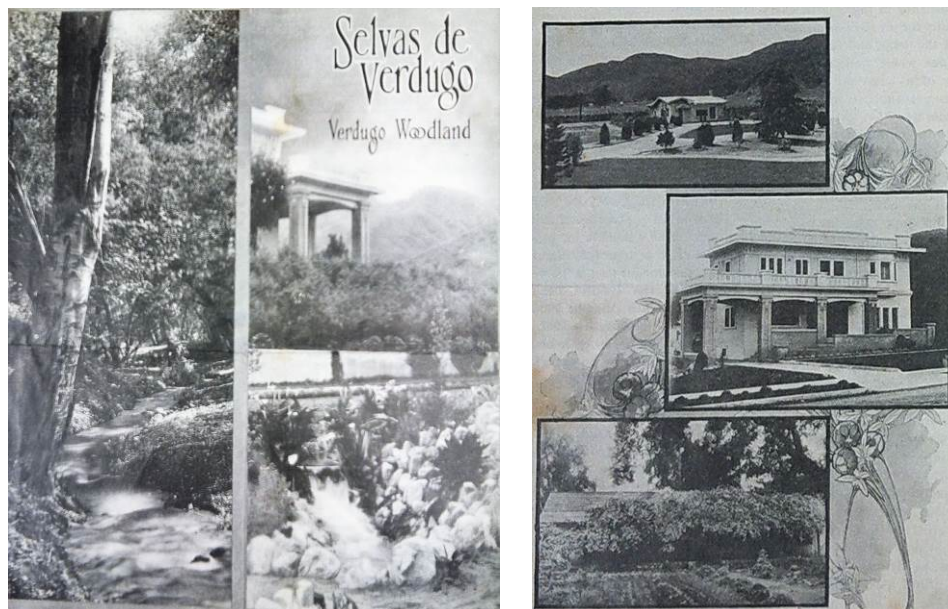


Figure 13. Excerpts from a promotional leaflet for Selvas de Verdugo, released by the F.P. Newport Company c. 1919. Source: Glendale Public Library, Glendale Special Collections.

The Newport Company officially re-opened the Verdugo Canyon Tract in 1917 under the name Selvas de Verdugo (later Verdugo Woodlands). As a nod to the area's Spanish and Mexican roots and proximity to the Catalina Verdugo Adobe, the opening of Selvas de Verdugo was accompanied by an "old-time Spanish fiesta," complete with Spanish songs, dancers, and lectures on California history delivered by noted booster, historian, and ethnographer Charles Fletcher Lummis and former State Senator Reginaldo Francisco del Valle.²²

Many of the estate-sized lots initially subdivided by the Verdugo Canyon Land Company were reconfigured and/or re-subdivided into smaller parcels, presumably to better accommodate new development and maximize the profit margins of the F.P. Newport Company. In 1924, nine of the original parcels along the east side of Niodrara Drive were re-subdivided into 39 parcels and marketed as the Fernbrook Place Tract.²³ The street Fernbrook Place, which was not a part of the original Verdugo Canyon Tract, was platted as a part of this re-subdivision. A large parcel at the northeast corner of Niodrara and Hillside Drives was subdivided into two smaller parcels in 1925.²⁴

²² Verdugo Woodlands Advertisement, *Los Angeles Times*, 1 June 1917, 13; "Grand Spanish Fiesta Program Announced," *Glendale News*, 7 June 1917, from "Niodrara Drive Historic District Application," 28 May 2013.

²³ Los Angeles County Tract Maps (MB 74, p. 83), 1924.

²⁴ Los Angeles County Tract Maps (MB 123, p. 13-14), 1925.



Figure 14. Residence at 1620 Hillside Drive, constructed in 1918, view northwest. Photo was included in an undated leaflet promoting the tract. Source: Glendale Public Library, Glendale Special Collections.

In the mid-1920s, the F.P. Newport Company embarked on a large-scale effort to create a new brand for Niodrara Drive and Fernbook Place that drew inspiration from the natural environment while creating a picturesque setting that could be marketed to prospective buyers. The tract's natural streams and abundance of mature native trees were touted by the Newport Company to evoke an idyllic image of the rural European countryside - a theme that appeared repeatedly in the company's advertisements for the subdivision. The association between subdivision and countryside is exemplified in a promotional pamphlet released by the Newport Company throughout the 1920s, which asserts that "Verdugo Woodlands is like a touch of old Switzerland," with "[c]hattering brooks of sparkling mountain water... clear vistas of rugged mountains... great gnarled sycamores... evergreen live-oaks."²⁵ Newspaper advertisements, many of which featured the hyperbolic real estate prose of the day, stressed the similarities between the subdivision and "the Riviera, Switzerland, and the rustic lanes of the English countryside."²⁶ A 1924 advertisement for the re-subdivided Fernbrook Place tract encouraged the reader to "see Fernbrook - a bit of rural England in sunny California."²⁷ Emphasis on the tract's European

²⁵ "The Story of Verdugo Woodlands told in pictures," n.d. (1920s), GPL-SC, Sparr Heights/Verdugo Woodlands binder, from "Niodrara Drive Historic District Application," 28 May 2013.

²⁶ Advertisement for Verdugo Woodlands, *Glendale Evening News*, 31 October 1924, from "Niodrara Drive Historic District Application," 28 May 2013.

²⁷ Ibid.

aesthetic was notably different from the Newport Company's initial marketing strategy for the area, which focused largely on the area's historical association with the Spanish Colonial and Mexican periods of California history and the Verdugo family.



Figure 15. Residence at 1620 Hillside Drive, an early house in Selvas de Verdugo/Verdugo Woodlands, undated. Source: Los Angeles Public Library Photo Collection.

In addition to physical tract improvements, various amenities were heavily promoted by the Newport Company in its effort to draw the attention of prospective buyers and offer them an exclusive and well-appointed environment. Advertisements from the 1920s emphasize Verdugo Woodlands' proximity to schools, commerce, parkland, and the nearby Oakmont Country Club which Newport, who himself was a golfer, helped develop. Gas, water, electric, and sewer lines were installed throughout the tract. Deed restrictions, which were commonly employed by developers in the first half of the twentieth century, were imposed by the Newport Company to ensure that only single-family houses would be constructed in Verdugo Woodlands; toward this end, the restrictions prohibited the construction of commercial properties, apartment houses, bungalow courts, and other unspecified "undesirable features."²⁸ In addition to ensuring that the tract retained a degree of physical homogeneity, deed restrictions were also used as a tool to turn away racial minorities and lower-income households by imposing conditions that proved difficult for members of these groups to satisfy.

²⁸ "Restrictions Aid Tract's Development," *Glendale Evening News*, 29 January 1927, from "Niodrara Drive Historic District Application," 28 May 2013.

Figure 16. Fernbrook Place and Niodrara Drive, view northeast, c. mid-1920s. Photo emphasizes tract character and stone hardscape features. Source: Los Angeles Public Library Photo Collection.



Figure 17. Fernbrook Place and Niodrara Drive, view east, c. mid-1920s. Photo emphasizes tract character and stone hardscape features. Source: Los Angeles Public Library Photo Collection.



Unlike earlier attempts to subdivide and develop Verdugo Canyon, in which the area remained almost entirely undeveloped, the efforts of the F.P. Newport Company paid off. A number of lots were purchased and subsequently developed beginning in the late 1910s and into the 1920s, when Glendale - like most of the Los Angeles area - experienced an unprecedented wave of new residential development. Six of the parcels within the Survey Area were constructed during this time. Properties that are associated with this historical period of development possess a number of shared characteristics including relatively large lots, generous setbacks, and grand multi-story houses. Five of the six residences are designed in the Tudor Revival style, also representing the Newport Company's vision and advertising efforts during this period. The company also installed a variety native stone tract improvements at this time, including curbs, retaining walls, bridges, and native stone stream bed, many of which continue to exist today.

Great Depression through World War II (1929-1942)

Upon the onset of the Great Depression, development activity within the Survey Area came to a near-standstill, with only one new dwelling, a Spanish Colonial Revival residence from 1930, constructed after the stock market crash.²⁹ As a whole, the Survey Area remained sparsely developed during the Great Depression, with some three-fourths of all parcels within the district remaining undeveloped. Owners of several of the area's estate-like parcels - some of which had been developed with houses - further subdivided and sold off portions of their land, presumably to help make ends meet.

The development of Verdugo Canyon was further curtailed by financial problems encountered by the F.P. Newport Company. While the Newport Company sold portions of its acreage to other developers and investors to stave off insolvency, it ultimately succumbed to the Great Depression's crushing economic effects and filed for bankruptcy in 1935. Parcels in Verdugo Woodlands that had remained in the hands of the Newport Company were acquired by other parties and, in many instances, resurveyed and re-subdivided. Among the purchasers of Newport's assets were Security First Bank, which acquired twelve of the lots in Fernbrook Place, and the San Francisco-based Kohler and Chase Company, which purchased and subsequently resurveyed several of the parcels located on the west side of Niodrara Drive.³⁰

By the mid-1930s, newspaper advertisements for Verdugo Woodlands parcels began to re-appear and construction began on several new houses, indicating that the worst was over. Between 1938 and 1942, a total of nine new residences were constructed within the Survey Area, which increased the number of houses along Niodrara Drive by nearly 50


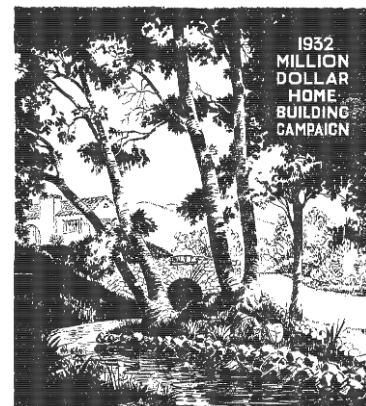
²⁹ It should be noted that in general, Glendale experienced continued residential development during the Great Depression in contrast with larger nationwide trends, perhaps due to the nearby presence of entertainment and wartime industries. The assessment herein is only reflective of the 32 parcels within the Survey Area and not Verdugo Woodlands as a whole.

³⁰ Los Angeles County Tract Maps (MB 208, p. 7-9), 1936.

percent and today accounts for approximately 25 percent of all properties within the Survey Area's boundaries. However, development ground to an abrupt halt once again in 1942, when the United States entered into World War II and a moratorium on new residential construction was imposed as the nation redirected its resources to wartime production.

8 reasons for the homebuilding activity at VERDUGO WOODLANDS

- 1. The grandeur of Switzerland within 22 minutes of downtown Los Angeles**
Only 5 minutes from Glendale and 15 minutes from Hollywood. Wonderful scenery. A glorious "outdoor country."
- 2. No congested traffic lanes—quick access to all points**
Your choice of several top-congested routes to Los Angeles. No rush-hour, car-bon-monoxide parades. Very few stop-signals.
- 3. 15-year building loans at low interest rates**
Big nationally known financial institutions are eager to loan here.
- 4. Discounts to 60% to homebuilders**
To encourage a million dollars worth of new residential development in this valley during 1932. Large discounts on sites sold on easy payment plan.
- 5. Country club advantages**
The beautiful Oakmont Country Club gives additional distinction and character to Verdugo Woodlands.
- 6. No flats, apartments or billboards**
Absolutely free from all undesirable intrusions. A protected community of homes.
- 7. Healthful elevation, pure mountain water**
1000 feet and upwards above sea level. Pure, dry, invigorating atmosphere. No bottled water required here.
- 8. A community of culture and distinction**
An environment in which you can be proud to own a home. Neighbors you'll like. They're here to stay.

Your homebuilding dollar is worth *two dollars* at VERDUGO WOODLANDS

Figure 18. Depression-era newspaper advertisements for Verdugo Woodlands. Source: Historic Los Angeles Times.

Most of the houses that had been constructed in prior periods of development adhered to a discernible theme that reflected the broad vision of the developer. The earliest residences were sited on large lots and embodied the estate-like quality envisioned by John Pirtle and the Verdugo Canyon Land Company, and the wave of development in the 1920s evoked the aesthetic of the European countryside so heavily promoted by the Newport Company. Houses built in the 1930s and early 1940s, in contrast, took on a much more varied character, reflecting the multiple changes in tract ownership and the lack, for the very first time, of a singular vision to guide the tract's development. One house, constructed in 1939, was designed in the French Revival style and carried forward the European aesthetic that had dominated the tract in years prior; several others were designed in the more restrained Minimal Traditional style or were modest interpretations of the American Colonial Revival style, a reflection of modest construction budgets in an era characterized by economic austerity. Thrown into the mix was an innovative Modern residence, designed for writer and composer José Rodríguez by internationally-acclaimed Modern architect Rudolph Schindler in 1941.

By the time wartime building restrictions were enacted in 1942, the Survey Area had taken on a more eclectic architectural character. However, as a whole the area continued to read as a unified entity due to the scale and massing of individual houses and the retention of landscape and hardscape features that provided the area with its distinctive sense of place. Properties within the Survey Area associated

with this period of neighborhood development possess several common characteristics that are evocative of the era. Generally, the houses built at this time are sited on comparatively modest-sized parcels, some of which were formed through the re-subdivision of larger adjacent lots, and are either one or two stories in height. These houses are generally more restrained in scale than their predecessors and exhibit characteristics of one or more architectural styles popular in the 1930s and 1940s. Some, but not all, of these houses feature attached garages - a feature not found on houses constructed prior to the Depression that reflects changing tastes in home design and the automobile's rise to preeminence.

Development after World War II (1946-1962)

Glendale, like many communities in Southern California, experienced a population boom after World War II as scores of military veterans returned home from the war and sought jobs in the nearby aerospace and entertainment industries. This rapid increase in population led to a heightened demand for housing and ushered in a wave of new residential development. Postwar residential development in Glendale consisted of new housing tracts in previously-undeveloped areas of the city, in addition to infill development within established residential neighborhoods. Verdugo Woodlands, which was only partially developed prior to World War II, experienced a wave of infill development during this time, with vacant parcels regularly being developed with new single-family houses. New development began in 1946 and continued throughout the 1950s; by 1962, the Survey Area was entirely built out.

Similar to houses constructed in the 1930s and 1940s, houses in the Survey Area that date to the postwar population boom generally occupy lots that appear to have been "carved out" of larger adjacent parcels and are comparatively smaller than parcels that were developed early in the tract's history. Owing to smaller lot sizes, setbacks tend to be shallower. Houses from this period are almost exclusively single-story (as opposed to earlier residences, which were often two stories) and are characterized by their horizontal massing and elongated plans, with driveways and attached garages being common. Houses from this period were generally built in variations of the Ranch style, which became immensely popular in the years following the war.

Proposed Niodrara Drive Historic District Construction Dates

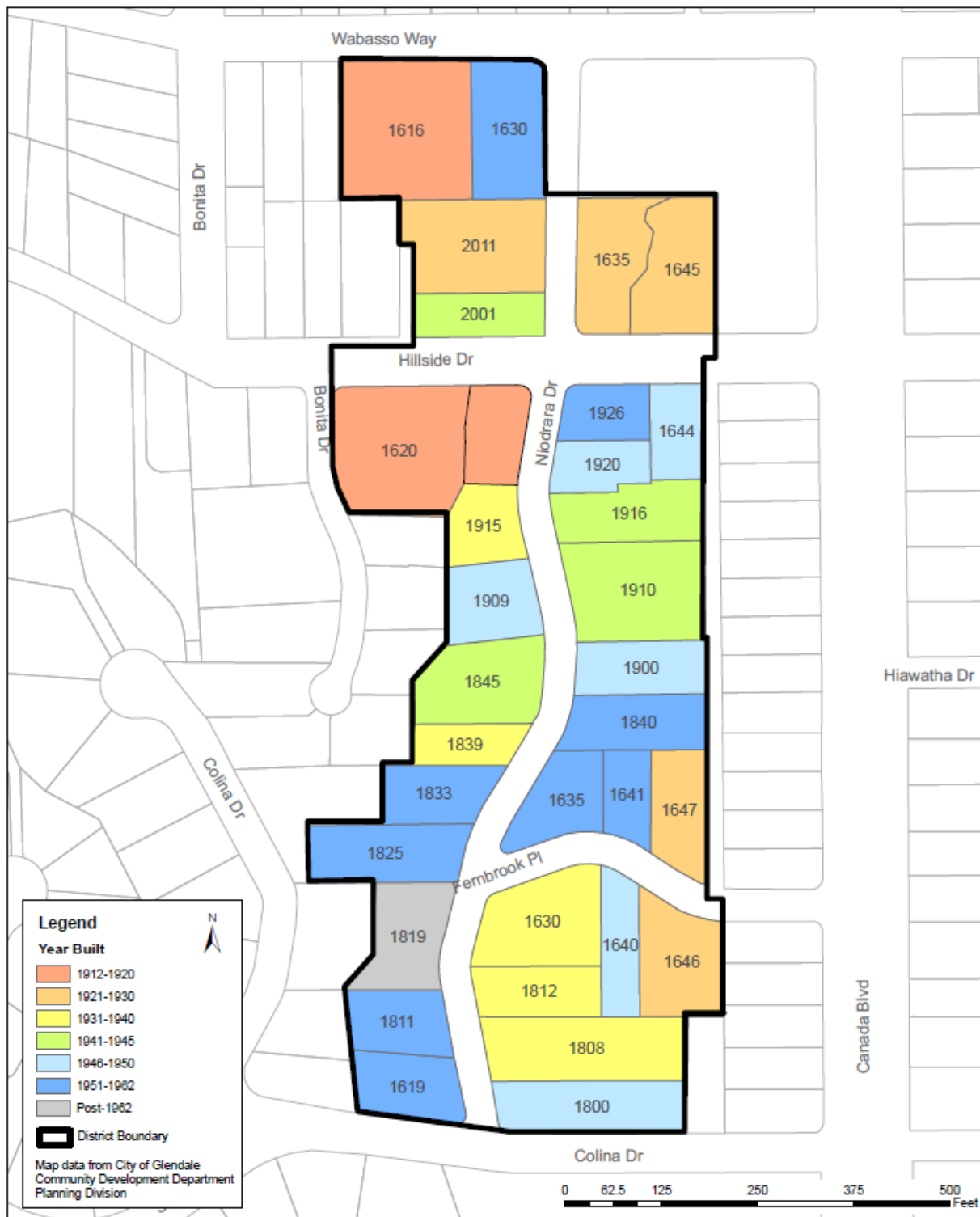


Figure 19. Map indicating construction dates of properties within the proposed Niodrara Drive Historic District.

RELEVANT HISTORIC CONTEXTS AND THEMES

Context: Land Use and Site Development

Theme: Trends in Subdivision Design

Developing residential environments that are harmonious with nature is a recurrent theme in American urban history that has long driven suburban site planning and landscape design. This idea can be traced back to nineteenth-century visions of the picturesque suburb, a model for residential development that emerged as a reaction to the Industrial Revolution. As cities industrialized and emerged as centers of American manufacturing, they also “became increasingly crowded and congested places perceived to be unhealthy and dangerous.”³¹ Concerned about the physical and moral wellbeing of American society, whose members increasingly lived in cities, reformers influenced by the Romantic landscape movement, including Andrew Jackson Downing and Catharine Beecher, envisioned a new domestic ideal in which people would live in semi-rural environments and be surrounded by nature.³² Nature was widely seen as an antidote to the pollution and congestion that pervaded urban environments.

Planned and developed during the second half of the nineteenth century, picturesque suburbs espoused the ideas of Downing, Beecher, and their contemporaries by exhibiting common features that integrated the built and natural environments. Most picturesque suburbs were located on the outskirts of cities but remained within a reasonable commuting distance of urban amenities and employment centers. Emphasis was placed on well-developed site and landscape plans, many of which were conceived and/or vetted by noted landscape designers and horticulturalists. Often, these site plans “provided for the retention of original trees and a natural system of drainage through low-lying areas or stream valleys reserved as wild areas or parks.”³³ Streets did not adhere to an orthogonal grid but rather followed a curvilinear pattern that conformed to the area’s topography. Parcels tended to be irregular in shape and were relatively large in size to maintain an overall sense of openness. Some of the nation’s earliest planned suburbs, including Llewelyn Park, New Jersey (Alexander Jackson Davis, 1859) and Riverside, Illinois (Frederick Law Olmsted and Calvert Vaux, 1869), exemplified the picturesque model of suburbanization and “helped set the pattern for future attempts to preserve natural topography in innovative urban design.”³⁴

³¹ “National Register Bulletin: Historic Residential Suburbs,” September 2002 (U.S. Department of the Interior, National Park Service, National Register of Historic Places), 38.

³² *Ibid.*

³³ Cultural Landscape Foundation, “Picturesque Suburb,” <https://tclf.org/content/picturesque-suburb>.

³⁴ Kenneth Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 81.

Nature continued to play an integral role in suburban development even as planning ideals evolved over time. The Garden City Movement, which was conceived by Englishman Ebenezer Howard in the 1890s and was subsequently adapted to the American landscape in the 1910s and 1920s, led to the development of American garden suburbs in the years preceding and following World War I. Following the precedent that had been set by Romanticism and the picturesque suburb, these garden suburbs promoted respect for open space and natural topography through the incorporation of parks and open space, landscaped lawns, and gardens, while providing accommodations for the automobile with gently curving tree-lined streets and parkways. These features produced an environment that was distinctively non-urban and encouraged residents to explore and embrace nature.³⁵

Maintaining a close relationship with the natural environment has been a salient theme in the Verdugo Woodlands neighborhood over the course of its history and is particularly well-expressed in the site planning and landscape features along Niodrara Drive. A deliberate effort was made to ensure that the area would maintain its bucolic and naturalistic character through the incorporation of natural features for scenic effects, both by John Pirtle in the area's initial development and later by the F.P. Newport Company. The site that Pirtle selected, which was nestled in the mouth of a canyon slightly outside of Glendale's city limits, was removed from existing development and was known for its serene setting. Bisecting the site was a meandering natural stream that followed a southward course and carried water between the San Gabriel Foothills and Glendale. An abundance of native coast live oak and California sycamore trees, both of which thrived in the riparian environment afforded by the stream, dotted the landscape and helped reinforce the area's connection with nature. At the south end of the tract, 40 acres of densely-vegetated woodlands - which had been a favorite picnicking retreat for Southern Californians since the late nineteenth century - were set aside as public parkland to ensure that future residents would have convenient access to ample outdoor space. Known as Verdugo Park, these woodlands were initially very informally developed, consisting of dense vegetation and natural waterways that strongly evoked a naturalistic setting. The park was later developed into today's Verdugo Park and incorporated into the city's park system.

Also of note was Pirtle's hiring of renowned horticulturist John Hays McLaren (1846-1943) to create a site plan for the area that placed great emphasis on the retention of its existing natural features. Born and raised in Scotland, McLaren initially worked as a dairyman, and later as a horticultural apprentice at private estates and Edinburgh's Royal Botanical Gardens. He immigrated to the United States at age 24 and settled near San Francisco, where he was employed to landscape the estates of prominent capitalists including Leland Stanford, William

³⁵ "National Register Bulletin: Historic Residential Suburbs," September 2002 (U.S. Department of the Interior, National Park Service, National Register of Historic Places), 41-43.

Chapman Ralston, and Darius Ogden Mills.³⁶ In 1887, McLaren was appointed assistant superintendent of parks in San Francisco and was promoted to superintendent in 1890. Much of his career was dedicated to transforming thousands of acres of sand dunes into the serene and much-beloved civic space that became Golden Gate Park, a monumental effort that came to define his professional life and legacy.



Figure 20. Horticulturalist John McLaren, 1927. Source: San Francisco Public Library Historical Photo Collection.

Widely regarded as an expert in California horticulture, McLaren often travelled around the state to consult with municipalities and private developers on projects related to landscape design. McLaren's consulting assignments frequently brought him to Southern California in the early twentieth century. At the request of the Los Angeles Parks Commission, McLaren toured the city's network of parks in 1900 and provided guidance and advice for the future development of Elysian Park.³⁷ In 1905, he was hired by a syndicate of developers to devise a landscape plan for a residential tract in north Santa Monica, near Santa Monica Canyon, along a Pacific Electric Railway line that was under construction along today's San Vicente Boulevard.³⁸ With his son, Donald, he developed "a systematic plan for tree planting, parking, and landscape architecture" for the City of Redlands in 1912.³⁹

³⁶ "John McLaren's Legacy," <http://burlingametrees.org/the-history-of-burlingames-trees/john-mclaren/>.

³⁷ "Pleased With our Parks: The Superintendent of Golden Gate Park Visits Los Angeles," *Los Angeles Times*, 4 October 1900.

³⁸ "McLaren Entertained: Superintendent of Golden Gate Park Here to Lay Out New Suburb for Local Syndicate," *Los Angeles Times*, 24 September 1905.

³⁹ "Garden Master Praises South: Maker of Golden Gate Park in Love with Roses at Redlands," *Los Angeles Times*, 14 April 1915.

McLaren, who was a friend of conservationist John Muir, is remembered for his appreciation of the natural environment and his affinity for landscapes that created “a pastoral look by working with nature, not against it.”⁴⁰ His design philosophy is strongly conveyed in the site plan and general characteristics of the Survey Area. Rather than subdividing the tract into an orthogonal network of streets and parcels, a strategy commonly applied by developers due to its relative ease and cost efficiency, McLaren instead devised a street plan in which “the natural lay of the land is taken first into consideration and the streets run into the contour of the hills and away up into the numerous cañons.”⁴¹ One of these streets, Niodrara Drive, was deliberately sited alongside the meandering stream that bisected the tract, which itself became a focal point of the subdivision and was touted in early advertisements put out by Pirtle and the Verdugo Canyon Land Company. The abundance of native coast live oak and California sycamore trees was treated as an asset rather than an obstruction; plans for the subdivision expressly stated that “streets are to be run as not to call for the removal of a single tree” and noted that site improvements would be limited to grading and the removal of underbrush.⁴² Early advertisements for the subdivision emphasize its “rolling ground, live oaks, sycamore trees, running water and parks.”⁴³ McLaren’s input and influence helped reinforce the picturesque setting envisioned by Pirtle and helped ensure that the area would maintain its bucolic and naturalistic setting - a defining characteristic of today’s Survey Area.



Figure 21. Residence at 1616 Wabasso Way. The earliest house in the subdivision, its site incorporated existing natural features per McLaren’s landscape plan. Source: Glendale Public Library, Glendale Special Collections.

⁴⁰ Encyclopedia of San Francisco, “Golden Gate Park,” <http://www.sfhistoryencyclopedia.com/articles/g/goldenGate-park.html>.

⁴¹ “Transformation of Big Ranch,” *Los Angeles Times*, 28 September 1909.

⁴² *Ibid.*

⁴³ Ad for Verdugo Woodlands, *Los Angeles Times*, 27 October 1909.

Landscape features and the natural environment continued to shape the Survey Area even as the tract changed hands and entered into subsequent periods of development. Upon its acquisition of the tract in 1917, the F.P. Newport Company carried on the tradition of preserving and promoting the area's native trees and natural stream while enhancing the natural environment with a series of improvements. Advertisements from the 1910s and 1920s routinely emphasized these attributes and called attention to the area's bucolic setting, rustic character, abundant vegetation, and convenient access to open space and nature. Particular emphasis is placed on the natural stream along which Niodrara Drive is oriented; the stream, notes the *Los Angeles Times* in 1917, stands out as "the most distinctive feature of this subdivision...running from end to end of the property and having an all-year-around flow."⁴⁴ This general idea carried over into later periods of development as well, which has provided the Survey Area with an identifiable sense of place.

Complementing the Survey Area's naturalistic site plan and native vegetation were various native stone hardscape features that appear to have been installed by the F.P. Newport Company between 1917, when it re-subdivided the Verdugo Canyon Tract as Selvas de Verdugo, and 1924, when the company subdivided Fernbrook Place.⁴⁵ Some of these features either abut or fall within the public right-of-way, while others, in particular the stone stream bed improvements, are located on private property (see Figure 29, page 41). On the east side of Niodrara Drive, between Hillside and Colina Drives, is a continuous stone curb that is constructed of native stone and evokes a rusticated aesthetic; at various points particularly near the entrances to individual properties, the curb is punctuated by pylons and perimeter walls that are also composed of native stone and give the appearance of "growing out" of the ground. The curb, pylons, and walls all abut the street and delineate individual properties from the public right-of-way. Similarly, a combination of native stone curbs, pylons, perimeter walls, and retaining walls are located on both sides of Fernbrook Place between Niodrara Drive and an alley located roughly mid-block. The intersection of Niodrara Drive and Fernbrook Place features the centerpiece of the Survey Area, a stone planter that contains a mature, three-trunked California sycamore tree rising from the middle of the street.

Naturalistic hardscape features were also incorporated into the yards and gardens of private properties, augmenting the comprehensive tract design that the F.P. Newport Company had envisioned for the tract's

⁴⁴ "Will Market Scenic Tract," *Los Angeles Times*, 27 May 1917.

⁴⁵ Although it is not known exactly when the area's distinctive hardscape features, including the native stone stream bed, wood and *faux bois* (false wood) bridges, and stone curbs and retaining walls, were installed, historic photographs and right-of-way maps suggest that they date to the era of the F.P. Newport Company's development. It is likely that the stream channelization and associated features occurred in the late 1910s with Newport's initial tract improvements, and that the native stone curbs and retaining walls were installed concurrently with improvements made as part of the Fernbrook Place tract in 1924.



Figure 22. Verdugo Woodlands streetscape with native trees and stone hardscape features, undated. Source: Los Angeles Public Library Photo Collection.

development.⁴⁶ The same native stone that was applied along the public right-of-way was also used in the construction of terrace walls, garden walls, planters, and steps. Native stone is also applied to the walls of the stream bed that bisects properties on the east side of Niodrara Drive, as well as to a series of ponds and waterfalls that have been incorporated into the course of the stream. Concrete, stone, and *faux bois* footbridges were constructed over the stream, further enhancing the area's resemblance to the rustic European countryside. Together, the stone hardscape features in both the public right-of-way and on

⁴⁶ A more detailed discussion of hardscape features is included in Section 3 of this report.

private properties reinforce the bucolic setting that is reminiscent of picturesque suburban planning models and has long played an instrumental role in shaping the area's physical character.

ADDITIONAL INFORMATION OF INTEREST

Niodrara/Westside Stream and Riparian Rights

One of the most distinctive physical characteristics of the Survey Area is the natural stream that runs adjacent to Niodrara Drive, which has been incorporated into the landscape of many properties along the street. As previously discussed, the stream has been integral to the Survey Area's identity over the entirety of its history and influenced the area's overall planning and design. Known as both the Niodrara Stream and the Westside Stream, it is one of two natural waterways that carries water south from the San Gabriel foothills via Verdugo Canyon; the second waterway, originally called the Eastside Stream, has since been channelized and is now called the Verdugo Wash.⁴⁷ The stream is supplied by groundwater and has sections that run "both on the surface and underground, depending on the amount of rainfall" in a given season.⁴⁸

Due to its aesthetic value and its lucrative riparian rights, the stream has long been a source of contention among various public and private entities that have ties to the area. Several years after its annexation of Verdugo Canyon, the City of Glendale acquired the water rights to the Niodrara/Westside Stream from F.P. Newport; water associated with the stream's groundwater supply was a valuable asset to the city, which at the time was experiencing steady growth and needed additional water sources to sustain its rising population. However, ensuring that the stream maintained a continuous flow of water was also vital to maintaining the bucolic setting that was a selling point of Newport's Verdugo Woodlands tract. Thus, Newport attached a clause to the deeded water rights, stipulating that the City must maintain water levels so that water would continuously flow through the segment of the stream that passed along Niodrara Drive. That agreement was scheduled to expire in 1930 but was extended to 1942; however, water appears to have continuously flowed without incident well into the postwar period.⁴⁹

After receiving the rights to 3,856 acre-feet per year of groundwater from Verdugo Canyon in 1979, the City of Glendale proposed to dig

⁴⁷ Martha L. Willman, "Stream is Now Bed of Controversy," *Los Angeles Times*, 21 February 1991. The name "Westside Stream" appears in official documentation related to the waterway, as noted in the following sources: "Niodrara Stream," presentation by Assistant City Attorney Dorine Martirosian to the Glendale Water and Power Commission, 14 January 2014; "Final Environmental Impact Report, Modifications to Verdugo Park Ground Water Pickup System," prepared for the City of Glendale by James M. Montgomery Consulting Engineers Inc., April 1984.

⁴⁸ Martha L. Willman, "Stream is Now Bed of Controversy," *Los Angeles Times*, 21 February 1991.

⁴⁹ "Niodrara Stream," presentation by Assistant City Attorney Dorine Martirosian to the Glendale Water and Power Commission, 14 January 2014.

seven wells in nearby Verdugo Park.⁵⁰ Local residents, especially those living in the Survey Area, expressed concern about the project's impacts. Specifically, concerns were raised that the extraction of groundwater could compromise the flow of the Niodrara/Westside Stream and threaten the vitality of the area's native oak and sycamore trees, which were dependent upon the local groundwater supply.⁵¹ The project was ultimately halted due to citizen opposition; however, the stream nonetheless went dry in 1986. While the cause of the stream's dissipation is disputed, it was likely the coalescence of multiple factors including the increased pumping of nearby groundwater, the removal of septic systems in communities located to the north, and a multi-year drought that continues today.⁵²

In the 1990s, a compromise was reached that addressed the needs and concerns of both City officials and property owners. The City agreed to scale back its project to two wells instead of seven, thus substantially reducing potential impacts to the trees and stream while maintaining its ability to access groundwater that it had previously obtained the rights to. In addition, the City Council passed a resolution whereby the "City could release a small quantity of water into the Niodrara Stream," which would flow through the neighborhood and percolate back into the ground at Verdugo Park; this water could later be recovered at the Verdugo Park Water Treatment Plant.⁵³ Owners of properties that were bisected by the stream agreed to a number of conditions in exchange for the stream's reactivation; specifically, each property owner was to grant an easement to the City for the release of water, sign a waiver releasing the City of liability, line stream beds and take additional measures to prevent water from percolating before it reached its terminus at the park, and agree not to impede the flow of water along its course.⁵⁴ Water flow was restored to the stream in 1997.⁵⁵

Also as part of this cooperative agreement, the City pledged to put forth its "best efforts to refrain from discontinuing [the] release of water without reasonable cause," which included circumstances such as drought, operational problems, water contamination, and government orders.⁵⁶ Water flow to the stream was stopped in November 2013 for maintenance of the Verdugo Park Water Treatment Plant; the stream has remained dry ever since as the city evaluates the economic viability of the facility.⁵⁷ At the time of this study, Glendale Water and Power has no plan to reinstate water flow into the stream.

⁵⁰ "Final Environmental Impact Report, Modifications to Verdugo Park Ground Water Pickup System," prepared for the City of Glendale by James M. Montgomery Consulting Engineers Inc., April 1984, 2-1.

⁵¹ Martha L. Willman, "Stream is Now Bed of Controversy," *Los Angeles Times*, 21 February 1991.

⁵² *Ibid.*

⁵³ "Niodrara Stream," presentation by Assistant City Attorney Dorine Martirosian to the Glendale Water and Power Commission, 14 January 2014.

⁵⁴ Correspondence between the City of Glendale and Niodrara Drive property owners, 1996.

⁵⁵ "Niodrara Drive Historic District Application," 28 May 2013, 22.

⁵⁶ "Niodrara Stream," presentation by Assistant City Attorney Dorine Martirosian to the Glendale Water and Power Commission, 14 January 2014.

⁵⁷ *Ibid.*

3. PHYSICAL CHARACTER

NEIGHBORHOOD CHARACTER

General Character

The proposed boundaries of the Niodrara Drive Historic District include the parcels associated with the following addresses:

- 1800-2011 Niodrara Drive
- 1619 Colina Drive (northwest corner of Niodrara and Colina Drives)
- 1630-1647 Fernbrook Place
- 1620-1645 Hillside Drive
- 1616-1630 Wabasso Way (even numbers only)

Most of the properties within the Survey Area are located on Niodrara Drive. Platted alongside the Niodrara/Westside Stream, Niodrara Drive generally runs north-south, but with gentle curves that conform to the course of the adjacent stream. Fernbrook Place also follows a meandering route. The other streets within the Survey Area - Colina Drive, Hillside Drive, and Wabasso Way - adhere to a rectilinear orientation. All of the streets within the Survey Area are of moderate width and are paved in asphalt. A narrow alley runs behind the properties on the east side of Niodrara Drive, between Hillside Drive (on the north) and Fernbrook Place (on the south).

Sidewalks and other street improvements are sparse. Only portions of Colina Drive, Wabasso Way, Hillside Drive (north side only), and Niodrara Drive (east side only, near the northernmost edge of the Survey Area) feature concrete sidewalks and landscaped parkways. Street lighting is sparse, which reinforces the area's bucolic setting.

While it is located near the base of the Verdugo Mountains, the Survey Area occupies an area that is generally flat. The terrain rises slightly on the west side of Niodrara Drive, near the southernmost edge of the Survey Area, and several of the residences in this area are sited on parcels that are slightly elevated from the street. The westernmost section of Colina Drive experiences a moderate change in elevation as it begins its ascent up into the adjacent hills.

Given that multiple periods of development are represented within the Survey Area, and that a number of properties within its boundaries were re-subdivided over time, individual parcels are of various shapes and sizes and do not adhere to a uniform pattern. Similarly, houses within the Survey Area exhibit variation in terms of setback, form, massing, and architectural style, providing it with an eclectic character.

In addition to the above-listed attributes, the Survey Area is defined by its ecology, abundance of vegetation and landscape features, and

naturalistic hardscape features. These attributes are unique to this particular area and set it apart from other neighborhoods in the Verdugo Woodlands. Each of these attributes is further discussed below.



Figure 23. Niodrara Drive streetscape, view south. Photo by ARG.

Site Context and Ecology

The Survey Area is located in Verdugo Canyon and at the base of the Verdugo Mountains, which lie almost entirely within the chaparral plant community. This dense, shrub-dominated community of the California chaparral and woodlands is more highly developed on the north-facing slopes than on the drier, hotter south-facing slopes. Among the shrub species that characterize this community and are prominent in the Verdugos are laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), chamise (*Adenostoma fasciculatum*) and two species of California-lilac (*Ceanothus crassifolius* and *C. oliganthus*). Native trees are restricted to protected canyons and sites along the largely seasonal watercourses. Coast live oak (*Quercus agrifolia*), California bay laurel (*Umbellularia californica*), California sycamore (*Platanus racemosa*), southern California black walnut (*Juglans californica*), and several species of willow (*Salix* spp.) are the most common.

Verdugo Canyon is bisected by two principal waterways, both of which generally run a north-south course. The Verdugo Wash (originally called the Eastside Stream) is a 9.4-mile-long (15.1 km) tributary of the Los Angeles River. The stream begins just south of Interstate 210 in the Crescenta Valley. It flows southeast along the eastern edge of the Verdugo Mountains, then south through a pass between those mountains

and the San Rafael Hills, and finally west to ultimately join the Los Angeles River just northeast of Griffith Park. Its entire path is located within the city of Glendale.⁵⁸ The Verdugo Wash is encased in a flood control channel constructed by the Army Corps of Engineers in 1936. The aforementioned Niodrara/Westside Stream largely flows below ground but rises to the surface near Verdugo Park, between Wabasso Way and Colina Drive. The Survey Area is sited adjacent to the above-ground section of this waterway.

Soils within the Subject Area consist of mid-Pleistocene alluvial fan deposits shed from the San Gabriel Mountains and dissected by modern drainages. These deposits consist primarily of yellowish brown to pale brown silt, sand, and silty sand with little to no clay. The alluvium has been described as dense and weakly to moderately well-consolidated.⁵⁹

Landscape Features

Consistent with the flora of the Verdugo Mountains described above, native trees within the Survey Area include California sycamore and coast live oak, with the other tree species mentioned earlier reserved for the higher reaches of the mountains. A brief glance at historic aerial imagery reveals the patterns of oaks and sycamores moving down the canyons into the flats. Development has left very few natural groves of oaks and sycamores, but they are moderately intact on Niodrara Drive, from Wabasso Way on the north to Colina Drive on the south. Oaks and sycamores can also be found in abundance

Native tree species help to define the physical character of the Survey Area, and play an integral role in evoking the sylvan setting that John Pirtle and John McLaren had envisioned for the area when it was first planned and subdivided in the early twentieth century. Since the trees are native to this part of Glendale, they do not adhere to a regular pattern, but are rather interspersed throughout the Survey Area.

Thus, the following two native tree species were deemed character-defining for the purposes of this survey:

- Coast live oak (*Quercus agrifolia*)
- California sycamore (*Platanus racemosa*)

Almost all of the oak and sycamore trees that are deemed character-defining are located on private properties. These trees can be found in both front and rear yards. However, there is one large, multi-trunk California sycamore tree that is located within the public right-of-way, in the middle of the intersection of Niodrara Drive and Fernbrook Place.

⁵⁸ The Living New Deal, "Verdugo Wash - Glendale, CA," accessed November 28, 2014, <http://livingnewdeal.org/projects/verdugo-wash-glendale-ca/>.

⁵⁹ City of Glendale Planning Division, "Safety Element of the General Plan," prepared by Earth Consultants International, Inc., August 2003.



Figure 24. California sycamore tree and native stone wall at the intersection of Niodrara Drive and Fernbrook Place. Photo by ARG.



Figure 25. Coast live oak tree, incorporated into the front yard of the 1839 Niodrara Drive property. Photo by Carlberg Associates.

In addition to its intermittent native trees, the Survey Area is further characterized by dense, non-native vegetation that dates to all periods of the area’s development. Non-native vegetation is located on private property and reflects the tastes of individual property owners. Some of these non-native plantings appear to date to the early periods of the tract’s development, while some were obviously added later. Non-native tree, shrub, and groundcover species are tremendously diverse and range widely in age, with no one species (aside from the above-

mentioned oaks and sycamores) occurs with regularity throughout the Survey Area. With very few exceptions, non-native vegetation is not considered to be character-defining to the Survey Area, though it does represent a notable and highly-visible aspect of its physical character.

Hardscape Features

One of the physical attributes that unifies the Survey Area and sets it apart from other neighborhoods in the Verdugo Woodlands is the collection of hardscape features that are found throughout. These hardscape features are located on both the public right-of-way and on private property. Like the above-listed landscape features, they reinforce the area's close connection with the natural environment.

The hardscape features that are located within the public right-of-way appear to date to the late 1910s and early 1920s, at the height of the Newport Company era.⁶⁰ Composed of native stone, these hardscape features project a pastoral, rusticated aesthetic. Significant tract features that contribute to the district's physical character and are located on public property include the following:

- Stone curb (on the east side of Niodrara Drive, and on both sides of Fernbrook Place).
- Stone piers (which appear to “grow out” of the stone curb in some places, particularly near the intersection of Niodrara Drive and Fernbrook Place and at the entrances to some properties).
- Stone planter (which surrounds a multi-trunked sycamore tree at the intersection of Niodrara Drive and Fernbrook Place).
- Stone perimeter walls (on the east side of Niodrara Drive, near its intersection with Hillside Drive; a portion of the stone perimeter wall wraps around to the south side of Hillside Drive).

Generally, these stone features in the public right-of-way appear to be intact. In places, new curb cuts have been inserted into the curb on the east side of Niodrara Drive. A portion of a stone perimeter wall (in front of 1920 Niodrara Drive) has been replaced with new stone that is of a similar aesthetic but has a slightly different composition. There is a missing link in the hardscape features on the north side of Fernbrook Place (in front of 1641 Fernbrook Place), indicating that either a stone curb or stone retaining wall was removed entirely at some point.

⁶⁰ It is not known exactly when the area's distinctive hardscape features were installed, but historic photographs and right-of-way maps suggest that they date to the era of the Newport Company's development. It is likely that these features were installed between 1917, when the Newport Company re-subdivided Selvas de Verdugo, and 1924, when it opened Fernbrook Place.



Figure 26. Native stone curb, punctuated by stone piers, along the east side of Niodrara Drive. Photo by ARG.

Complementing these tract features are an array of hardscape features that are located on individual properties within the Survey Area. Many of these hardscape features also employ the use of native stone and are consistent with the area's bucolic character. Collectively, these features do not date to a particular period in the Survey Area's history, but rather appear to have been constructed on an incremental basis as individual houses were constructed.

Significant hardscape features that contribute to the district's character and are located on private property are listed below:⁶¹

- Stone stream beds (a continuous channel runs down the east side of Niodrara Drive; remnants of a stream bed can also be seen at various points on the west side of Niodrara Drive)
- Stone, wood, concrete, and *faux bois* footbridges (travelling over the stream bed)
- Stone bridge faces (on Hillside Drive, adjacent to street)
- Stone ponds
- Stone retaining walls and garden walls
- Stone planters
- Stone and concrete steps
- Miscellaneous stone accents (located throughout the district)
- Driveway piers and gates (on some properties only)⁶²

⁶¹ Significant hardscape features located on private property are located in front and/or rear yards, unless otherwise noted.

⁶² These features were identified as character-defining if it could be determined that they date to the tract's historical period of development.



Figure 27. Stone stream bed on the east side of Niodrara Drive, passing through the 1808 Niodrara Drive property. Photo by ARG.



Figure 28. Stone stream bed and face of stone bridge, between the 1635 and 1645 Hillside Drive properties. Photo by City of Glendale, Planning Division.

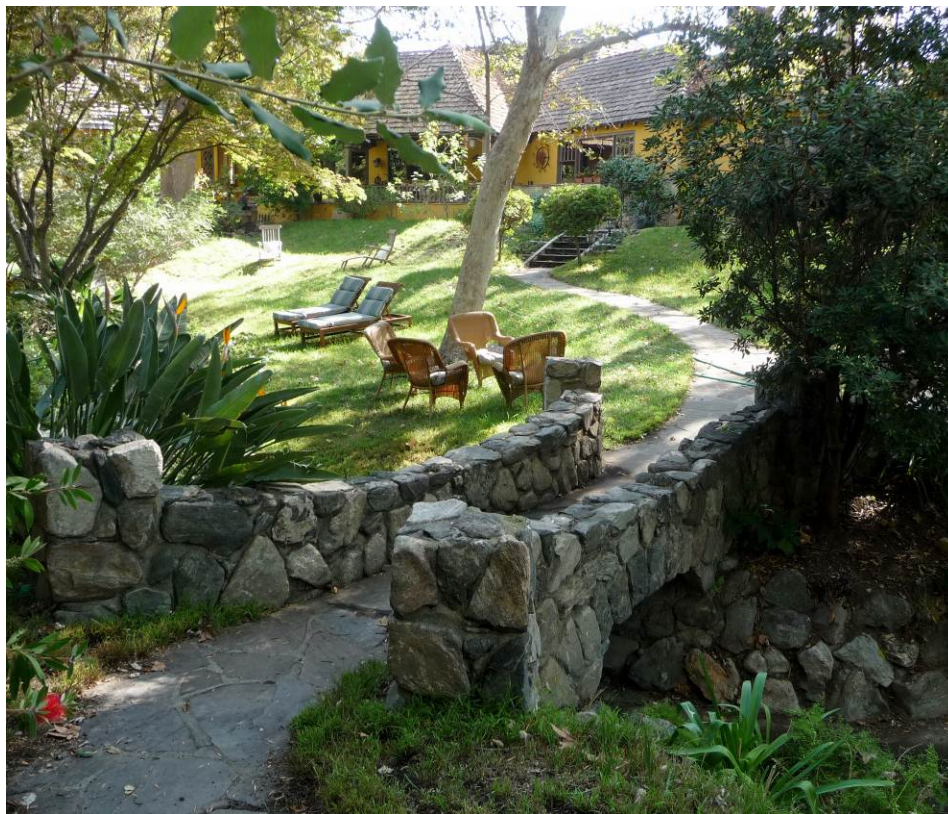


Figure 29. Stone footbridge, spanning stone stream bed, at the 1630 Fernbrook Place property. Photo by ARG.

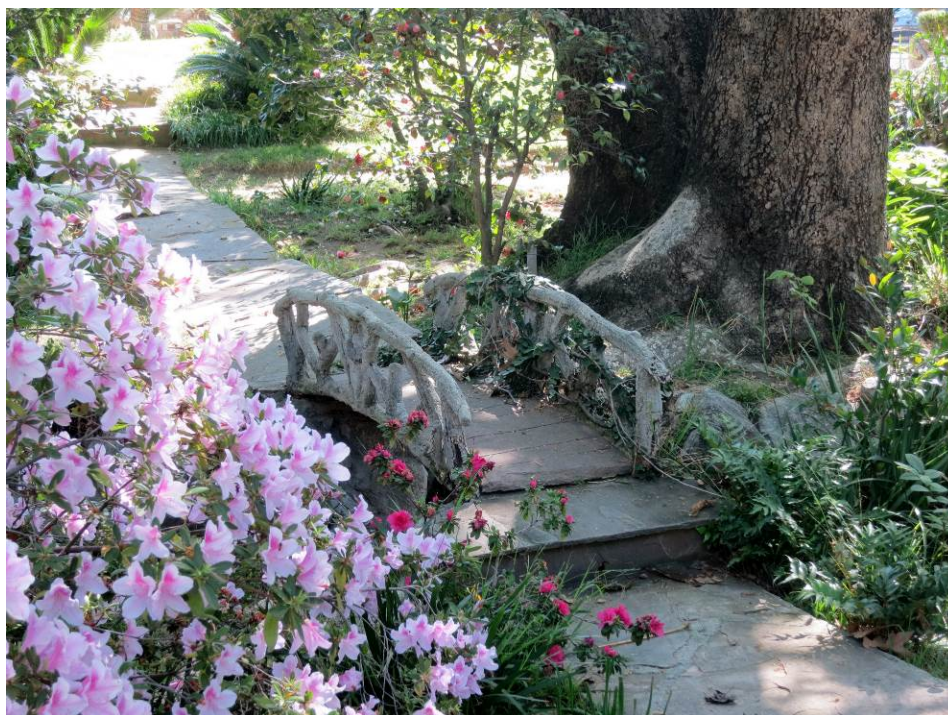
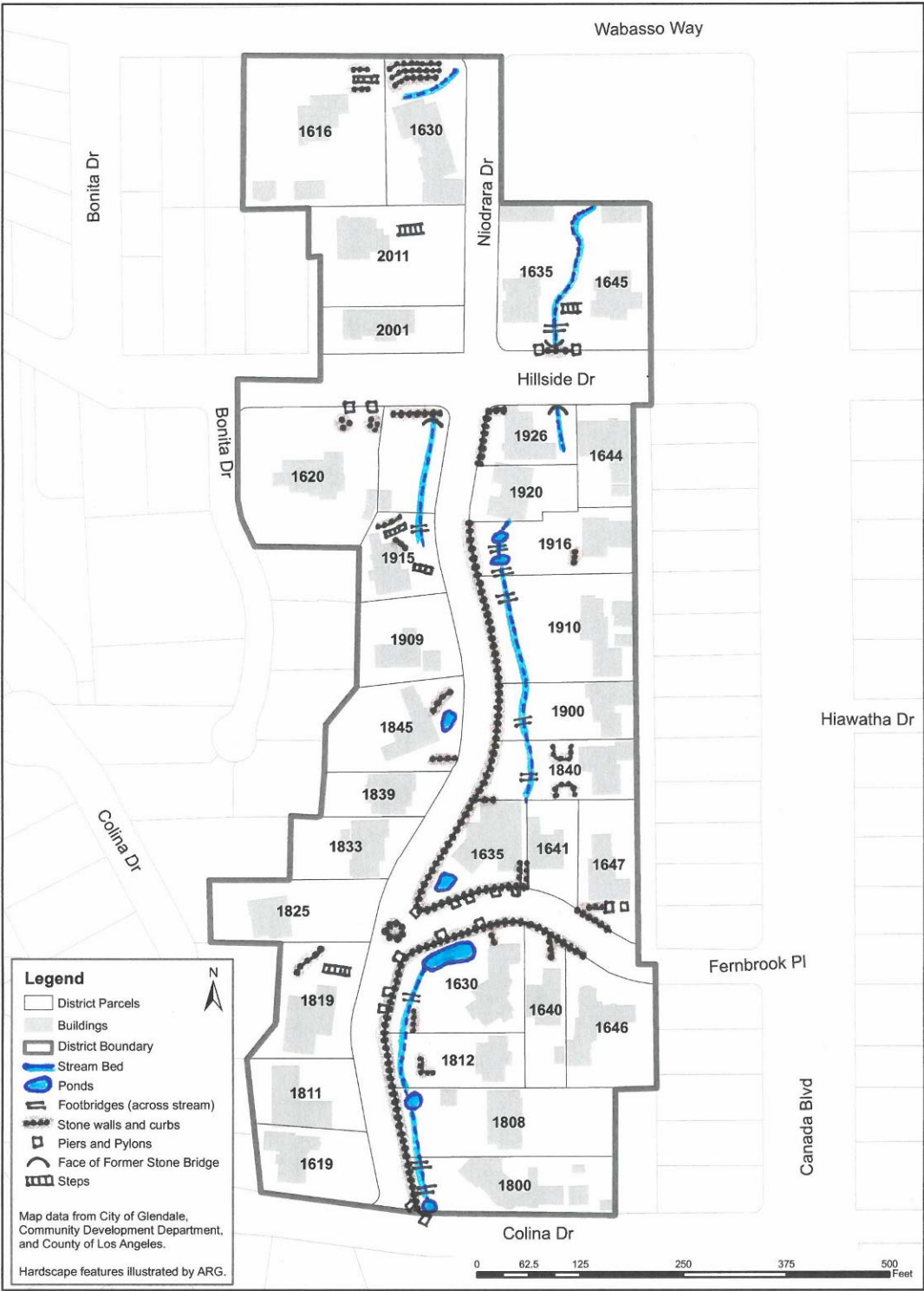


Figure 30. *Faux bois* footbridge, located on the 1800 Niodrara Drive property. Photo by ARG.

Proposed Niodrara Drive Historic District Location Map of Character-Defining Hardscape Features



*This graphic is intended for general reference only. Hardscape features are mapped based on their approximate location and configuration as visible from the public right-of-way, and are not drawn to scale.

Figure 31. Sketch map of character-defining hardscape features within the proposed district.

ARCHITECTURAL STYLES

As a community that developed over the course of fifty years, the Survey Area includes houses that were constructed in a wide variety of styles. The area's diverse architectural character is reflective of shifts in architectural taste between the early twentieth century and the post-World War II era. The earliest house in the proposed district, built in 1912, is characteristic of the Foursquare style that was popular in the late nineteenth and early twentieth centuries. Most houses constructed between the 1910s and 1930s were designed in one of several Period Revival styles that were popular at the time. Houses constructed during the Great Depression and in the years immediately preceding World War II take on a more varied character; whereas some continued to embody various Period Revival idioms, the Minimal Traditional and Modern styles were also introduced. Most of the houses that were built after the war were designed in the Modern or Ranch styles, both of which were common choices for residential architecture at the time.

Following is a discussion of architectural styles that are found within the Survey Area:

Foursquare

Rooted in the Arts and Crafts movement, Foursquare architecture emerged as a popular choice for domestic architecture around 1900 and remained popular through the 1920s. The style emerged as a reaction to the ornate and embellished Victorian-era styles, promoting an aesthetic that was more humble, simple, and practical. Popularized by mail order kits and residential pattern books, the Foursquare style was especially popular among middle-class households seeking to make the most out of a modest lot. However, the style was also incorporated into higher-style residences, many of which feature the quintessential boxy plan but exhibit Craftsman, Mediterranean, Mission, or Colonial style details.

Character-defining features of Foursquare architecture include:

- Two-story configuration
- Boxy plan
- Low, hipped roof with deep overhanging eaves
- Large, central dormer
- Full-width porch with wide stairs and solid balustrade
- Wood clapboard or shingles
- Double hung sash windows
- Doors often feature glazing and/or sidelights
- Ornamental detail from the Craftsman, Mediterranean Revival, Mission Revival, or Colonial Revival styles is common

One example of the Foursquare style was identified in the Survey Area (although it should be noted that it is a hybrid, rather than pure example of the style):

- 1616 Wabasso Way (1912)

Spanish Colonial Revival

The Spanish Colonial Revival style became one of the most prominent architectural styles in Southern California between the 1910s and 1930s. The style became popular after its introduction at the Panama-California Exposition, held in San Diego in 1915 to celebrate the opening of the Panama Canal. The chief designer of the Exposition, Bertram Goodhue, rejected the formal Renaissance and Neoclassical architecture that had been used in previous world fairs and instead envisioned an environment that celebrated Southern California's Spanish roots. The style is eclectic and incorporates architectural elements borrowed from Baroque Spain, Mediterranean villages, and the California missions.

Character-defining features of Spanish Colonial Revival architecture include:

- Two-story configuration
- Asymmetrical massing
- Red clay tile low or moderate-pitched gable or hip roof, often complex in form
- Smooth stucco wall cladding
- Wood casement, wood double hung, or steel casement windows, typically multi-light
- Arched colonnades
- Arched and parabolic door and window openings
- Grilles of wood, wrought iron, or plaster
- Balconies and patios
- Decorative terra cotta and tile work

Most of Glendale's neighborhoods that were developed in the 1920s include an abundance of Spanish Colonial Revival houses, reflecting the overwhelming popularity of the style. However, the style is not common in the Survey Area. The lack of Spanish-inspired houses is presumably the result of early promotional efforts, which likened the Survey Area to the European countryside and encouraged the construction of the Tudor Revival and French-inspired styles in lieu of the Spanish Colonial Revival style.

One example of the Spanish Colonial Revival style was identified in the Survey Area:

- 2011 Niodrara Drive (1930)

Tudor Revival

The Tudor Revival style is rooted in the architectural traditions of medieval England and emerged as a popular style for residential

architecture in Southern California between the 1920s and 1930s. Emphasis was placed on craftsmanship and the rusticity that characterized country houses of the medieval period. Like other Period Revival idioms, the Tudor Revival style is associated with an era in which American architects looked to past traditions for inspiration.

Character-defining features of Tudor Revival architecture include:

- One or two-story configuration
- Steeply pitched roof with front and side gables
- Brick or stone veneer, often in combination with smooth stucco wall cladding
- False half-timbering
- Tall, narrow windows, arranged in groups with multi-paned glazing
- Leaded glass windows
- Exaggerated, elaborate chimneys with decorative chimney pots
- Arched front door surrounds with Renaissance detailing

Five examples of the Tudor Revival style were identified in the Survey Area, making it the most common Period Revival style within the area's boundaries. The relative popularity of the style is likely associated with early advertisements for the area, which likened its sylvan setting to the English countryside.

- 1646 Fernbrook Place (1927)
- 1647 Fernbrook Place (1925)
- 1620 Hillside Drive (1918)
- 1635 Hillside Drive (1925)
- 1645 Hillside Drive (1925)

French-Inspired

French-inspired architecture became popular in the 1920s and 1930s, a period when many Americans who had served in France during World War I began purchasing houses. Buildings designed in the style incorporate a variety of architectural traditions found in the domestic architecture of France. The defining feature of the style is a tall, steeply-pitched hipped roof, often accentuated by dormers.

Character-defining features of French-inspired architecture include:

- Two-story configuration
- Steeply-pitched hip roof, sometimes slate or shingle clad
- Smooth stucco wall cladding with brick or stone accents
- Arched doors, windows, and/or dormers
- Tall, narrow windows, arranged in groups with multi-pane glazing
- Double hung or casement sash windows, often with leaded panes
- Elaborate chimneys, often with multiple chimney pots

One example of French-inspired architecture was identified in the Survey Area:

- 1630 Fernbrook Place (1939)

American Colonial Revival

American Colonial Revival architecture was commonly applied to residences constructed in the first half of the twentieth century. It drew heavily upon historical precedent and aimed to revive many of the architectural styles, forms, and motifs evident in the early American Colonial settlements of the Eastern Seaboard. The style encompassed a variety of architectural traditions used in early America and celebrated the nation's English and Dutch roots. The dissemination of photographs, drawings, and other visual materials showcasing the style in domestic magazines helped perpetuate the style by linking it to a vision of the "ideal American home."

Character-defining features of the American Colonial Revival architecture include:

- One or two-story configuration
- Side gable or hip roofs, often with gabled dormers
- Wood shiplap and/or brick wall cladding
- Accentuated entry porch or front door, with decorative pediment surrounded by pilasters or slender columns
- Doors with overhead fanlights and/or sidelights
- Wood double hung sash windows with multi-light glazing
- Louvered or paneled wood shutters

Two examples of the American Colonial Revival style were identified in the Survey Area:

- 1812 Niodrara Drive (1940)
- 1910 Niodrara Drive (1941)

Minimal Traditional

First appearing in the 1930s, Minimal Traditional architecture emerged as a dominant style for houses constructed in the years immediately before and after World War II. Minimal Traditional houses were often simplified interpretations of Period Revival styles and assumed a much more modest, stripped-back appearance that reflected the economic austerity of the Depression era. Buildings designed in the style, which most often consisted of single-family and multi-family residences, exhibited restraint in the application of detail and ornament. While the style was often used in the design of mass-produced tract houses, it was applied to custom-designed residences as well.

Character-defining features of Minimal Traditional architecture include:

- One story configuration

- Rectangular plan
- Low or moderate-pitched hip or side gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Fixed wood shutters
- Minimal decorative exterior detailing, often simplified interpretations of Period Revival features

Three examples of the Minimal Traditional style were identified in the Survey Area:

- 1640 Fernbrook Place (1946)
- 1839 Niodrara Drive (1938)
- 1915 Niodrara Drive (1939)

Modern

Modernism is a broad architectural movement that was widely applied to buildings across Southern California between the 1940s and 1960s. Its roots are diverse, though the style is definitively linked to the European modernist movement that developed between World War I and World War II. Modern architecture was widely applied to residential, commercial, and institutional buildings alike, many of which were designed by some of Southern California's most pioneering and influential architects. In general, the Modernism movement rejected past traditions and historicist styles, instead embracing modern materials and technologies and prioritizing function over form.

Character-defining features of Modern architecture include:

- One or two-story configuration
- Rectilinear forms with a horizontal emphasis
- Flat or low-pitched roofs, often with soffited eaves
- Smooth stucco or wood wall cladding, sometimes with brick or concrete block accents
- Steel casement or aluminum sliding windows, often arranged in horizontal bands
- Minimal ornamentation
- Attached garages or carports are common

Three examples of Modern architecture were identified in the Survey Area:

- 1825 Niodrara Drive (1955)
- 1845 Niodrara Drive (1941)
- 1916 Niodrara Drive (1941)

Ranch

Though it originated in the years before World War II, the Ranch style proliferated in the postwar era and became the quintessential California dwelling type. Multiple iterations of the Ranch house prototype emerged over time; in addition to the ubiquitous, sprawling Traditional Ranch, Ranch houses often took borrowed characteristics from other architectural styles including the Minimal Traditional and Mid-Century Modern styles. Ranch houses that incorporate these styles are referred to as Minimal Ranches and Contemporary Ranches, respectively. Buildings that embody the Ranch style are almost always single-family residences, and they vary from grand (rambling custom Ranch houses) to modest, such as the Ranch tract houses that were common in post-World War II subdivisions.

The Survey Area includes a number of Ranch style houses that were constructed between the 1940s and 1960s, at the height of the post-World War II population boom. Most of these are interspersed between older residences and reflect the infill pattern of development that occurred along Niodrara Drive in the years following World War II and until the neighborhood was built out in the early 1960s. Ranch houses, then, represent the final period of neighborhood development and complete the story of Niodrara Drive's long and incremental development.

Character-defining features of the Ranch style include:

- One-story configuration
- Asymmetrical, rectangular massing
- Low-pitched gable or hip roof with wide eaves, wood shake cladding, and exposed rafters
- Horizontal, rambling layout
- Wood multi-paned sash or casement windows, aluminum sliding windows, and picture windows
- Attached garage
- Wood board-and-batten, wood lap, and shingle wall cladding, stucco wall cladding, decorative brick wall cladding
- Fixed wood shutters
- Recessed entry porch with roof supports

Fourteen examples of the Ranch style were identified, making it the most common architectural style in the Survey Area:

- 1619 Colina Drive (1953)
- 1635 Fernbrook Place (1956)
- 1641 Fernbrook Place (1952)
- 1644 Hillside Drive (1950)
- 1800 Niodrara Drive (1947)
- 1811 Niodrara Drive (1962)
- 1833 Niodrara Drive (1955)

- 1840 Niodrara Drive (1955)
- 1900 Niodrara Drive (1950)
- 1909 Niodrara Drive (1950)
- 1920 Niodrara Drive (1949)
- 1926 Niodrara Drive (1951)
- 2001 Niodrara Drive (1942)
- 1630 Wabasso Way (1951)

4. EVALUATION AS A POTENTIAL HISTORIC DISTRICT

SUMMARY STATEMENT OF SIGNIFICANCE

The Niodrara Drive Historic District encompasses a portion of what was originally subdivided circa 1905 under the name Tract 250 and would eventually come to be called the Verdugo Woodlands, a name that continues today. This small, 32-property district is centered along Niodrara Drive, a gently curving street that roughly follows the course of the Niodrara (also known as the Westside) stream. Developed at an intermittent pace over the course of several decades, the historic district is characterized by its dense vegetation that thrives in the riparian environment, particularly the native coast live oak and California sycamore trees that grow in abundance in the area. Those who had a hand in developing the area capitalized on its natural beauty, resulting in a residential enclave whose visual character is dominated as much by its natural environment as it is by its built resources.

The Niodrara Drive Historic District is significant within the area of community planning and development, under the context and theme of *Land Use and Site Development: Trends in Subdivision Design*. Drawing upon nineteenth and twentieth century trends in subdivision design, particularly picturesque suburbs and garden suburbs, the early developers of the Verdugo Woodlands worked to preserve and enhance the area's natural beauty to provide wealthy homeowners with a suburban home within commuting distance of the city. The tract's developers, first John Pirtle of the Verdugo Canyon Land Company and later the F.P. Newport Company, promoted large residential lots set within a sylvan setting. So serious was Pirtle's investment in the natural landscape that he hired noted California horticulturist John McLaren to assist with the original site plan, to ensure that the natural landscape would be taken into consideration in the design of the community.

Characteristics of early picturesque suburbs, which were popular on the East Coast and in the Midwest at mid-nineteenth century, include a plat of curvilinear streets and roads, a rural setting, large lots, and a celebration of the natural environment. Garden suburbs, which drew their inspiration from England's Garden City Movement and rose to prominence in the years before and after World War I, built upon early picturesque suburbs while responding to the needs of an automobile-centric generation. Like picturesque suburbs, garden suburbs provided quiet, park-like refuges from city life while remaining within proximity to urban cores. Developers of garden suburbs implemented planning tactics such as culs-de-sac and hierarchical street patterns to control the separation of residential streets from noisy, arterial boulevards. They also emphasized proximity to common green space such as parks and greenbelts, to ensure ample outdoor space for recreation and refuge from urban life.

Niodrara Drive, and Verdugo Woodlands as a whole, exemplifies these larger trends in subdivision design in the growing city of Glendale, which had the benefit of a beautiful natural environment while being located only a short streetcar ride - and later drive - from Glendale's city center and downtown Los Angeles. Verdugo Canyon is one of the earliest residential subdivisions in Glendale to so clearly have been planned with nature as its driving force.

Period of Significance

According to National Register Bulletin #16a, "period of significance" is defined as follows:

Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significance activities or events began giving the property its historic significance; this is often a date of construction.

The period of significance for the Niodrara Drive Historic District is 1909 to 1962. In 1909, Tract 250's streets had been platted and the subdivision was opened for inspection. Although none of the district's residences were constructed until 1912, the street plan, which in and of itself is notable, was laid out by 1909. Development in the Survey Area was intermittent throughout multiple periods of development. Vacant, undeveloped lots remained until the postwar era. By 1962, the last vacant lot had been sold and developed; so it was at this time that the subdivision was fully built out. Despite having such a wide range of residences in terms of age and style, all are situated harmoniously within the natural environment and are unified by the consistency of their landscape and hardscape features.

Boundary Justification

The district boundary includes a segment of what was the Verdugo Canyon Tract, a swath of land purchased and initially developed by John A. Pirtle of the Verdugo Canyon Land Company. Although the original tract covered a much larger area, the segment included in the historic district boundary includes a critical mass of those physical elements that make the area notable (and those which were used in the promotion of the subdivision). These physical elements include large residential lots along the gently curving Niodrara Drive, hardscape improvements dating to the early decades of the twentieth century, an abundance of native and non-native vegetation, the meandering stream bed along the east side of Niodrara Drive, and small segments of a stream bed along the west side of Niodrara Drive.

The boundary identified herein corresponds with the boundary originally recommended by community applicants in their nomination package for the Niodrara Drive Historic District, and has been confirmed as appropriate as part of this evaluation. A preliminary reconnaissance survey of neighboring streets completed as part of this analysis revealed residences dating to multiple periods of development, from the 1920s into the post-World War II era, but none immediately stood out as a logical expansion of the district boundary at this time.

Based on preliminary visual inspection, five properties that are located to the northeast of the Survey Area exhibit hardscape features that bear some resemblance to those found along Niodrara Drive. These features include native stone retaining walls, garden walls, piers, and steps. It is possible that some of these properties also include remnants of the Niodrara/Westside Stream. One of these properties (2101 Cañada Boulevard) has a *faux bois* footbridge that is similar in appearance to those on Niodrara Drive. The five identified properties are listed below:

- 2001 Cañada Boulevard (United Methodist Church, built 1971-75)
- 2101 Cañada Boulevard (residence, built 1912)
- 2115 Cañada Boulevard (residence, built 1937)
- 2121 Cañada Boulevard (residence, built 1915)
- 1643 Wabasso Way (residence, built 1912)

Upon further investigation of these properties and their association, if any, with the Survey Area, it is possible that the district boundary could be expanded to include these five properties.

LOCAL ELIGIBILITY EVALUATION

The Glendale Historic District Overlay Zone Ordinance (pursuant to Chapter 30.25 of the Glendale Municipal Code) defines a historic district as,

a geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically related grouping of properties.

Those properties must “contribute to each other and be unified aesthetically by plan or historical physical development.” One of the main purposes of this historic resource survey is to determine which properties “contribute” to the district and which do not.

The ordinance also identifies nine criteria that may qualify an area as a district, stipulating that a proposed district meet at least one criterion. The proposed Niodrara Drive Historic District meets both of these requirements:

- 78% of its properties are contributors, exceeding the 60% requirement.
- Four out of the nine designation criteria are met, exceeding the requirement that at least one be met.

Therefore, it is recommended that the proposed Niodrara Drive Historic District is eligible for local designation. This assessment is discussed in detail in the sections below.

Contributors and Non-Contributors

The proposed district consists of 32 single-family residences. This survey identifies 25 of these as “contributors,” representing 78% of the properties. This exceeds the City’s requirement that at least 60% of properties be contributors for a historic district application to continue through the designation process.

Contributing status is determined by three factors:

- 1) the property was built within the Period of Significance,
- 2) it relates to historic contexts and themes identified in the historic context statement, and
- 3) it maintains enough physical integrity to allow it to continue to convey its historic meaning.

Non-contributing properties were either built outside the period of significance, do not relate to relevant historic contexts and themes, or have been altered in a manner that significantly reduces their architectural and historic character, resulting in the loss of their ability to physically convey their significance.

The field survey for this report analyzed each property to determine the level of change over the years, if any. Glendale’s Historic District Design Guidelines only apply to the portions of a property visible from the street, so the field assessment is based only on those areas. Integrity is assessed at three levels:

High

The property has few, if any, alterations and retains all or nearly all character-defining features. For instance, a property with minor, reversible alterations, such as a non-conspicuous replacement window while all other originals remain, may still have high integrity. One larger-scale change - the replacement of wood shake roofs - is now mandated by building code and the installation of appropriate new roofing will not affect the integrity determination.

Moderate

The property is somewhat altered but retains most character-defining features. One or two character-defining features may

be altered or lost, but the overall historic form and character of the property remain. Examples would include replacement windows in existing openings that do not match the originals or the application of new stucco cladding with a different texture.

Low

The property is dramatically altered from its original condition by changes to massing or scale, or through alteration or loss of multiple character-defining features.

In general, properties with high or moderate integrity may be considered contributors, while those with low integrity would be considered non-contributors.

In the proposed Niodrara Drive Historic District, a number of properties have notable landscape or hardscape features that date to the period of significance and contribute to its historic character. At times, a property with a non-contributing house might contain character-defining landscape or hardscape features. For instance, a house with low integrity might be on a property with stone creek bed features that date to the period of significance. In cases such as this, the property has been identified as a non-contributor in the survey, but the character-defining landscape or hardscape features have been called out as such on the associated survey forms (DPR 523a; see Appendix B), for planning consideration.

The methodology for identifying character-defining landscape features included site observation by a registered consulting arborist and identification of trees that appeared to date to or predate the time of subdivision design and platting (c. 1909). Generally, these include native coast live oak and California sycamore trees. Although many additional trees and plants have been added to individual properties over time and contribute to the overall character of the district, those are likely to have been added by homeowners as individual property improvements rather than trees that were deliberately preserved and integrated into the overall plan of the tract by the designers of the subdivision.

California Historic Resource Status Codes

The California Office of Historic Preservation (SHPO) has created a list of “status codes” that are used to categorize properties identified in historic resource surveys. The present survey assigns each property one of three codes. The first two are standard California Historic Resource Status Codes and the third was developed by the City of Glendale, in consultation with SHPO, to better reflect the City’s review process:

5B: Contributor to a local historic district and listed or determined eligible for listing on the Glendale Register of Historic Resources; subject to design review per Glendale Historic Preservation

Ordinance. One contributing property was assigned this code: the Rodriguez House, located at 1845 Niodrara Drive, which is listed in the Glendale Register of Historic Resources (#24).

5D1: Contributor to a local historic district; subject to design review per Glendale Historic District Ordinance; not evaluated for individual eligibility for Glendale, California, or National Registers. The other 23 contributing properties received this code.

7DNC: Non-contributor to a local historic district; subject to design review per Glendale Historic District Ordinance; not evaluated for Glendale, California, or National Registers. The eight non-contributing properties received this code.

The City of Glendale developed the 7DNC code to identify non-contributing properties in a way that best reflects their treatment under the Historic District Design Guidelines. It reflects that properties are still subject to design review, though at a reduced level of scrutiny with regard to historic features. It also acknowledges that future, property-specific research may determine that a non-contributing structure has historic or architectural significance and is possibly individually eligible for the Glendale Register of Historic Resources.

The California Department of Parks and Recreation survey forms (DPR forms) prepared for each property as part of this survey utilize these codes, which can be found near the top right corner of the first page of each form (see Appendix B). The codes are also included in the master address table included in Appendix A. Figure 3 on page 3 features a map depicting all contributors and non-contributors.

Glendale Designation Criteria

To be eligible as a historic district, an area must meet at least one of the criteria established by the Glendale Historic District Overlay Ordinance. The Survey Area appears to meet four of the nine criteria:

- A. *Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. District Meets this Criterion.*

The Survey Area is significant for its association with many aspects of Glendale's history. Its location in Verdugo Canyon represents a northward expansion of the city's boundaries coinciding with increased access to various modes of transportation, including streetcar routes and later the automobile. These early suburbs provided Glendale residents with the ability to live in a picturesque, sylvan setting while remaining within commuting distance to the urban cores of Glendale and Los Angeles. The Survey Area's seamless integration into the natural beauty of Verdugo Canyon, a major consideration in its original subdivision

and design, is reflective of early trends in suburban development in Glendale in the first few decades of the twentieth century.

B. Is identified with persons or events significant in local, state, or national history. District Does Not Meet this Criterion.

The larger Verdugo Woodlands neighborhood was originally part of the *rancho* of Teodoro Verdugo, and later associated with subdividers/developers John A. Pirtle and Frederick P. Newport. Because no built resources associated with Teodoro Verdugo are extant within the Survey Area, it cannot be argued that it is associated with that individual. Pirtle and Newport were both notable developers, but the Survey Area is one of many developments associated with these individuals, and research did not indicate it is singularly significant for these associations. In addition, although notable residents have lived in houses within the Survey Area over the course of its history, research did not reveal that the district as a whole is significant for its association with any of them.

C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship. District Does Not Meet this Criterion.

The Survey Area comprises a wide range of built resources, exhibiting a variety of architectural modes and styles. Although the predominant style is Ranch, comprising just under half of the buildings in the district, no one style or period is visually dominant. As such, as a whole the district cannot be said to embody the distinctive characteristics of a style, type, or period.

D. Represents the work of notable builders, designers, or architects. District Does Not Meet this Criterion.

No single builder, designer, or architect is known to have made a significant contribution to the development or overall appearance of Niodrara Drive. The houses within the district were designed by numerous architects and builders over the course of its history; though some of these architects are significant, including Rudolph Schindler, Robert Earl, and Robert Byrd, the district as a whole does not represent their work.

Research revealed that developer John Pirtle hired noted California horticulturist John McLaren to assist with the design of the subdivision. Little information could be found about McLaren's involvement, and it is not known to what extent he participated in the overall landscape design of the Verdugo Canyon Tract. It is not listed among his works in the John McLaren Collection at the San Francisco Public Library. At this time, it cannot be said with

certainty that the district is significant as representative of the work of McLaren; however, with future research discovery related to McLaren's involvement, this criterion may be reconsidered.

- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city. District Meets this Criterion.*

The Survey Area's significance is largely derived from its unique location in the Verdugo Woodlands, nestled among the native oaks and sycamores, and, most notably, along the Niodrara (also known as the Westside) Stream. Its unique location is what drew its developers to it in the first place, and then inspired them to create a subdivision that preserved and capitalized on the area's natural beauty. Its physical elements, including its trees, native stone features, and stream bed, make it a unique location in Glendale.

- F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation. District Does Not Meet this Criterion.*

While the quality of the architectural design, materials, detailing, and craftsmanship is high in the Survey Area, it cannot be said that, as a collection, its houses represent a significant achievement or innovation.

- G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning. District Meets this Criterion.*

The Survey Area is significant for its reflection of significant trends in community planning, including picturesque (mid-nineteenth century) and garden (early twentieth century) suburb design. With increased density and congestion in American urban cores, subdividers worked to develop residential tracts for wealthy homeowners that would offer the beauty of nature while still being located within commuting distance of the city. The Survey Area's geographical location just north of Verdugo Park, in the beautiful and naturally lush Verdugo Canyon, made it an attractive spot for this type of subdivision, and its proximity to Glendale and Los Angeles's urban cores made it a viable commuter suburb, first by streetcar and soon after by automobile.

- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association. District Meets this Criterion.*

As mentioned previously, the Survey Area comprises a wide range of buildings in terms of style and age, and therefore does not convey a sense of architectural cohesiveness. However, with its abundant natural and built landscape features, including the native flora of sycamore and coast live oak trees, native stone curbs and other hardscape features, it conveys a strong sense of historic cohesiveness through its setting and landscape.

1. *Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources. District Does Not Meet this Criterion.*

The Niodrara Drive Historic District has not been designated a historic district in the National or California Registers, though it appears eligible for state listing as discussed below.

CALIFORNIA REGISTER EVALUATION

The proposed Niodrara Drive Historic District appears to be eligible for listing in the California Register of Historical Resources for its significance at the local level under one of the four criteria:

1. *[The district is] associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. District Meets this Criterion.*

The Niodrara Drive Historic District is associated with significant patterns of early subdivision development in Glendale, drawing from larger national trends of picturesque and garden suburb design. Glendale's combination of location (proximity to the urban core of Los Angeles) and natural beauty, particularly in the Verdugo Mountains and Verdugo Canyon, made it the perfect place for the development of picturesque, commuter suburbs. Developed just after the turn of the twentieth century, Verdugo Woodlands (and the Survey Area, specifically) is one of the earliest subdivisions in Glendale - and Los Angeles as a whole - to convey an association with this pattern of suburban development.

2. *[The district is] associated with the lives of persons important to local, California or national history. District Does Not Meet this Criterion.*

As noted above, no persons known to be significant in the history of the city, state, or nation are associated with the development or history of the Survey Area.

3. *[The district is] embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of*

a master or possesses high artistic values. District Does Not Meet this Criterion.

As previously stated, the Survey Area comprises a wide range of built resources, exhibiting a variety of architectural modes and styles and reflecting the work of numerous architects and builders. Therefore, as a whole the district cannot be said to embody the distinctive characteristics of a style, type, or period, or represent the work of a master.

4. *[The district] has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. District Does Not Meet this Criterion*

The proposed district lies on soil disturbed by construction and extensive grading. It is not known to possess any paleontological or archaeological resources. However, due to its location along a natural stream, it is possible that it might contain subsurface resources that have the potential to yield information important to the prehistory or history of the area. With further research, this criterion may be reconsidered.

The proposed Niodrara Drive Historic District retains sufficient integrity and character-defining features to convey its historical significance.

NATIONAL REGISTER EVALUATION

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. The National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

Though National Register criteria are similar to those of the California Register, the threshold for a district to be listed in the National Register is higher than that for California Register listing. To be eligible for the National Register, a district must rise to a high level of significance in comparison to similar concentrations of properties. Since ARG's study area only included Niodrara Drive (which represents a fragment of the Verdugo Woodlands subdivision) and not the entire subdivision as a unified whole, there is not sufficient information to understand how the Survey Area fits into the broader context of the development of the Verdugo Woodlands. Thus, more research toward this end is needed to determine whether the proposed Niodrara Drive Historic District is eligible for listing in the National Register.

Master tables of all surveyed properties are included as Appendix A of this report, and DPR 523 forms (one District Record and 32 Primary Records) are also included as Appendix B.

BIBLIOGRAPHY

BOOKS AND PUBLISHED SOURCES

Arroyo, Juliet M. *Early Glendale*. Charleston: Arcadia Publishing, 2005.

Arroyo, Juliet M., Katherine Peters Yamada, and George Ellison. *Postcard History Series: Glendale*. Charleston: Arcadia Publishing, 2007.

Glendale Chamber of Commerce. *Glendale: Fastest Growing City in America* (promotional brochure), 1924-1925.

Glendale Chamber of Commerce. *Glendale: Still the Fastest Growing City in America* (promotional brochure), c. 1928.

Glendale Improvement Association. *Glendale: A Place for Homes* (promotional brochure), 1904.

Glendale Merchants Association. *Glendale: Your Home* (promotional brochure), 1926-1927.

Perry, E. Caswell, Shirley Catherine Berger, and Terri E. Jonisch. *Glendale: A Pictorial History*. Norfolk: The Donning Company, 1990.

Perry, E. Caswell, and Carroll W. Parcher. *Glendale Area History*. Glendale: Eric Schneirsohn, 1981.

"Rossmoyne Historic Resources Survey." Prepared for the City of Glendale by LSA Associates, Inc., September 2011.

Security Trust and Savings Bank. *First of the Ranchos: The Story of Glendale* (promotional brochure), 1924.

NEWSPAPERS AND PERIODICALS

"Extended to Verdugo Park." *Glendale News*, 8 July 1910.

"Grand Spanish Fiesta Program Announced." *Glendale News*, 7 June 1917.

"Niodrara Drive Historic District Application," 28 May 2013.

"Restrictions Aid Tract's Development." *Glendale Evening News*, 29 January 1927.

"Road to Verdugo Park." *Glendale News*, 22 April 1910.

San Francisco Public Library. "John McLaren Collection, 1866-1965," 2005.

"The End of the Verdugo Estate." *Glendale News-Press*, 1 September 2001.

"The Story of Verdugo Woodlands told in pictures," n.d. (1920s), GPL-SC, Sparr Heights/Verdugo Woodlands binder.

"The Verdugo Ranch." *Glendale News*, 2 October 1909.

"Transformation of Big Ranch." *Los Angeles Times*, 28 September 1909.

"Verdugo Park to be Cut Up." *Los Angeles Times*, 28 August 1906.

"Will Market Scenic Tract." *Los Angeles Times*, 27 May 1917.

ONLINE SOURCES

City of Glendale. "Catalina Verdugo Adobe." Accessed October 2014, <http://www.glendaleca.gov/government/departments/community-services-parks/parks-facilities-historic-sites/catalina-verdugo-adobe>.

City of Glendale. "Overview of Glendale History." Accessed October 2014, http://www.ci.glendale.ca.us/history_overview.aspx.

Encyclopedia of San Francisco. "Golden Gate Park." Accessed October 2014, <http://www.sfhistoryencyclopedia.com/articles/g/goldenGate-park.html>.

Glendale Historical Society. "Glendale History - A Brief Look." Accessed October 2014, <http://glendalehistorical.org/history.html>.

Historic Aerials. Aerial photographs dated 1952, 1972, 1977, 1980, 2003, 2004, and 2005. Accessed December 2013, www.historicaerials.com.

Independence Hall Association. "The Age of the Automobile." Accessed October 2014, <http://www.ushistory.org/us/46a.asp>.

KCET. "Rancho San Rafael." Accessed October 2014, <http://www.kcet.org/socal/departures/highland-park/the-highlands/rancho-san-rafael.html>.

Los Angeles County Tract Maps. Accessed October 2014, <http://dpw.lacounty.gov/smpm/landrecords/>.

APPENDIX A: PROPERTY DATA TABLES

TABLE 1. Master Property List

Street Address	AIN	Build Date	Architectural Style	Status Code	District Status
1619 Colina Dr	5614-020-018	1953	Ranch	7DNC	NC
1630 Fernbrook Pl	5614-019-036	1939	French-Inspired	5D1	C
1635 Fernbrook Pl	5614-019-017	1956	Ranch	5D1	C
1640 Fernbrook Pl	5614-019-037	1946	Minimal Traditional	5D1	C
1641 Fernbrook Pl	5614-019-016	1952	Ranch	5D1	C
1646 Fernbrook Pl	5614-019-038	1927	Tudor Revival	5D1	C
1647 Fernbrook Pl	5614-019-040	1925	Tudor Revival	5D1	C
1620 Hillside Dr	5614-020-036	1918	Tudor Revival	5D1	C
1635 Hillside Dr	5614-018-022	1925	Tudor Revival	5D1	C
1644 Hillside Dr	5614-019-024	1950	Ranch	5D1	C
1645 Hillside Dr	5614-018-027	1925	Tudor Revival	5D1	C
1800 Niodrara Dr	5614-019-033	1947	Ranch	5D1	C
1808 Niodrara Dr	5614-019-041	1937	Contemporary	7DNC	NC
1811 Niodrara Dr	5614-020-019	1962	Ranch	5D1	C
1812 Niodrara Dr	5614-019-035	1940	American Colonial Revival	5D1	C
1819 Niodrara Dr	5614-020-044	1985	Contemporary	7DNC	NC
1825 Niodrara Dr	5614-020-021	1955	Modern	5D1	C
1833 Niodrara Dr	5614-020-041	1955	Ranch	5D1	C
1839 Niodrara Dr	5614-020-016	1938	Minimal Traditional	5D1	C
1840 Niodrara Dr	5614-019-018	1955	Ranch	7DNC	NC
1845 Niodrara Dr	5614-020-015	1941	Modern	5B	C
1900 Niodrara Dr	5614-019-019	1950	Ranch	5D1	C
1909 Niodrara Dr	5614-020-014	1950	Ranch	7DNC	NC
1910 Niodrara Dr	5614-019-020	1941	American Colonial Revival	5D1	C
1915 Niodrara Dr	5614-020-013	1939	Minimal Traditional	5D1	C
1916 Niodrara Dr	5614-019-039	1941	Modern	5D1	C
1920 Niodrara Dr	5614-019-022	1949	Ranch	7DNC	NC
1926 Niodrara Dr	5614-019-025	1951	Ranch	5D1	C
2001 Niodrara Dr	5614-018-005	1942	Ranch	7DNC	NC
2011 Niodrara Dr	5614-018-023	1930	Spanish Colonial Revival	5D1	C
1616 Wabasso Wy	5614-018-008	1912	American Foursquare	5D1	C
1630 Wabasso Wy	5614-018-009	1951	Ranch	5D1	C

TABLE 2. Properties by Construction Date

Street Address	Build Date	Architectural Style
1616 Wabasso Way	1912	American Foursquare
1620 Hillside Drive	1918	Tudor Revival
1647 Fernbrook Place	1925	Tudor Revival
1635 Hillside Drive	1925	Tudor Revival
1645 Hillside Drive	1925	Tudor Revival
1646 Fernbrook Place	1927	Tudor Revival
2011 Niodrara Drive	1930	Spanish Colonial Revival
1808 Niodrara Drive	1937	Contemporary
1839 Niodrara Drive	1938	Minimal Traditional
1630 Fernbrook Place	1939	French-Inspired
1915 Niodrara Drive	1939	Minimal Traditional
1812 Niodrara Drive	1940	American Colonial Revival
1845 Niodrara Drive	1941	Modern
1910 Niodrara Drive	1941	American Colonial Revival
1916 Niodrara Drive	1941	Modern
2001 Niodrara Drive	1942	Ranch
1640 Fernbrook Place	1946	Minimal Traditional
1800 Niodrara Drive	1947	Ranch
1920 Niodrara Drive	1949	Ranch
1644 Hillside Drive	1950	Ranch
1900 Niodrara Drive	1950	Ranch
1909 Niodrara Drive	1950	Ranch
1926 Niodrara Drive	1951	Ranch
1630 Wabasso Way	1951	Ranch
1641 Fernbrook Place	1952	Ranch
1619 Colina Drive	1953	Ranch
1825 Niodrara Drive	1955	Modern
1833 Niodrara Drive	1955	Ranch
1840 Niodrara Drive	1955	Ranch
1635 Fernbrook Place	1956	Ranch
1811 Niodrara Drive	1962	Ranch
1819 Niodrara Drive	1985	Contemporary

TABLE 3. Properties by Architectural Style

Architectural Style	Street Address	Build Date
American Colonial Revival	1812 Niodrara Drive	1940
American Colonial Revival	1910 Niodrara Drive	1941
American Foursquare	1616 Wabasso Way	1912
Contemporary	1808 Niodrara Drive	1937
Contemporary	1819 Niodrara Drive	1985
French-Inspired	1630 Fernbrook Place	1939
Minimal Traditional	1839 Niodrara Drive	1938
Minimal Traditional	1915 Niodrara Drive	1939
Minimal Traditional	1640 Fernbrook Place	1946
Modern	1845 Niodrara Drive	1941
Modern	1916 Niodrara Drive	1941
Modern	1825 Niodrara Drive	1955
Ranch	2001 Niodrara Drive	1942
Ranch	1800 Niodrara Drive	1947
Ranch	1920 Niodrara Drive	1949
Ranch	1644 Hillside Drive	1950
Ranch	1900 Niodrara Drive	1950
Ranch	1909 Niodrara Drive	1950
Ranch	1926 Niodrara Drive	1951
Ranch	1630 Wabasso Way	1951
Ranch	1641 Fernbrook Place	1952
Ranch	1619 Colina Drive	1953
Ranch	1833 Niodrara Drive	1955
Ranch	1840 Niodrara Drive	1955
Ranch	1635 Fernbrook Place	1956
Ranch	1811 Niodrara Drive	1962
Spanish Colonial Revival	2011 Niodrara Drive	1930
Tudor Revival	1620 Hillside Drive	1918
Tudor Revival	1647 Fernbrook Place	1925
Tudor Revival	1635 Hillside Drive	1925
Tudor Revival	1645 Hillside Drive	1925
Tudor Revival	1646 Fernbrook Place	1927

APPENDIX B: SURVEY FORMS (DPR 523)