

Districts

Name: Blackhawk-Wystone Residential Historic District



Description:

The Blackhawk-Wystone Residential Historic District is located in the northwest section of Northridge. Moderate in size and trapezoidal in shape, the district is generally bounded by San Jose Street on the north, Devonshire Street on the south, Wilbur Avenue on the east, and Wystone and Donna Avenues on the west. The topography of the area is flat. Within the district are 52 residential properties, of which 44 (85%) contribute to its significance.

The district is composed of single-family Ranch style houses that are sited on large, half-acre lots and appear to have been custom built by a variety of builders and/or architects. Houses are uniformly set back from the street. Due to their custom design, no two houses are identical, but most are similar in massing, scale, and form. Almost all are one story in height. The houses are designed in an array of Ranch house styles. Common features include rambling plans; complex roof forms; various cladding materials including wood, stucco, and stone; picture and/or diamond paned windows; and decorative features including shutters and dovescotes. Most houses have an attached garage and concrete driveway. Common alterations include the replacement of original doors, garage doors, and some windows.

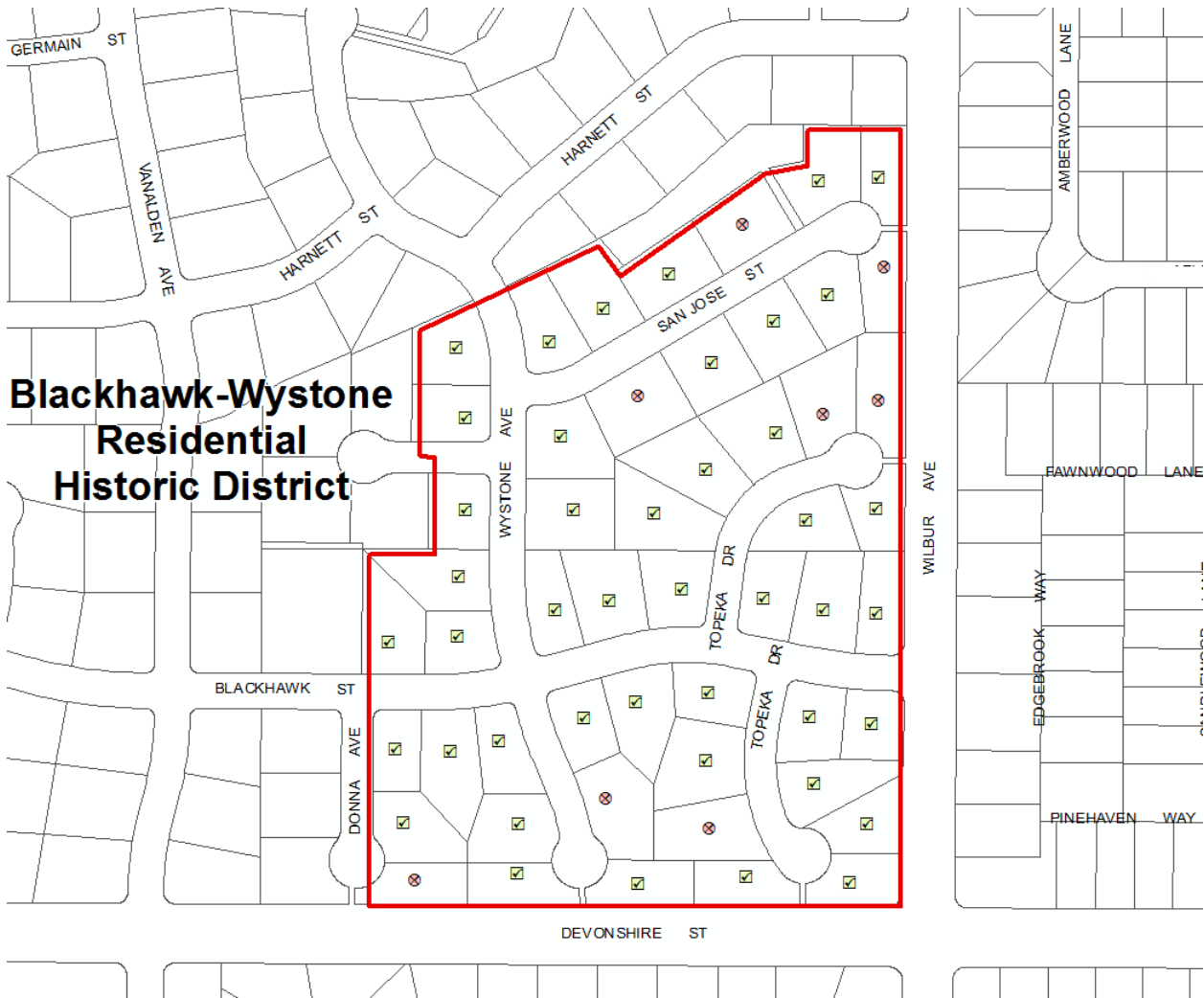
Streets loosely adhere to the rectilinear grid on which much of Northridge is oriented, and several terminate in cul-de-sacs. All streets feature curbs and gutters, but are devoid of sidewalks and street lights. Building setbacks are lushly planted with lawns, shrubs, and mature trees. Most houses feature a custom mailbox that is located at the front property line, adjacent to the street.

Significance:

The Blackhawk-Wystone Residential Historic District contains an excellent concentration of Ranch style architecture (mainly Traditional and Contemporary Ranches) in Northridge, with quality design and craftsmanship conveyed by individual houses. The period of significance has been identified as 1959-1966, which accounts for the district's primary period of development, and 85% of properties contribute to its significance.

The district encompasses two adjacent residential tracts, both of which were subdivided by the same group of developers and were developed at roughly the same time. The first tract, which comprises the district's southern half, was subdivided in 1958 by Santa Monica Doctors' Building, Inc., a corporation headed by Edward Talley and Albert Johnson. In 1962, the corporation opened an extension of the original tract, which was located immediately to the north of the original subdivision and comprises the northern half of the district. Neither tract appears to have been marketed under a particular name.

Houses within the two subdivisions were developed on an incremental basis between the late 1950s and mid-1960s. Lots appear to have been sold to individual buyers, who then constructed custom-designed houses in accordance with an overarching aesthetic vision for the neighborhood. The district was built out by the mid-1960s, with the last contributing house constructed in 1966.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Ranch style architecture (mainly Traditional and Contemporary Ranches) in Northridge, with high quality design and craftsmanship conveyed by individual residences.

Contributors/Non-Contributors:



Primary Address: 18900 W BLACKHAWK ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18901 W BLACKHAWK ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18911 W BLACKHAWK ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18912 W BLACKHAWK ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18924 W BLACKHAWK ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18933 W BLACKHAWK ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18942 W BLACKHAWK ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18945 W BLACKHAWK ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18952 W BLACKHAWK ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19001 W BLACKHAWK ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19010 W BLACKHAWK ST
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19015 W BLACKHAWK ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 19018 W BLACKHAWK ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 10300 N DONNA AVE
 Type: Non-Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 10308 N DONNA AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18900 W SAN JOSE ST
 Type: Non-Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18901 W SAN JOSE ST
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18911 W SAN JOSE ST
 Type: Contributor
 Year built: 1966
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Primary Address: 18912 W SAN JOSE ST
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18925 W SAN JOSE ST
 Type: Non-Contributor
 Year built: 1975
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18926 W SAN JOSE ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18938 W SAN JOSE ST
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 18939 W SAN JOSE ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18950 W SAN JOSE ST
 Type: Non-Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Oriental



Primary Address: 18953 W SAN JOSE ST
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18965 W SAN JOSE ST
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18966 W SAN JOSE ST
 Other Address: 10376 N WYSTONE AVE
 Type: Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 10300 N TOPEKA DR
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 10301 N TOPEKA DR
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 10309 N TOPEKA DR
 Type: Non-Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 10310 N TOPEKA DR
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10318 N TOPEKA DR
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10321 N TOPEKA DR
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10362 N TOPEKA DR
 Other Address: 18923 W BLACKHAWK ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 10363 N TOPEKA DR
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10367 N TOPEKA DR
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10370 N TOPEKA DR
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10371 N TOPEKA DR
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 10375 N TOPEKA DR
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10376 N TOPEKA DR
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10379 N TOPEKA DR
 Type: Non-Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 10300 N WYSTONE AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 10301 N WYSTONE AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 10305 N WYSTONE AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10310 N WYSTONE AVE
 Type: Non-Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 10321 N WYSTONE AVE
 Other Address: 19000 W BLACKHAWK ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 10344 N WYSTONE AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 10353 N WYSTONE AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 10362 N WYSTONE AVE
Type: Contributor
Year built: 1965
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Cape Cod



Primary Address: 10363 N WYSTONE AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 10401 N WYSTONE AVE
Type: Contributor
Year built: 1962
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Primary Address: 10415 N WYSTONE AVE
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Blue Ribbon Tract Housing Residential Historic District**Description:**

The Blue Ribbon Tract Housing Residential Historic District is located in the south section of Northridge. Small in size and rectangular in shape, the district includes parcels on the east side of Canby Avenue and the west side of Darby Avenue, south of Chase Street. The topography of the area is flat. Within the district are 16 residential properties, of which 10 (63%) contribute to its significance.

The district is composed of one-story, single-family residences. Most were designed in the Mid-Century Modern style, were constructed in 1953, and exhibit common architectural features including horizontal massing, redwood siding, clerestory windows, post-and-beam details, and attached carports. The houses sit on modestly-sized rectangular parcels, and are oriented at an angle as to take in optimal natural light. Common alterations include the replacement of some original doors and windows, the enclosure of some carports, and the addition of perimeter walls and fences. Interspersed between these houses are three Ranch style houses on Darby Avenue that date to an earlier period of development. These houses feature garages instead of carports and are oriented in a more conventional manner, perpendicular to the street.

Canby and Darby Avenues conform to the rectilinear street grid on which much of Northridge is oriented. Both streets terminate in cul-de-sacs and are devoid of curbs, gutters, and sidewalks. Street lighting is minimal. Setbacks along Canby Avenue are uniform; however, since more than one period of development is represented on Darby Avenue, setbacks along that street take on a more varied character. Building setbacks are lushly planted with a combination of mature trees, shrubs, and lawns.

Significance:

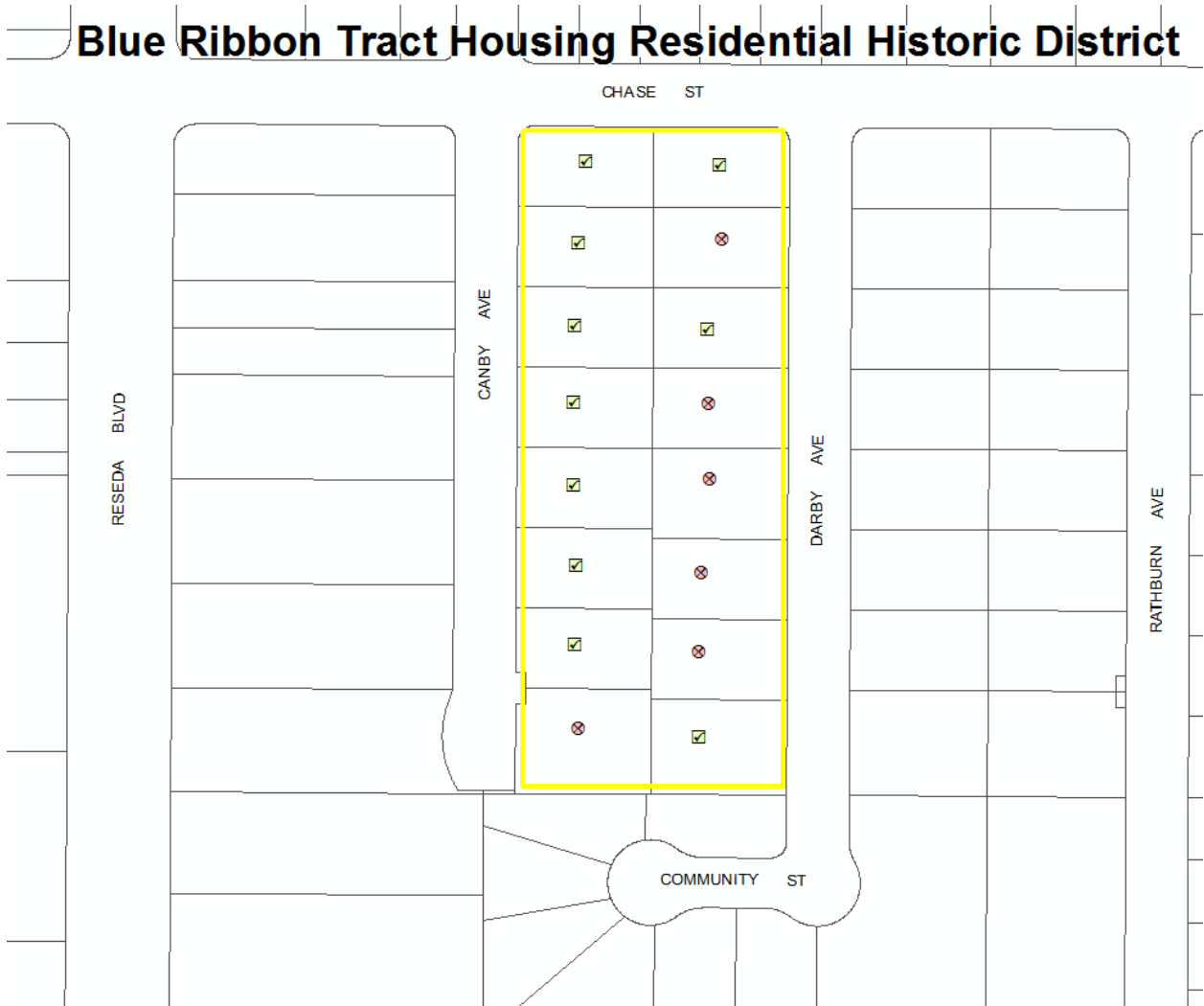
The Blue Ribbon Tract Housing Residential Historic District contains an excellent concentration of Mid-Century Modern residential architecture in Northridge, designed by noted Los Angeles architects Smith and Williams. The period of significance has been identified as 1953, which accounts for the district's primary period of development. 63% of properties contribute to its significance; due to a relatively low percentage of contributors, the district may not retain sufficient integrity for National Register eligibility.

Like much of Northridge, the area was initially occupied by walnut and citrus groves prior to being developed. In the late 1940s, a subdivision map was recorded for the area east of Reseda Boulevard and south of Chase Street. However, development activity was initially sluggish and was limited to three single-family houses that were built on the west side of Darby Avenue between 1946 and 1947. In 1952, the tract was re-subdivided into a series of smaller lots. New streets including Canby Avenue and Community Street were platted as part of this reconfiguration.

Modern architects Whitney Smith and Wayne Williams, well-known for their contribution to the Case Study program and for producing master plans that harmonized buildings and landscapes, developed a site plan for the western portion of the re-subdivided tract. Smith and Williams' site plan called for the construction of thirteen single-family houses, all of which were to be built around a common landscape and oriented at a slight angle to take full advantage of natural light. Mature walnut and citrus trees that pre-dated the subdivision were retained and incorporated into the development.

All thirteen houses were designed by Smith and Williams and were built by the Blue Ribbon Construction Company in 1953. Geared toward economically-minded buyers, the houses were modest in scale and simple in form, yet incorporated distinctive features associated with Mid-Century Modern architecture including redwood siding, open floor plans, open beam ceilings, and floor-to-ceiling windows. Each house was carefully incorporated into the landscape, providing households with convenient access to outdoor space and a sense of respite from the adjacent suburban environment.

The development, which was known as Blue Ribbon Tract Housing, won accolades for its thoughtful site plan and high-quality architecture. In 1954, Smith and Williams were awarded the American Institute of Architects' National Award of Merit for the project's design. Also in 1954, the Blue Ribbon Construction Company received a national design award from the National Association of Home Builders for its role in the tract's development.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Significant concentration of Mid-Century Modern residential architecture in Northridge; work of noted Los Angeles architects Smith and Williams. May not retain sufficient integrity for National Register eligibility.

Contributors/Non-Contributors:



Primary Address: 8400 N CANBY AVE
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8410 N CANBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8418 N CANBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8426 N CANBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8432 N CANBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8440 N CANBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8450 N CANBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18404 W CHASE ST
 Other Address: 8459 N DARBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18422 W CHASE ST
 Other Address: 8458 N CANBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8401 N DARBY AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8411 N DARBY AVE
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 8419 N DARBY AVE
 Other Address: 8417 N DARBY AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8427 N DARBY AVE
 Other Address: 8421 N DARBY AVE
 Type: Non-Contributor
 Year built: 1946
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 8433 N DARBY AVE
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 8441 N DARBY AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 8451 N DARBY AVE
Type: Non-Contributor
Year built: 1947
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Calahan-McLennan Residential Historic District**Description:**

The Calahan-McLennan Residential Historic District is located in the east section of Northridge. Moderate in size and rectangular in shape, the district is generally bounded by Tupper Street on the north, Calahan Street on the south, Petit Avenue on the east, and Balboa Boulevard on the west. The topography of the area is flat. Within the district are 181 residential properties, of which 164 (91%) contribute to its significance.

The district is composed of single-family Ranch style houses that were mass-produced. Houses are uniformly set back from the street and sit on modestly-sized parcels. Most are designed as Traditional Ranches, but other iterations of Ranch style architecture are also expressed in the district. While the houses are designed in accordance with one of several standardized plans, there is variation in terms of materials and details, providing each house with a degree of individuality. All houses are of a similar massing and scale, and exhibit common architectural features including L-shaped plans, various types of wood siding, diamond paned wood windows, and decorative features including shutters and dovescotes. Most of the houses have an attached garage, but a few have a detached garage that is set far back at the rear of the property. Common alterations including the replacement of original doors, garage doors, and some windows.

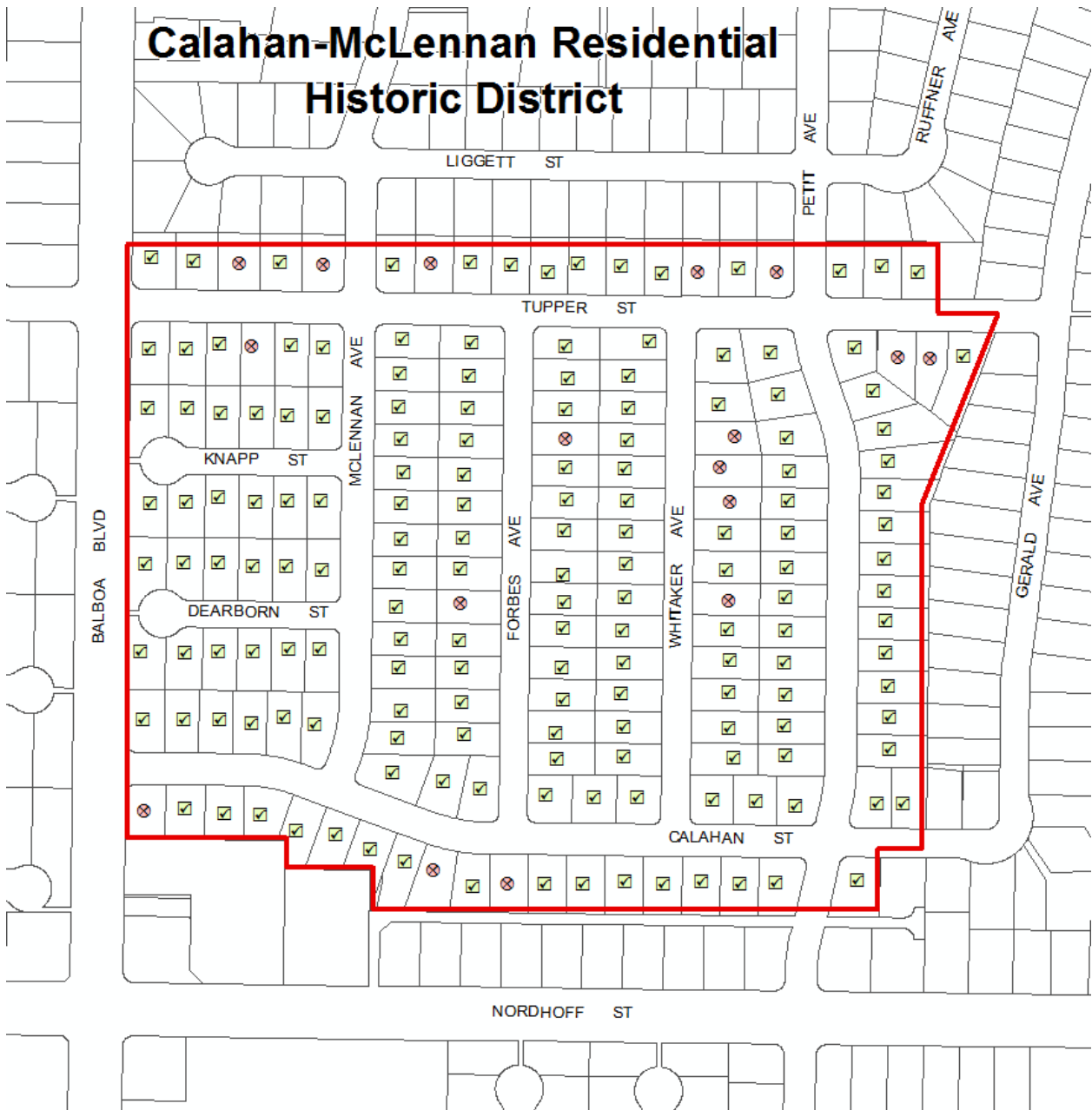
Streets loosely adhere to the rectilinear grid on which much of Northridge is oriented, and several terminate in cul-de-sacs. Notable streetscape features include concrete sidewalks and parkways that are intermittently planted with various street trees. Most houses are fronted by a gently-sloping front yard that is planted with lawns, shrubs, and mature trees.

Significance:

The Calahan-McLennan Residential Historic District contains an excellent concentration of Ranch style architecture (mostly Traditional Ranches) in Northridge, with quality design and craftsmanship conveyed by individual houses. It is also an excellent example of post-World War II suburbanization in Northridge, exemplifying planning and design concepts characteristic of postwar residential subdivisions. The period of significance has been identified as 1954-1960, which accounts for the district's primary period of development, and 91% of properties contribute to its significance.

The district encompasses two residential tracts and a small portion of a third, all of which were subdivided and developed by a common team of developers at roughly the same time. The first tract, which comprises the northern half of the district, was subdivided in 1954 by Walnut Cove, a partnership headed by Robert McAdam. Later in 1954, Robert and Ruby McAdam filed a subdivision map for the second tract, which adjoined the first and comprises the southern half of the district. A third subdivision map, which accounts for the area north of Tupper Street, was filed in 1955 by Ramco Homes, whose president and secretary were Robert and Ruby McAdam, respectively. Development within all three tracts occurred simultaneously, with most houses constructed between 1954 and 1955. None of these subdivisions appear to have been marketed under a particular name.

All three subdivisions were developed with Ranch style houses that are modest in scale but exhibit a degree of architectural detail that sets them apart from adjacent neighborhoods. Almost all of the houses were built between 1954 and 1956. Those parcels that remained vacant were incrementally developed in subsequent years, and by 1960 the neighborhood was built out.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Ranch style architecture (mainly Traditional Ranches) in Northridge, with high quality design and craftsmanship conveyed by individual residences.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of post-World War II suburbanization in Northridge; exemplifies planning and design concepts characteristic of postwar residential subdivisions in the San Fernando Valley.

Contributors/Non-Contributors:



Primary Address: 16747 W CALAHAN ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16756 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16757 W CALAHAN ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16800 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16801 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Primary Address: 16809 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 16810 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16817 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16818 W CALAHAN ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16824 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16827 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16832 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16837 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Primary Address: 16838 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16845 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16846 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16852 W CALAHAN ST
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16901 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16902 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16910 W CALAHAN ST
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16916 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16917 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16922 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16925 W CALAHAN ST
 Other Address: 9140 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16930 W CALAHAN ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 16936 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16944 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16945 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16949 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16950 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16955 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16960 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16961 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16966 W CALAHAN ST
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 16967 W CALAHAN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16930 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16931 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 16938 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16939 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16944 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16945 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16950 W DEARBORN ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 16951 W DEARBORN ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cinderella



Primary Address: 16956 W DEARBORN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16957 W DEARBORN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16964 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16965 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9142 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9148 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9149 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9154 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9155 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9161 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9162 N FORBES AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9200 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 9201 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9206 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9207 N FORBES AVE
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9212 N FORBES AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9213 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9218 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9219 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9224 N FORBES AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9225 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9230 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9231 N FORBES AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9236 N FORBES AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9237 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9242 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9243 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9248 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9249 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9254 N FORBES AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9255 N FORBES AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16931 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16938 W KNAPP ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16939 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16944 W KNAPP ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16945 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16950 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16951 W KNAPP ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16956 W KNAPP ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16957 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16964 W KNAPP ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16965 W KNAPP ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9149 N MCLENNAN AVE
 Other Address: 16937 W CALAHAN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9150 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9158 N MCLENNAN AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9162 N MCLENNAN AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9168 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9200 N MCLENNAN AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9206 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9214 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9220 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9221 N MCLENNAN AVE
 Other Address: 16930 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9226 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9232 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9238 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9244 N MCLENNAN AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9250 N MCLENNAN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9143 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9144 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9149 N PETIT AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9150 N PETIT AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9155 N PETIT AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, American Colonial



Primary Address: 9156 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9161 N PETIT AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9162 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9200 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9201 N PETIT AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9206 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9207 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9212 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9213 N PETIT AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9218 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9219 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9225 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9226 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9231 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9232 N PETIT AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9237 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9238 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 9244 N PETIT AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9245 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9253 N PETIT AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16740 W TUPPER ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16745 W TUPPER ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16746 W TUPPER ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16751 W TUPPER ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16752 W TUPPER ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16757 W TUPPER ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



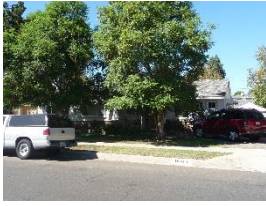
Primary Address: 16760 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16801 W TUPPER ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16809 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16815 W TUPPER ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16823 W TUPPER ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16829 W TUPPER ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16837 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16843 W TUPPER ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16851 W TUPPER ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16903 W TUPPER ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16911 W TUPPER ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16917 W TUPPER ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16930 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16931 W TUPPER ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16938 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16939 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16944 W TUPPER ST
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16945 W TUPPER ST
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16950 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16955 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 16956 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16964 W TUPPER ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 16965 W TUPPER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9142 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9143 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9148 N WHITAKER AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9149 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9154 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9155 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9160 N WHITAKER AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9161 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9200 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9201 N WHITAKER AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9206 N WHITAKER AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9207 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9212 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9213 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9218 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9219 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9224 N WHITAKER AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9225 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9230 N WHITAKER AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9231 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9236 N WHITAKER AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 9237 N WHITAKER AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9242 N WHITAKER AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9243 N WHITAKER AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9249 N WHITAKER AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9252 N WHITAKER AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary



Primary Address: 9255 N WHITAKER AVE
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Chateau Highlands Residential Historic District



Description:

The Chateau Highlands Residential Historic District is located in the northwest section of Northridge. Moderate in size and irregular in shape, the district is generally bounded by Kinzie Street on the north, Plummer Street on the south, Vanalden Avenue on the east, and Tampa Avenue on the west. Some parcels on cul-de-sacs that project north from Kinzie Street are also included in the district. The topography of the area is flat. Within the district are 131 residential properties, of which 120 (92%) contribute to its significance.

The district is composed of single-family Ranch style houses that are sited on large, half-acre lots and appear to have been custom-designed by a variety of builders and/or architects. Houses are uniformly set back from the street. Due to their custom designs, no two houses are identical, but most are similar in massing, scale, and form. Most are one story in height. Traditional and Contemporary Ranches are the most common, but the district also includes other variants of Ranch style architecture. Common features include rambling plans; complex roof forms; a variety of cladding materials including wood, stucco, and stone; picture and diamond paned windows; and decorative elements including shutters and dovescotes. Most have an attached garage that is approached by a concrete driveway. Common alterations include the replacement of original doors, garage doors, and some windows.

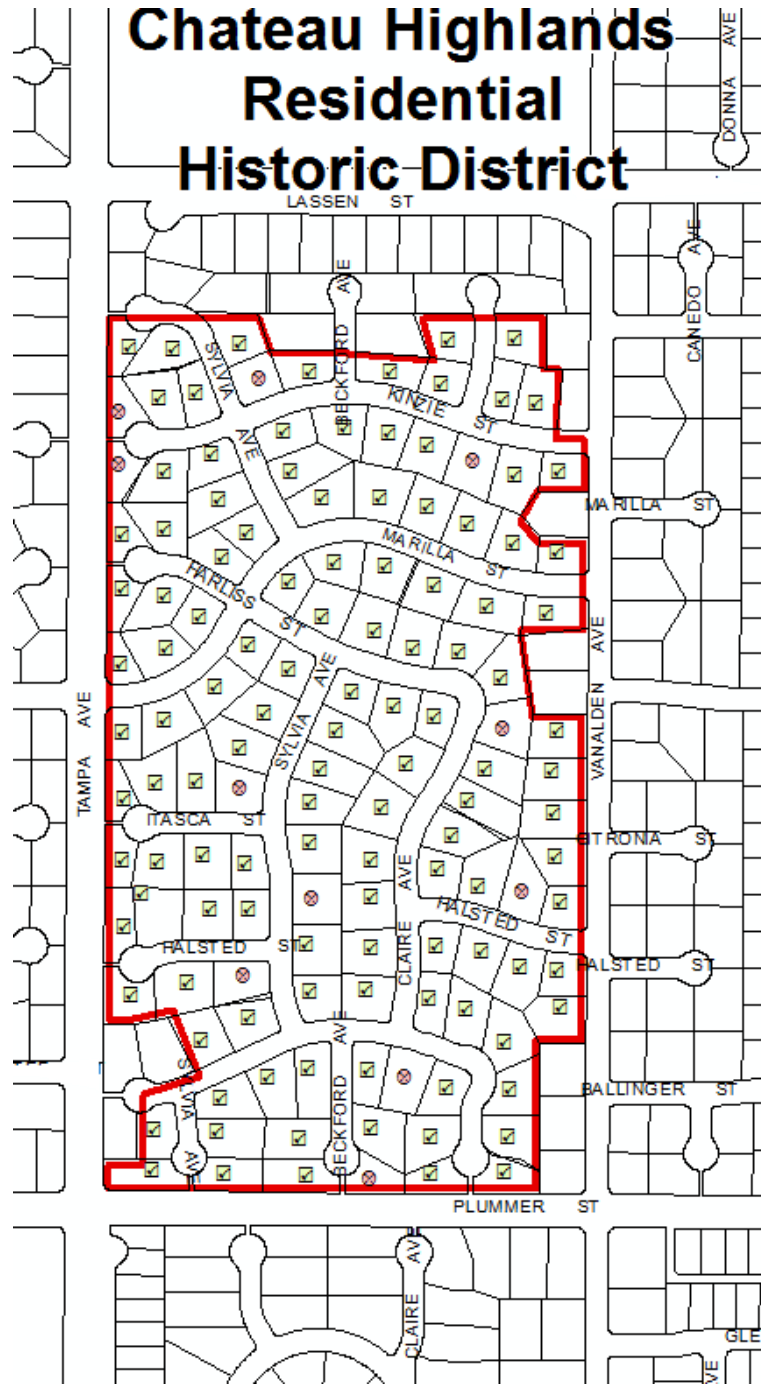
Streets within the district meander and do not adhere to a regular pattern; several terminate in cul-de-sacs. All streets feature curbs and gutters but do not have sidewalks. Street lighting is minimal. Building setbacks are lushly planted with lawns, shrubs, and mature trees. Most houses feature a custom mailbox that is sited at the front property line.

Significance:

The Chateau Highlands Residential Historic District contains an excellent concentration of Ranch style architecture (mostly Traditional and Contemporary Ranches) in Northridge, with quality design and craftsmanship conveyed by individual houses. It is also an excellent example of post-World War II suburbanization in Northridge, exemplifying planning and design concepts characteristic of postwar residential subdivisions. The period of significance has been identified as 1956-1963, which accounts for the district's primary period of development, and 92% of properties contribute to its significance. One house within the district was identified as an individually eligible resource.

The district encompasses two adjacent residential tracts, both of which were subdivided in the 1950s and were developed at roughly the same time. The first tract, which includes most of the district, was subdivided in 1956 by a team of development interests including Northridge Developers, Northridge Investment Company, Northridge Subdividers, and Northridge Suburban Estates. The second tract, which comprises the southwest corner of the district, was subdivided in 1959 by John Neggen. Historical newspaper articles and advertisements indicate that the neighborhood was marketed as Chateau Highlands. These accounts tout the neighborhood's lush setting and estate-like quality.

Houses within the two subdivisions were developed incrementally between the mid-1950s and early 1960s. Lots appear to have been sold to individual buyers, who then constructed custom-designed houses in accordance with an overarching aesthetic vision for the neighborhood. The neighborhood was built out by the early 1960s, with the last contributing house constructed in 1963.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Ranch style architecture (mainly Traditional and Contemporary Ranches) in Northridge, with high quality design and craftsmanship conveyed by individual residences.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of post-World War II suburbanization in Northridge; exemplifies planning and design concepts characteristic of postwar residential subdivisions in the San Fernando Valley.

Contributors/Non-Contributors:



Primary Address: 19118 W BALLINGER ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19119 W BALLINGER ST
 Other Address: 19117 W BALLINGER ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19120 W BALLINGER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19121 W BALLINGER ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19123 W BALLINGER ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19124 W BALLINGER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19125 W BALLINGER ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19129 W BALLINGER ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19138 W BALLINGER ST
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19150 W BALLINGER ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19200 W BALLINGER ST
 Other Address: 9525 N BECKFORD AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19210 W BALLINGER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19219 W BALLINGER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19231 W BALLINGER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19240 W BALLINGER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9507 N BECKFORD AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9508 N BECKFORD AVE
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9515 N BECKFORD AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9516 N BECKFORD AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9540 N CLAIRE AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9541 N CLAIRE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9555 N CLAIRE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9556 N CLAIRE AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9569 N CLAIRE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9600 N CLAIRE AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 9607 N CLAIRE AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9616 N CLAIRE AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9617 N CLAIRE AVE
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9628 N CLAIRE AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9629 N CLAIRE AVE
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9636 N CLAIRE AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9644 N CLAIRE AVE
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 9652 N CLAIRE AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9815 N CLAIRE AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9818 N CLAIRE AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19112 W HALSTED ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19119 W HALSTED ST
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 19122 W HALSTED ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19127 W HALSTED ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19200 W HALSTED ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 19201 W HALSTED ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19211 W HALSTED ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19214 W HALSTED ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19223 W HALSTED ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19230 W HALSTED ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19235 W HALSTED ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19133 W HARLISS ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19136 W HARLISS ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19143 W HARLISS ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19144 W HARLISS ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19155 W HARLISS ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19156 W HARLISS ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19167 W HARLISS ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19224 W HARLISS ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19225 W HARLISS ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19251 W HARLISS ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19252 W HARLISS ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19200 W ITASCA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19210 W ITASCA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19219 W ITASCA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19222 W ITASCA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19232 W ITASCA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19237 W ITASCA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19251 W ITASCA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19100 W KINZIE ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19111 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19116 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19123 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19126 W KINZIE ST
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19131 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19136 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19147 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19148 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19160 W KINZIE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19201 W KINZIE ST
 Other Address: 9801 N BECKFORD AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19212 W KINZIE ST
 Other Address: 9722 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19221 W KINZIE ST
 Type: Non-Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19234 W KINZIE ST
 Other Address: 9727 N SYLVIA AVE
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19241 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19242 W KINZIE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19251 W KINZIE ST
 Type: Non-Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19252 W KINZIE ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19101 W MARILLA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 19110 W MARILLA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19117 W MARILLA ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19118 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19131 W MARILLA ST
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19134 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19143 W MARILLA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19146 W MARILLA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19153 W MARILLA ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19160 W MARILLA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19165 W MARILLA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19172 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19201 W MARILLA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19211 W MARILLA ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19224 W SUPERIOR ST
 Other Address: 19180 W HARLISS ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19225 W SUPERIOR ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 19234 W SUPERIOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19241 W SUPERIOR ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19244 W SUPERIOR ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 19253 W SUPERIOR ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 19254 W SUPERIOR ST
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9504 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9505 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9510 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9520 N SYLVIA AVE
 Other Address: 19224 W BALLINGER ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9540 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9556 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9600 N SYLVIA AVE
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9612 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9622 N SYLVIA AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9625 N SYLVIA AVE
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9634 N SYLVIA AVE
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9635 N SYLVIA AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9644 N SYLVIA AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9645 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9655 N SYLVIA AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9712 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9713 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9801 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9814 N SYLVIA AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9817 N SYLVIA AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Cape Cod



Primary Address: 9827 N SYLVIA AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9543 N VANALDEN AVE
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9555 N VANALDEN AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9601 N VANALDEN AVE
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9617 N VANALDEN AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9627 N VANALDEN AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 9637 N VANALDEN AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9647 N VANALDEN AVE
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Contemporary

Name: Living-Conditioned Homes Residential Historic District



Description:

The Living-Conditioned Homes Residential Historic District is located in the northern section of Northridge. Moderate in size and irregular in shape, the district is part of a larger neighborhood located northeast of Devonshire Street and Reseda Boulevard. It includes portions of Blackhawk, Devonshire, Hiawatha, Minnehaha, and San Jose Streets; Canby Avenue; and Reseda Boulevard. The topography of the area is flat. Within the district are 53 residential properties, of which 38 (72%) contribute to its significance.

The district is composed of single-family tract houses designed in the Mid-Century Modern style. All but one are one story in height and are consistent in terms of massing and scale. Houses are uniformly set back from the street and sit on moderately-sized rectangular parcels. District contributors exhibit architectural features that are highly evocative of Mid-Century Modernism including dramatic butterfly rooflines, post-and-beam construction, wide eaves, a variety of cladding materials, clerestory windows, and the extensive application of natural stone and concrete block. Houses feature integral two-car garages that are approached by concrete driveways. Common alterations include the replacement of original doors, garage doors, and wall cladding. Several houses have experienced some window opening modification.

Streets loosely adhere to the rectilinear grid on which much of Northridge is oriented. Notable streetscape features include concrete sidewalks and parkways that are planted with mature street trees. Each street within the district is lined with its own species of tree. Building setbacks are modestly planted with lawns and various types of mature shrubs and trees.

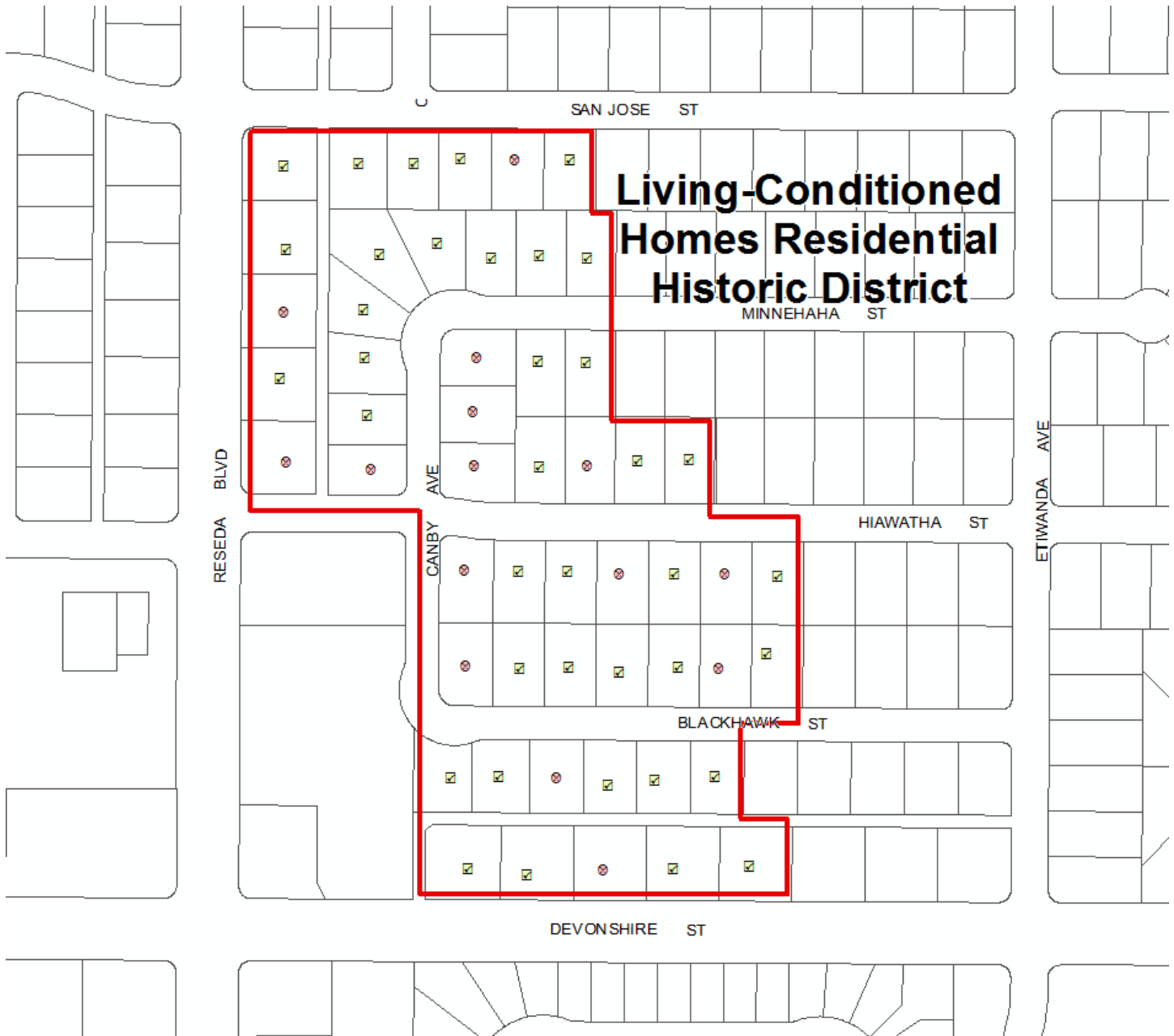
Significance:

The Living-Conditioned Homes Residential Historic District contains an excellent concentration of Mid-Century Modern residential architecture in Northridge, designed by noted Los Angeles architects Palmer and Krisel. It is also significant as an innovative example of post-World War II suburbanization, espousing the principles of a progressive homebuilding initiative known as “Living-Conditioning.” The period of significance has been identified as 1957-1959, accounting for the district’s period of development, and 72% of properties contribute to its significance.

The district encompasses two adjacent residential tracts, both of which were subdivided in 1957. Both of the subdivisions were developed by Sanford D. Adler, a seasoned builder who had developed several other postwar tracts around the Valley. Adler collaborated with architects Dan Saxon Palmer and William Krisel, well-known for “bringing Modernism to the masses” by incorporating features associated with high-style Modernism into mass-produced tract housing. Palmer and Krisel designed the houses within Adler’s development, which consisted of four basic plans with a variety of décor packages and exterior finishes that produced a cohesive yet diverse collection of houses.

The Living Conditioned Homes district is unique in that it is the only Palmer and Krisel tract in the San Fernando Valley to exhibit the flamboyant characteristics most commonly associated with their “Alexander-style” developments in Palm Springs and Las Vegas. Houses within the district exhibit degrees of architectural detail and expression that are not often seen in neighborhoods composed of mass-produced tract housing.

The term “Living-Conditioned” is associated with the concept of living-conditioning, a progressive homebuilding initiative that was sponsored in the 1950s by “LIVING for Young Homemakers” magazine. The initiative advocated for mass-produced housing that was both economical and fully-equipped to meet the day-to-day needs of the modern family. Houses that were designed to be “living-conditioned” accounted for such interrelated factors as acoustics, lighting, safety, and aesthetics to provide prospective buyers with the highest-possible quality of life. The concept of living-conditioning was applied to several individual demonstration and model houses – including the California Research Home in Sacramento, designed by architect Don Emmons – but Adler’s development in Northridge appears to have been the fullest expression of the initiative’s goals and objectives. Development within the tract began in 1957 and continued through 1959.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Mid-Century Modern residential architecture in Northridge; work of noted Los Angeles architects Palmer and Krisel.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of post-World War II suburbanization in Northridge; developed by Sanford D. Adler in collaboration with Los Angeles architects Palmer and Krisel. Through the incorporation of high-style Modernism into an otherwise ordinary mass-produced subdivision, the district stands out as a pioneering and distinctive example of postwar suburbanization.

Contributors/Non-Contributors:



Primary Address: 18335 W BLACKHAWK ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18342 W BLACKHAWK ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18343 W BLACKHAWK ST
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18350 W BLACKHAWK ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18351 W BLACKHAWK ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18359 W BLACKHAWK ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18400 W BLACKHAWK ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18401 W BLACKHAWK ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18406 W BLACKHAWK ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18413 W BLACKHAWK ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18416 W BLACKHAWK ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18419 W BLACKHAWK ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 18424 W BLACKHAWK ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10400 N CANBY AVE
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10401 N CANBY AVE
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 10408 N CANBY AVE
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10409 N CANBY AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10417 N CANBY AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10418 N CANBY AVE
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10427 N CANBY AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18335 W DEVONSHIRE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18347 W DEVONSHIRE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18401 W DEVONSHIRE ST
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18409 W DEVONSHIRE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18419 W DEVONSHIRE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18334 W HIAWATHA ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18342 W HIAWATHA ST
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18349 W HIAWATHA ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18350 W HIAWATHA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18357 W HIAWATHA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18358 W HIAWATHA ST
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 18400 W HIAWATHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18401 W HIAWATHA ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18409 W HIAWATHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18410 W HIAWATHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18418 W HIAWATHA ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18408 N MINNEHAHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18400 W MINNEHAHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18401 W MINNEHAHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18409 W MINNEHAHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18417 W MINNEHAHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18425 W MINNEHAHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18431 W MINNEHAHA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10400 N RESEDA BLVD
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 10412 N RESEDA BLVD
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



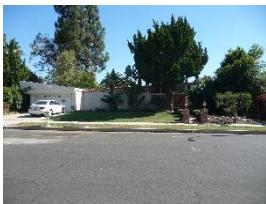
Primary Address: 10424 N RESEDA BLVD
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10436 N RESEDA BLVD
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 10448 N RESEDA BLVD
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18404 W SAN JOSE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 18414 W SAN JOSE ST
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 18422 W SAN JOSE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 18430 W SAN JOSE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 18438 W SAN JOSE ST
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century

Name: Northridge Downs Residential Historic District**Description:**

The Northridge Downs Residential Historic District is located in central Northridge, directly north of the state university campus (CSUN). Moderate in size and rectangular in shape, the district is generally bounded by Labrador Street on the north, Marilla Street on the south, Lindley Avenue on the east, and Etiwanda Avenue on the west. The topography of the area is flat. Within the district are 61 residential properties, of which 50 (82%) contribute to its significance.

The district is composed of single-family Ranch style houses that are sited on large lots and appear to have been custom-designed by a variety of builders and/or architects. Houses are uniformly set back from the street. Due to their custom designs, no two houses are identical, but most are similar in massing, scale, and form. All but two houses are one story in height. Traditional Ranches are most common, but other variants of Ranch style architecture are also expressed within the district. Common features include rambling plans, complex roof forms, various types of wood siding, picture and diamond paned windows, and decorative elements including shutters and dovecotes. Most houses have an attached garage, several of which are connected to the main house by a sheltered breezeway. Houses are approached by concrete driveways. Common alterations include the replacement of original doors, garage doors, and some windows.

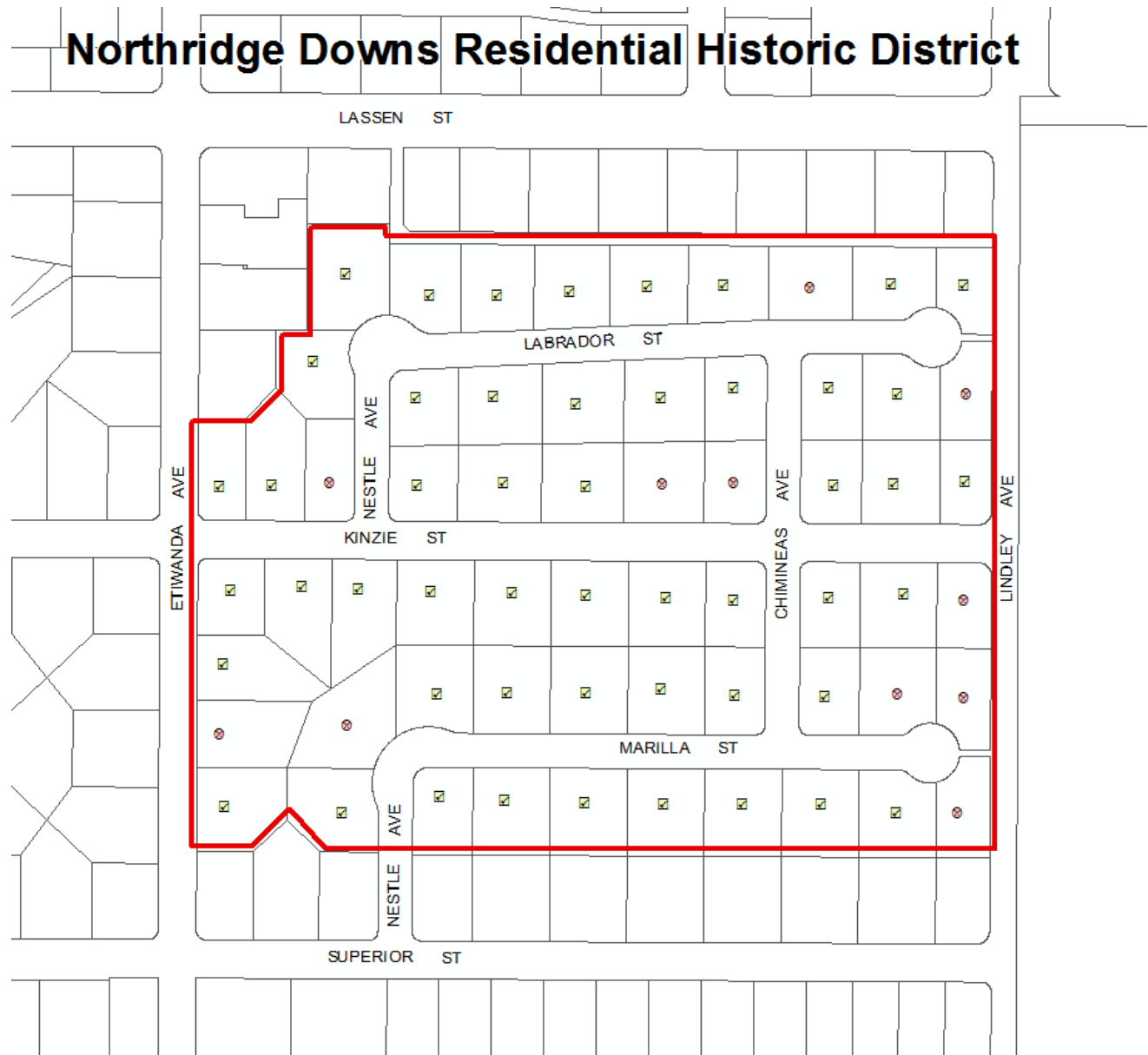
Streets loosely adhere to the rectilinear grid on which much of Northridge is oriented, and several terminate in cul-de-sacs. All streets feature curbs and gutters, but are devoid of sidewalks and street lights. Building setbacks are lushly planted with lawns, shrubs, and mature trees. Most houses feature a custom mailbox that is located at the front property line.

Significance:

The Northridge Downs Residential Historic District contains an excellent concentration of Ranch style architecture (mainly Traditional Ranches) in Northridge, with quality design and craftsmanship conveyed by individual houses. The period of significance has been identified as 1956-1965, which accounts for the district's primary period of development, and 82% of properties contribute to its significance.

In 1956, a subdivision map for the area was filed by the Kinzie Land Company, headed by H.A. and Frances Temple, and the Lindley Land Company, headed by G.D. and Elizabeth Erickson. The tract was located immediately to the north of a new university campus that would later become California State University, Northridge, which also opened in 1956. Marketed as Northridge Downs, the subdivision was one of many new residential tracts that opened at this time to accommodate the rapid influx of middle-income households to the San Fernando Valley after World War II.

Houses within Northridge Downs were developed on an incremental basis between the late 1950s and mid-1960s. Lots appear to have been sold to individual buyers, who then built custom-designed houses in accordance with an overarching aesthetic vision for the neighborhood. The district was built out by the mid-1960s, with the last contributing house constructed in 1965.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Ranch style architecture (mainly Traditional Ranches) in Northridge, with high quality design and craftsmanship conveyed by individual residences.

Contributors/Non-Contributors:



Primary Address: 9714 N ETIWANDA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9728 N ETIWANDA AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9738 N ETIWANDA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18100 W KINZIE ST
 Other Address: 9759 N LINDLEY AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 18101 W KINZIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18109 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Oriental



Primary Address: 18110 W KINZIE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18120 W KINZIE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18121 W KINZIE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18136 W KINZIE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18137 W KINZIE ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 18144 W KINZIE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18145 W KINZIE ST
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Oriental



Primary Address: 18200 W KINZIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18201 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18208 W KINZIE ST
 Other Address: 18202 W KINZIE ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18211 W KINZIE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18220 W KINZIE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18223 W KINZIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18232 W KINZIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18241 W KINZIE ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18242 W KINZIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18247 W KINZIE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18252 W KINZIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18255 W KINZIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18104 W LABRADOR ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18105 W LABRADOR ST
 Other Address: 9831 N LINDLEY AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18108 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18111 W LABRADOR ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18120 W LABRADOR ST
 Other Address: 9824 N CHIMINEAS AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18123 W LABRADOR ST
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18136 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18137 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18144 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18149 W LABRADOR ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18200 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18201 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18211 W LABRADOR ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18216 W LABRADOR ST
 Other Address: 18210 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18222 W LABRADOR ST
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18223 W LABRADOR ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18235 W LABRADOR ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18104 W MARILLA ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18105 W MARILLA ST
 Other Address: 9731 N LINDLEY AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18108 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18111 W MARILLA ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18120 W MARILLA ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 18123 W MARILLA ST
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18132 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18137 W MARILLA ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18144 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18145 W MARILLA ST
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18200 W MARILLA ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18201 W MARILLA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18208 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18209 W MARILLA ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 18220 W MARILLA ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 18221 W MARILLA ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9717 N NESTLE AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9729 N NESTLE AVE
Type: Non-Contributor
Year built: 1961
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 9819 N NESTLE AVE
Type: Contributor
Year built: 1958
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Oak Park-Paso Robles Residential Historic District**Description:**

The Oak Park-Paso Robles Residential Historic District is located in the south section of Northridge, within the area commonly referred to as Sherwood Forest. Moderate in size and irregular in shape, the district includes parcels on portions of Oak Park and Paso Robles Avenues as well as Chase, Community, and Malden Streets. The topography of the area is flat. Within the district are 47 residential properties, of which 40 (85%) contribute to its significance.

The district is composed of single-family Ranch style houses that are sited on large lots and appear to have been custom built by a variety of builders and/or architects. Houses are uniformly set back from the street. Due to their custom designs, no two houses are identical, but most are similar in massing, scale, and form. All are one story in height. Traditional Ranches are most common, though other iterations of Ranch style architecture can also be found. Common features include rambling plans; complex roof forms; a variety of cladding materials; diamond paned wood windows; and decorative features including shutters and dovescotes. Most houses have an attached garage, several of which are attached to the main house by a sheltered breezeway. Garages are accessed by concrete driveways. Common alterations include the replacement of original doors, garage doors, and some windows.

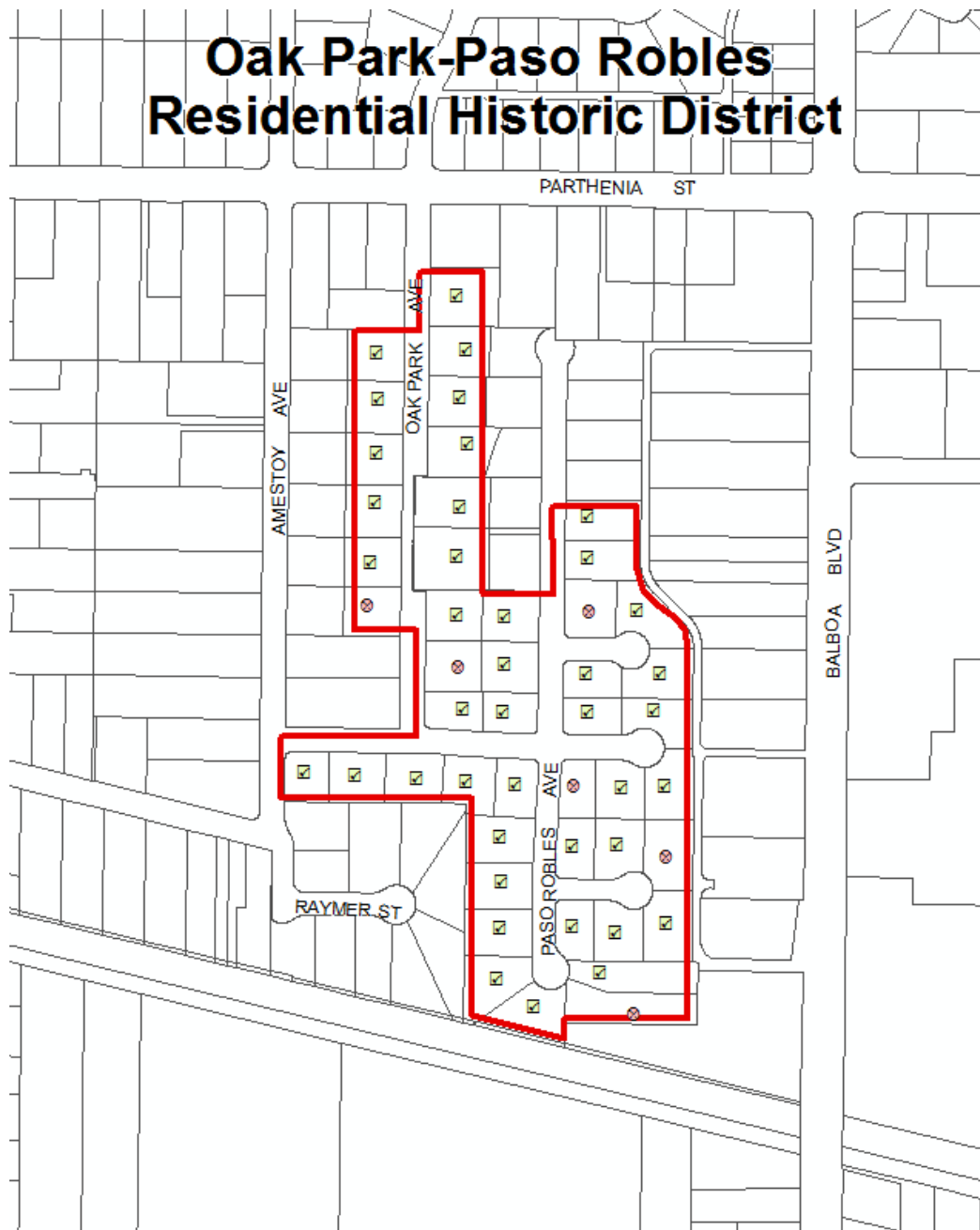
Streets loosely adhere to the rectilinear grid on which much of Northridge is oriented, and several terminate in cul-de-sacs. All streets feature curbs and gutters but no sidewalks. Street lighting is sparse. Building setbacks are lushly planted with lawns, shrubs, and mature trees. Most houses feature a custom mailbox that is sited at the front property line.

Significance:

The Oak Park-Paso Robles Residential Historic District contains an excellent concentration of Ranch style architecture (mostly Traditional Ranches) in Northridge, with quality design and craftsmanship conveyed by individual houses. The period of significance has been identified as 1950-1965, which accounts for the district's primary period of development, and 85% of properties contribute to its significance.

The district encompasses portions of multiple residential tracts that are located adjacent to one another and were developed at approximately the same time. Most of the district is located within a tract that was subdivided in 1955 by the Northridge Investment Company and Western Mutual Corporation. However, the edges of the district include small portions of other residential tracts that were subdivided and developed contemporaneously. None of these subdivisions appear to have been marketed under a particular name.

Houses within the district were developed on an incremental basis between the 1950s and mid-1960s. Lots appear to have been sold to individual buyers, who then constructed custom-designed houses in accordance with an overarching aesthetic vision for the neighborhood. The district was built out by the mid-1960s, with the last contributing house constructed in 1965. Since the area was occupied by walnut groves prior to its subdivision, mature and productive walnut trees were incorporated into many of these houses' yards.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Ranch style architecture (mainly Traditional Ranches) in Northridge, with high quality design and craftsmanship conveyed by individual residences.

Contributors/Non-Contributors:



Primary Address: 17036 W CHASE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17037 W CHASE ST
 Type: Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17042 W CHASE ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17049 W CHASE ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17066 W CHASE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17075 W CHASE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17076 W CHASE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17085 W CHASE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17090 W CHASE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17108 W CHASE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17120 W CHASE ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17038 W COMMUNITY ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17039 W COMMUNITY ST
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17040 W COMMUNITY ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17041 W COMMUNITY ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17054 W COMMUNITY ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 17055 W COMMUNITY ST
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17042 W MALDEN ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17043 W MALDEN ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 17052 W MALDEN ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17053 W MALDEN ST
 Other Address: 8524 N PASO ROBLES AVE
 Type: Non-Contributor
 Year built: 1974
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8508 N OAK PARK AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8522 N OAK PARK AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8523 N OAK PARK AVE
 Type: Non-Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 8535 N OAK PARK AVE
 Type: Contributor
 Year built: 1962
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8536 N OAK PARK AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8545 N OAK PARK AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8550 N OAK PARK AVE
 Type: Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8557 N OAK PARK AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8560 N OAK PARK AVE
 Other Address: 8572 N OAK PARK AVE
 8620 N OAK PARK AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 8600 N OAK PARK AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8601 N OAK PARK AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8619 N OAK PARK AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 8630 N OAK PARK AVE
 Type: Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8634 N OAK PARK AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8370 N PASO ROBLES AVE
 Other Address: 8373 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8376 N PASO ROBLES AVE
 Type: Non-Contributor
 Year built: 1936
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 8377 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 8380 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8383 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8411 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8423 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8440 N PASO ROBLES AVE
 Other Address: 17052 W CHASE ST
 17056 W CHASE ST
 Type: Non-Contributor
 Year built: 1973
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 8509 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1960
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8523 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8538 N PASO ROBLES AVE
 Type: Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 8548 N PASO ROBLES AVE
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Walnutwood Estates Residential Historic District**Description:**

The Walnutwood Estates Residential Historic District is located in the eastern section of Northridge. Moderate in size and rectangular in shape, the district is centered around Aldea Avenue, between Plummer Street on the north and Nordhoff Street on the south. The district is primarily flat, but features some gradual changes in elevation near its northern edge as it conforms to the contours of a small hill. Within the district are 71 residential properties, of which 60 (85%) contribute to its significance.

The district is composed of single-family Ranch style houses that are sited on large lots and were custom built by a variety of builders and/or architects. Houses are uniformly set back from the street and sit on irregularly-shaped parcels. Almost all of the houses are one story in height. Traditional Ranches are the most common, though other iterations of the Ranch style are also expressed within the district. No two houses are identical, but most are similar in massing, scale, and form. They also exhibit common architectural features including rambling plans; complex roof forms; various types of wood siding; diamond paned wood windows; and decorative elements including shutters and dovescotes. Most houses have attached garages, several of which are connected to the main house by a sheltered breezeway. Common alterations include the replacement of original doors, garage doors, and some windows.

Streets within the district meander and do not adhere to a regular pattern; several terminate in cul-de-sacs. All streets feature curbs and gutters, but do not have sidewalks or street lights. Building setbacks are lushly planted with lawns, shrubs, and mature trees. Most houses feature a custom mailbox that is sited at the front property line, adjacent to the street.

Significance:

The Walnutwood Estates Residential Historic District contains an excellent concentration of Ranch style architecture (mostly Traditional Ranches) in Northridge, with quality design and craftsmanship conveyed by individual houses. The period of significance has been identified as 1953-1958, which accounts for the district's primary period of development, and 85% of properties contribute to its significance.

Prior to its subdivision, the district was occupied by walnut and citrus groves. In 1953, developer J.W. Givens, who was known for developing neighborhoods of custom houses in the San Fernando Valley and West Los Angeles, filed a tract map for the area south of Prairie Street and subdivided the land into half-acre residential lots. The tract was named Walnutwood Estates. In 1954, Givens filed a second tract map for the northern half of the district and subdivided the land into additional residential lots, which were marketed as the second phase of Walnutwood Estates.

Houses in Walnutwood Estates were developed on an incremental basis between the mid and late 1950s. Lots were sold to individual buyers, who then constructed custom-designed houses in accordance with an overarching aesthetic vision for the neighborhood. To assist buyers, a demonstration house was available "to illustrate the type of individually designed homes that can be constructed by lot buyers," and design assistance was available to buyers who did not have a particular architect or builder in mind. Existing citrus and walnut trees were retained and incorporated into each of the lots. The district was built out by the late 1950s, with the last contributing house constructed in 1958.



Walnutwood Estates Residential Historic District

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Ranch style architecture (mainly Traditional Ranches) in Northridge, with high quality design and craftsmanship conveyed by individual residences.

Contributors/Non-Contributors:



Primary Address: 9119 N ALDEA AVE
 Other Address: 17230 W DEARBORN ST
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9120 N ALDEA AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9130 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9140 N ALDEA AVE
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 9150 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9157 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9200 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9208 N ALDEA AVE
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9218 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9226 N ALDEA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9236 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9241 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9246 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9253 N ALDEA AVE
 Other Address: 17230 W PRAIRIE ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9254 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9300 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9310 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9320 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9330 N ALDEA AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9331 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9342 N ALDEA AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9343 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9354 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9400 N ALDEA AVE
 Type: Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9405 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9408 N ALDEA AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9414 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9419 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9426 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9450 N ALDEA AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9470 N ALDEA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9475 N ALDEA AVE
 Type: Non-Contributor
 Year built: 1961
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 9480 N ALDEA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17231 W DEARBORN ST
 Other Address: 9141 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17242 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 17243 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 17251 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 17252 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17262 W DEARBORN ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17263 W DEARBORN ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17230 W EXETER PL
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17244 W EXETER PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17245 W EXETER PL
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17254 W EXETER PL
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17255 W EXETER PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17264 W EXETER PL
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17265 W EXETER PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9445 N GIVENS PL
 Type: Contributor
 Year built: 1959
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9461 N GIVENS PL
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 9462 N GIVENS PL
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9470 N GIVENS PL
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 9471 N GIVENS PL
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 17230 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17231 W KNAPP ST
 Other Address: 9227 N ALDEA AVE
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17240 W KNAPP ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17243 W KNAPP ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 17250 W KNAPP ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17251 W KNAPP ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17262 W KNAPP ST
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 17263 W KNAPP ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 17255 W MILLARD PL
 Other Address: 9433 N ALDEA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17256 W MILLARD PL
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17266 W MILLARD PL
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17267 W MILLARD PL
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17231 W PRAIRIE ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17241 W PRAIRIE ST
 Type: Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17242 W PRAIRIE ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17250 W PRAIRIE ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17253 W PRAIRIE ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17260 W PRAIRIE ST
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17261 W PRAIRIE ST
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Name: Alfred Bernhard Nobel Middle School**Description:**

Alfred Bernhard Nobel Middle (originally Junior High) School is located at 9950 Tampa Avenue in the northwest section of Northridge. Constructed in 1962, the campus occupies a flat, 23-acre parcel that is rectangular in shape and bounded by Merridy Street on the north, Lassen Street on the south, Vanalden Avenue on the east, and Tampa Avenue on the west.

The campus is divided roughly in half between east and west. The west half includes the campus core and consists of multiple one and two-story buildings. Most of these buildings are linear in plan, are connected by covered walkways, and open into landscaped courtyards. Facing Merridy Street is a multi-purpose building that is oriented at a 45-degree angle. The east half of the campus is composed of a gymnasium, paved athletic courts, grass playing fields, and a small garden. Several modular classroom structures have been placed to the north of the gymnasium. On-site parking consists of two small surface lots, one that is accessed from Merridy Street and the other from Tampa Avenue. The campus' perimeter and interior courtyards are planted with lawns, shrubs, and mature shade trees.

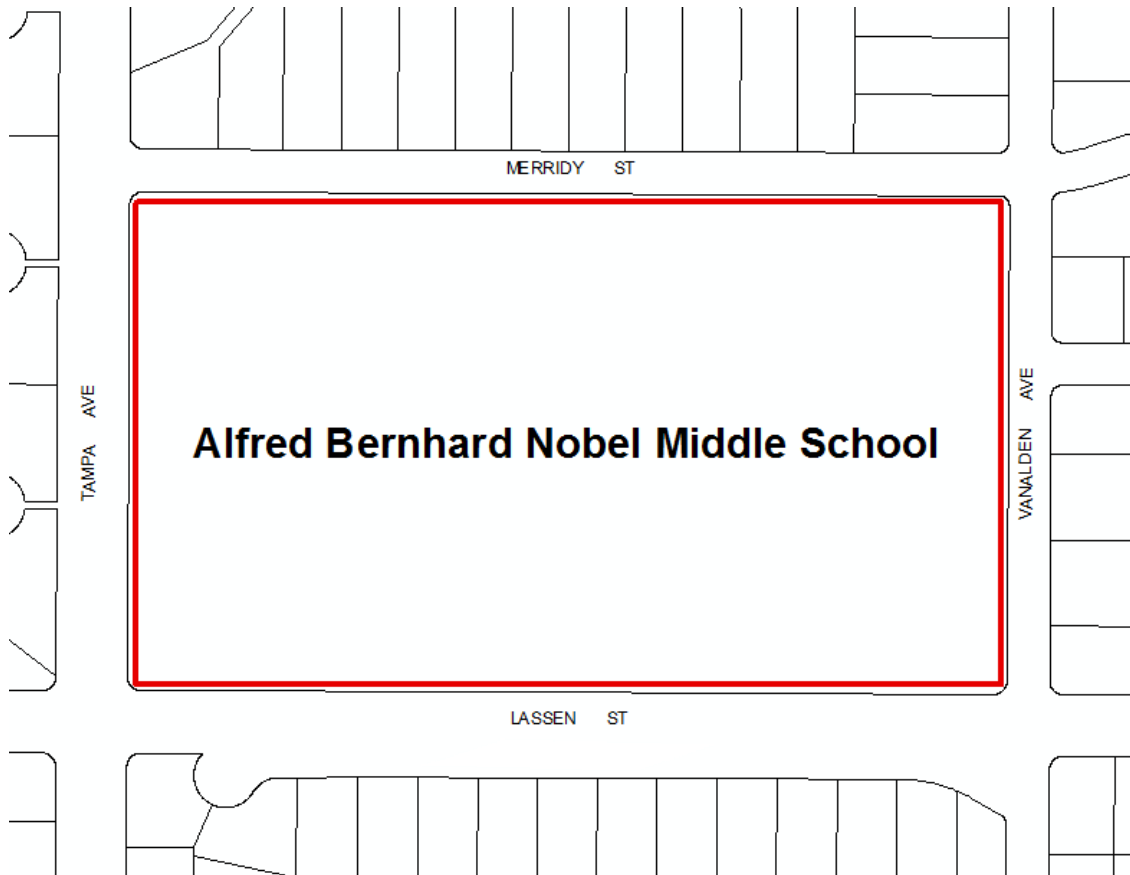
Campus buildings are designed in the International Style, a common choice for postwar LAUSD facilities. Notable features include low-pitched gabled roofs that coalesce to create a folded plate configuration, stucco and Roman brick wall cladding, and horizontal bands of operable windows. Aside from the addition of some modular classroom structures, the campus appears to be unaltered.

Significance:

Alfred Bernhard Nobel Middle School is an excellent example of a post-World War II LAUSD middle school, representing LAUSD campus planning and design concepts of the postwar period and the accommodation of rapid postwar growth in the San Fernando Valley. The period of significance has been identified as 1962, the year that the campus was constructed.

Responding to the incredible demand for new public school facilities after World War II, Los Angeles voters passed a series of municipal bond measures that allocated funds for school construction. Bond money was used to build new schools, improve existing campuses, and acquire land for future facilities. New campuses embodied contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Common design features included one-story buildings that embodied tenets of Modernism; abundant windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and ample space dedicated to recreation.

Nobel Middle School was one of several LAUSD campuses in the San Fernando Valley that were financed by a municipal bond measure passed in 1960. The campus was designed by the architectural firm of Johnson and Silvestri and built by the Crown Construction Company. It was named in honor of Alfred Bernhard Nobel, a renowned Swedish chemist, engineer, and industrialist who invented dynamite and instituted the Nobel Prize. Notably, the campus was the first within the LAUSD system to feature air conditioned classrooms, and was part of a district-wide study that evaluated the effects of air conditioning on student and faculty performance.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District middle school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: California State University, Northridge

Description:

California State University, Northridge is a public university campus in central Northridge. The campus occupies a large, L-shaped site that spans numerous parcels. The topography of the campus is flat. Its boundaries are somewhat irregular but are roughly defined by Halstead and Lassen Streets on the north, Nordhoff Street on the south, Zelzah Avenue on the east, and Lindley and Darby Avenues on the west.

The property contains approximately 100 buildings, many of which appear to be original to the campus (those on the interior are not visible from the public right-of-way, and numbers are estimated using aerial photographs). The core of the campus is located near its center, in an area loosely defined by Plummer and Nordhoff Streets and Etiwanda and Lindley Avenues. This area is occupied by academic and administration buildings, including lecture halls and the campus library. A student services complex is located to the east of the campus core. Recreational and athletic uses are largely concentrated along the eastern edge of the campus; a small portion of the campus' east perimeter is occupied by a public high school. The northeast section of the campus consists of dormitories and associated residential functions; the southeast corner features one of the San Fernando Valley's last remaining orange groves. Parking facilities, which consist of both structures and surface lots, are clustered around the campus' perimeter.

The campus accommodates vehicular traffic and has an internal circulation network, with streets that are roughly aligned with the adjacent city street grid. Most streets are accompanied by sidewalks and pedestrian infrastructure. Some areas, notably the campus core, are not accessible by car and are bisected by a network of pedestrian footpaths. The campus is extensively landscaped with lawns, trees, and plazas.

Significance:

Research indicates that the CSUN campus may be significant as an excellent example of postwar university campus planning and development in Los Angeles; and that it likely contains multiple examples of significant architecture, many by some of Los Angeles' most noted architects, architectural firms, landscape architects, engineers, and designers. In addition, the campus may be significant as the site of a 1968 student-led demonstration associated with the African American Civil Rights movement. However, a detailed investigation of the entire campus, including identification of contributing and non-contributing features, falls outside the scope of SurveyLA. Also, additional research would be needed to determine the period of significance and whether any sites associated with the demonstration remain sufficiently intact to convey their significance. Therefore, the evaluation could not be completed.

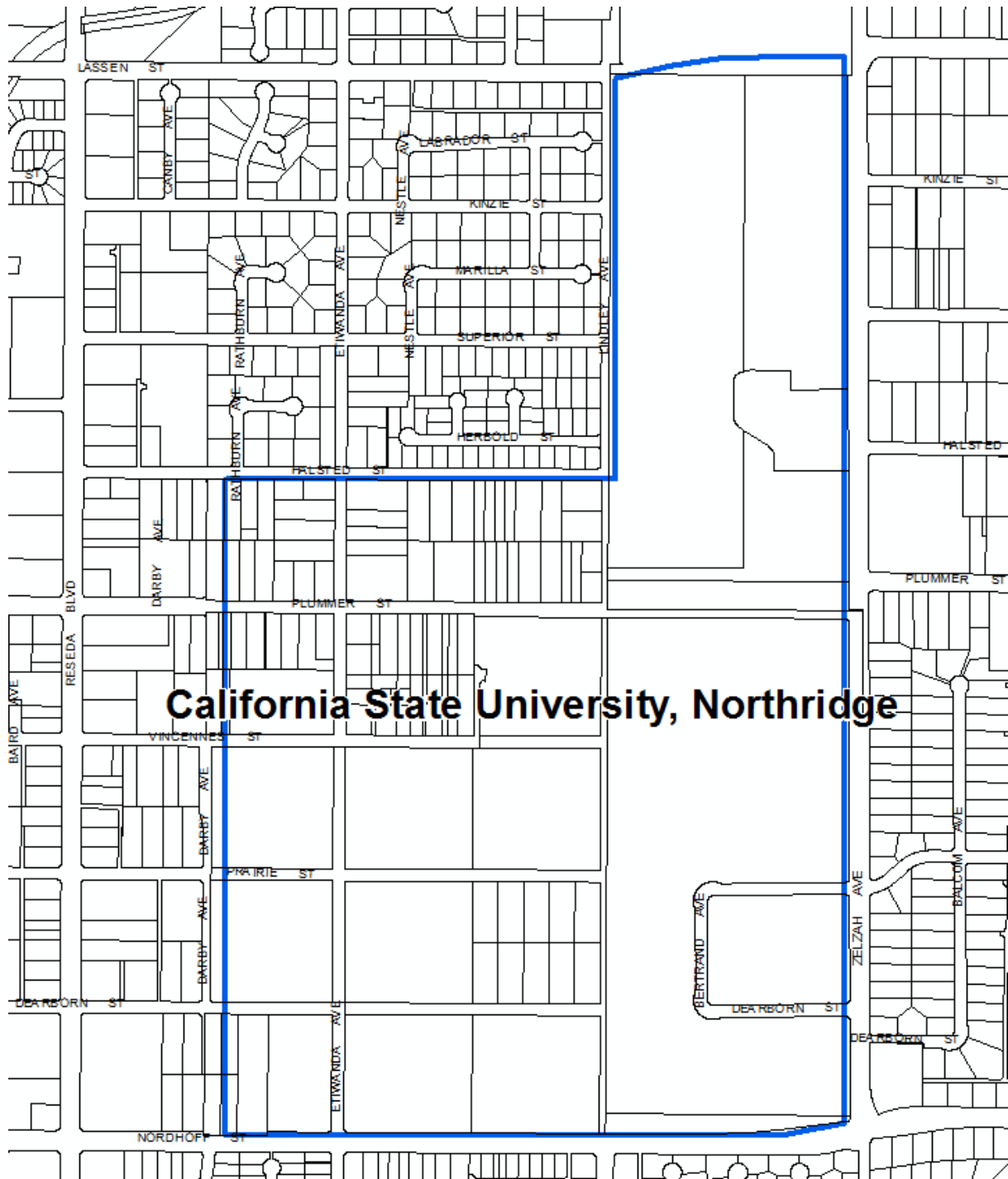
In 1952, state officials announced plans to open a satellite campus for Los Angeles State College (now Cal State L.A.) to accommodate Los Angeles' rapid population growth. Baldwin Hills had initially been selected as the site of the new satellite campus, but boosters from the San Fernando Valley believed that the Valley was a more suitable location for a university and lobbied hard toward that end. Shortly after the boosters hosted a dinner for 23 state lawmakers at the Brown Derby, officials decided to locate the satellite campus in the burgeoning community of Northridge.

The San Fernando Valley Branch of Los Angeles State College opened in 1956 on land that had formerly been occupied by squash fields and citrus groves. In 1958, it became an autonomous campus, known as San Fernando Valley State College. Construction occurred on an incremental basis, with the first permanent building dedicated in 1959. Buildings housing key

academic, administration, and recreational functions were built in the 1960s. The campus began to take shape in the 1960s and has continuously evolved ever since. Its name was changed to California State University, Northridge in 1971. The campus sustained heavy damage as a result of the 1994 Northridge Earthquake; several buildings were damaged so severely that they required demolition, and many others were reconstructed.

Several of the early buildings on the CSUN campus appear to have been designed by the State Division of Architecture, presumably as a cost-saving measure given the rapid growth of the State University system after World War II. However, some campus buildings were privately commissioned and were designed by noted architects of the period. The Fine Arts Building (1959, demolished 1997), for instance, was designed by renowned Modern architects Richard Neutra and Robert Alexander and was among Neutra's last projects. The Music Building (1959, extant) was designed by architects Allison and Rible, who were well-known for their work on university campuses across Southern California; in 1962, Allison and Rible developed the first-ever master plan for the Valley State campus and were brought on as consulting architects for the campus, overseeing the design and construction of new buildings and facilities. Architect Leo A. Daly designed the Delmar T. Oviatt Library (1973, partially reconstructed after the 1994 Northridge Earthquake) in the New Formalist style; the building's formal, imposing appearance is among the boldest architectural statements on the CSUN campus. At the intersection of Nordhoff Street and Zelzah Avenue is an abstracted sculpture (1975) designed by Art Department graduate student John Banks, which can be read from two specific views and is a notable example of public art on the university grounds.

Known for its conservatism, Valley State made headlines in 1968, when members of its Black Student Union occupied the campus' main administration building and locked more than 30 college officials into a conference room. While the unrest was triggered by an altercation between an African American football player and his white coach, demonstrators were protesting deeply-rooted issues including the campus' lack of racial diversity, inequitable enrollment and hiring practices, and what was perceived as a persistent culture of prejudice and discrimination against students of color. The demonstrators presented a list of demands, some of which were met after the demonstration had ended; notably, a black studies program was created and was one of the first in the State University system. A Chicano studies program was founded at the campus shortly thereafter.



California State University, Northridge

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Campus Planning and Design, 1876-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	Campus - University
Criteria:	A/1/1 & C/3/3
Status code:	QQQ
Reason:	Research indicates that the CSUN campus may be significant as an excellent example of postwar university campus planning and development in Los Angeles; and that it likely contains multiple examples of significant architecture, many by some of Los Angeles' most noted architects, architectural firms, landscape architects, engineers, and designers. However, a detailed investigation of the entire campus, including identification of contributing and non-contributing features, falls outside the scope of SurveyLA. Also, additional research would be needed to determine the period of significance. Therefore, the evaluation could not be completed.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Education and Ethnic/Cultural Associations, 1876-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	College/University
Criteria:	A/1/1
Status code:	QQQ
Reason:	Site of a notable student-led protest associated with the African American civil rights movement. In 1968, a group of African American students and their supporters occupied the administration building (now Bayramian Hall) and locked in campus administrators to protest the inferior treatment of minority students, discriminatory hiring practices, and lack of culturally-relevant academic programs. The occupation culminated in the founding of a black studies program and other ethnic studies curricula at the campus. However, a detailed investigation of the entire campus falls outside the scope of SurveyLA, and thus it was not determined whether sites associated with the protest remain sufficiently intact to convey their significance. Therefore, the evaluation could not be completed.

Name: California State University, Northridge Orange Grove**Description:**

The California State University, Northridge Orange Grove is a grouping of mature orange trees located at the southeast corner of the university campus. The trees are clustered in an L-shaped area that is roughly three acres in size and is bounded by Dearborn Street on the north, Nordhoff Street on the south, Matamor Road and Zelzah Avenue on the east, and Lindley Avenue on the west. Approximately 500 trees are located within this area. The trees exhibit some variation with regard to age, but most appear to substantially pre-date surrounding development. Characteristic of a cultivated orchard, the trees are planted in ordered rows and are spaced at roughly equal intervals. Some of the grove's original trees have been removed and replaced in kind.

Significance:

The California State University, Northridge Orange Grove is significant as a rare remaining example of an intact citrus grove in Northridge. Once a ubiquitous component of the Valley's landscape, citrus groves have become increasingly rare after World War II as the area evolved from a productive center of agriculture into a populous residential suburb. The grove is one of very few cohesive remnants of agricultural land in the San Fernando Valley.

Prior to Northridge's postwar population boom, the land on which today's CSUN campus is located was occupied by citrus groves and squash fields. While most of these agricultural uses were cleared in the 1950s and 1960s to make way for the university campus, several existing orange groves, particularly along Nordhoff Street, were retained and incorporated into the campus. Up until the 1980s, the university partnered with commercial citrus growers to pick and sell the orange crop; proceeds from the fruit's sale financed the maintenance and upkeep of the groves. Over time, however, almost all of the groves were removed to accommodate a variety of new campus buildings and facilities. The present-day grove at the southeast corner of the CSUN campus is the only remaining citrus grove on the university grounds, and one of the only remaining groves in the San Fernando Valley.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Agricultural Roots, 1850-1965
Sub theme:	Cash Crops for Export, 1870-1945
Property type:	Agricultural
Property sub type:	Grove/Orchard
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Rare remaining example of an intact orange grove in Northridge; one of very few cohesive remnants of agricultural land in the San Fernando Valley. Located on the California State University, Northridge campus. Once a ubiquitous component of the Valley's landscape, citrus groves have become increasingly rare after World War II as the area evolved from a productive center of agriculture into a populous residential suburb.

Name: Department of Water and Power Northridge District Power Yard

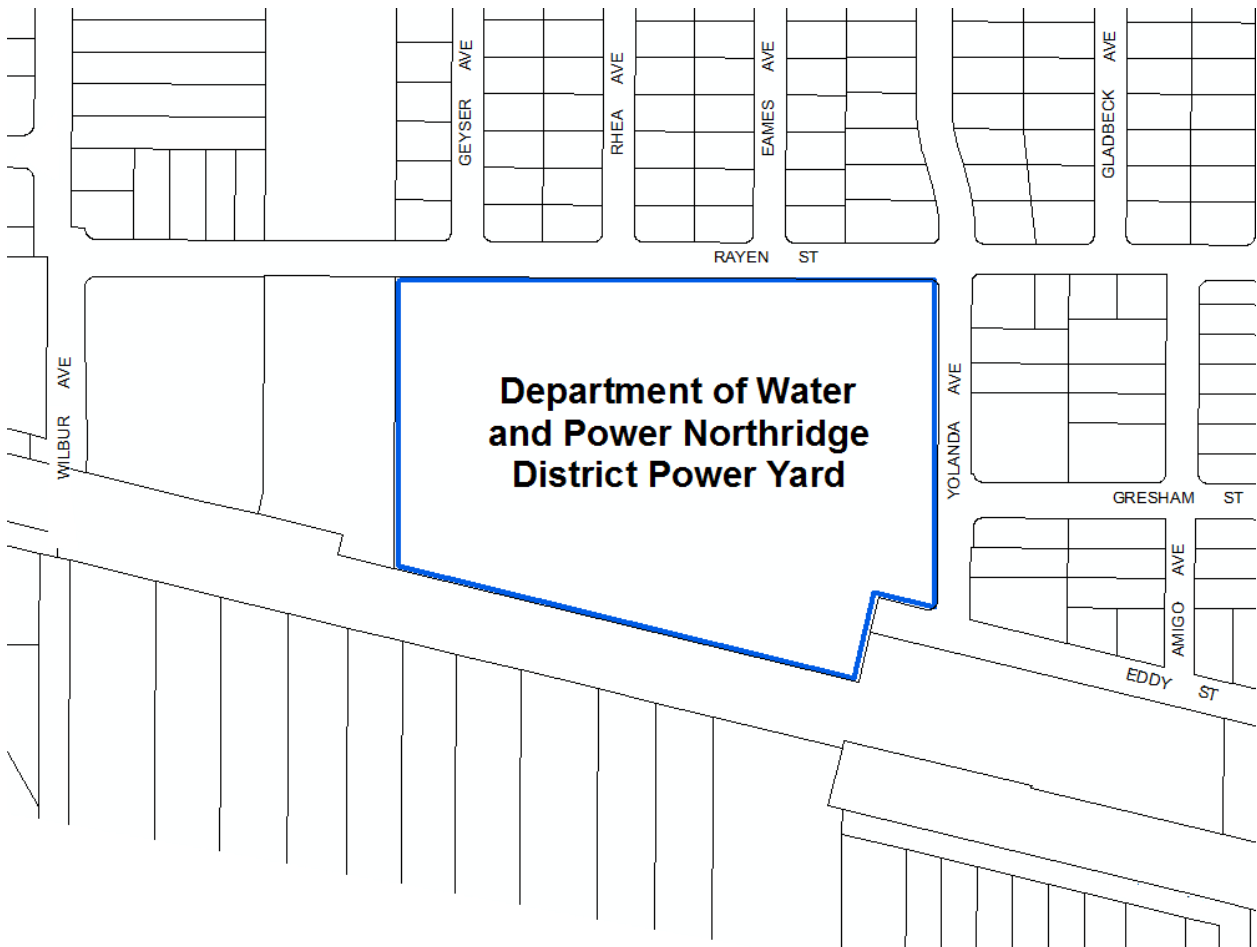


Description:

The Department of Water and Power Northridge Power Yard is located at 18718 Rayen Street in central Northridge. The property houses a DWP administration and maintenance facility. It occupies a large parcel that is bounded by Rayen Street on the north, the Southern Pacific Railroad tracks and Eddy Street on the south, Yolanda Avenue on the east, and a vacant parcel on the west.

Significance:

The Department of Water and Power Northridge Power Yard is an example of a post-World War II Department of Water and Power facility. DWP buildings from this era will be evaluated at a later date pending further research into the postwar building program.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Office and Administration Buildings 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Administration Building
Criteria:	A/1/1
Status code:	QQQ
Reason:	Example of a post-World War II Department of Water and Power facility; DWP buildings from this era will be evaluated at a later date pending further research into the postwar building program.

Name: Northridge College Estates Residential Planning District**Description:**

The Northridge College Estates Residential Planning District is located in the northeast section of Northridge. Moderate in size and irregular in shape, the district is generally bounded by Devonshire Street on the north, Lassen Street on the south, Andasol and Encino Avenues on the east, and Shoshone Avenue on the west. The topography of the area is flat. Within the district are 188 residential properties.

The district is composed of one-story, single-family tract houses that are designed in the Mid-Century Modern style. Houses are uniformly set back from the street and occupy moderately-sized parcels. The houses are architecturally modest, adhering to one of several standardized plans that exhibit some variation in terms of materials and details. All houses are of a similar massing and scale and exhibit common architectural features including low-pitched gabled roofs, post-and-beam details, clerestory windows, and stone and concrete block façade treatments. Most houses are accompanied by an integral two-car garage; some houses, particularly those on corner lots, have a detached garage instead.

Streets loosely adhere to the rectilinear grid on which much of Northridge is oriented, and several terminate in cul-de-sacs. Notable streetscape features include concrete sidewalks and parkways that are intermittently planted with street trees. Building setbacks are modestly landscaped with lawns and various types of shrubs and mature shade trees.

Significance:

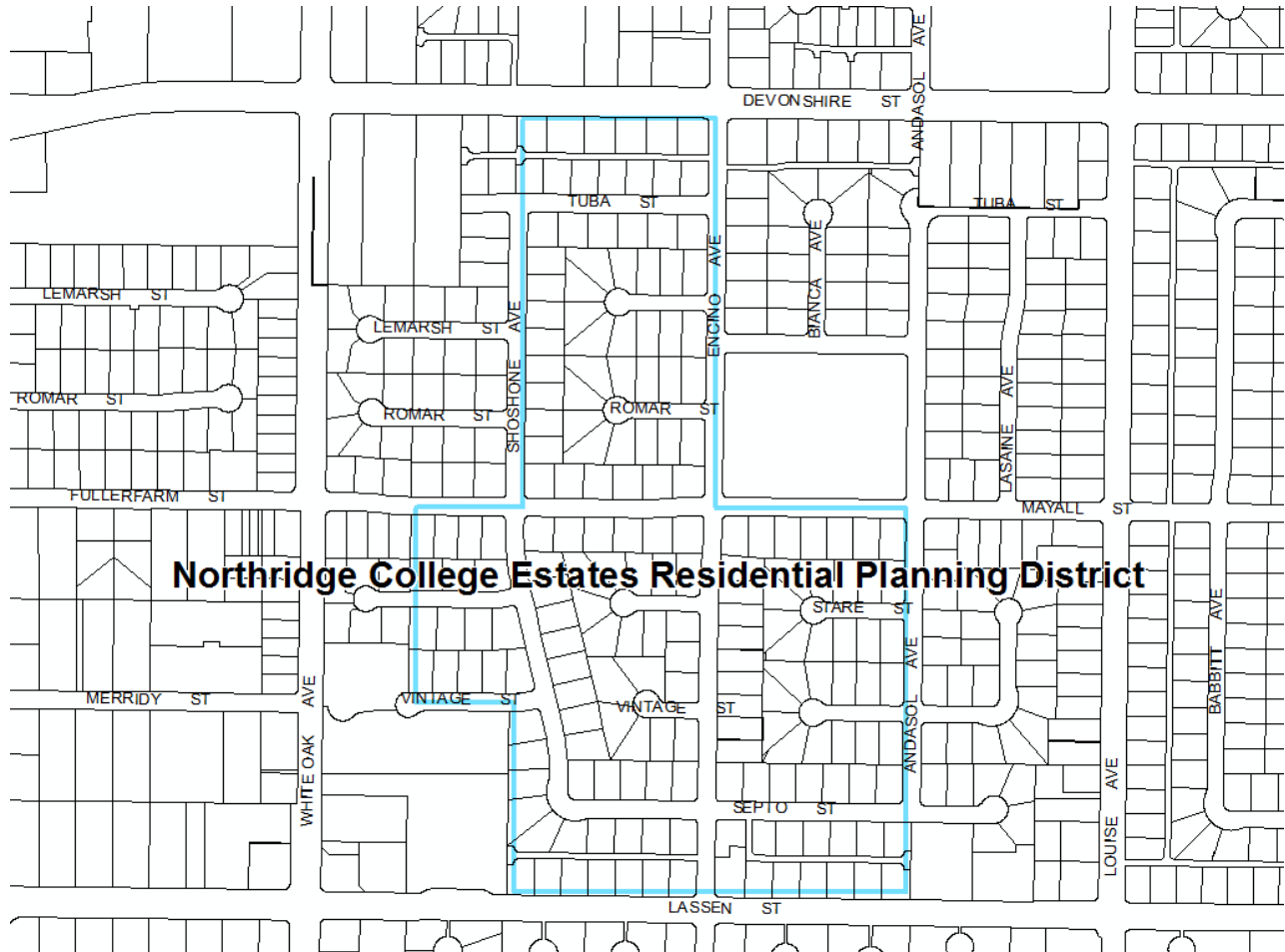
The Northridge College Estates Residential Planning District contains a significant concentration of Mid-Century Modern residences in Northridge, designed by noted Los Angeles architects Palmer and Krisel. The district is also significant as an excellent example of post-World War II suburbanization in Northridge, and as a subdivision developed by noted Valley developer Julian Weinstock.

The district encompasses two adjacent residential tracts, both of which were subdivided in 1957 by a group of developers headed by Julian Weinstock. Weinstock, an architect as well as a developer, designed and built numerous single-family houses in the San Fernando Valley in the postwar era. Both subdivisions were located just north of a new public university campus (San Fernando Valley State College, now CSUN) that opened in 1956. The subdivisions were developed contemporaneously by Weinstock, a prominent builder who developed multiple postwar tracts in the Valley. Weinstock named the development Northridge College Estates, emphasizing its proximity to the university campus.

Houses within Northridge College Estates were designed by architects Dan Saxon Palmer and William Krisel, well-known for “bringing Modernism to the masses” by incorporating features associated with high-style Modernism into mass-produced tract housing. Palmer and Krisel developed nine different models of three and four-bedroom houses from which prospective buyers could choose. Contemporary in design, the houses were advertised as combining “the best of today with a flair for tomorrow.” The nine models were replicated throughout the development, but a variety of décor packages and exterior treatments were offered. The tract was developed between 1957 and 1960.

While the district retains many of its original planning features and a distinctive sense of place, the majority of its buildings have been altered. Common alterations include the replacement of original doors, garage doors, and windows; application

of a stucco finish over original wall cladding materials; and modification of entryways and original fenestration patterns. Some houses also feature additions that are visible from the public right-of-way. The cumulative impact of these alterations has compromised the district’s overall integrity. Thus, Northridge College Estates does not meet eligibility criteria as a historic district, although it may merit special consideration in the planning process.



Northridge College Estates Residential Planning District

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	6LQ
Reason:	Significant concentration of Mid-Century Modern residences in Northridge; work of Los Angeles architects Palmer and Krisel. While the subdivision retains many of its original tract features and a distinctive sense of place, the majority of buildings within its boundaries have been substantially altered. Thus, the subdivision does not meet eligibility criteria as a historic district, although it may merit special consideration in the planning process.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	6LQ
Reason:	Significant example of a post-World War II residential subdivision in Northridge; developed by noted builder Julian Weinstock in collaboration with Los Angeles architects Palmer and Krisel. While the subdivision retains many of its original tract features and a distinctive sense of place, the majority of buildings within its boundaries have been substantially altered. Thus, the subdivision does not meet eligibility criteria as a historic district, although it may merit special consideration in the planning process.

Context 3:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Merchant Builders, 1940-1975
Property type:	Residential Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	6LQ
Reason:	Significant example of a residential subdivision associated with noted developer Julian Weinstock, who was very influential in the postwar residential development of the San Fernando Valley. While the subdivision retains many of its original tract features and a distinctive sense of place, the majority of buildings within its boundaries have been substantially altered. Thus, the subdivision does not meet eligibility criteria as a historic district, although it may merit special consideration in the planning process.

Name: Northridge Middle School

Description:

Northridge Middle (originally Junior High) School is located at 17960 Chase Street in the south section of Northridge. Constructed in 1954, the campus occupies a large, flat site that is rectangular in shape and bounded by Chase Street on the north, Schoenborn Street on the south, Zelzah Avenue on the east, and Lindley Avenue on the west.

The 27-acre campus is divided roughly in half between north and south. The north half includes the campus core and consists of multiple one-story buildings, most of which are connected by covered walkways and open into landscaped courtyards. Wherry Hall, an auditorium named for an early campus administrator, is located at the campus' north edge. Several modular classroom structures are sited at the northwest corner of the property. The south half of the campus consists of paved athletic courts, grass playing fields, and a gymnasium. On-site parking consists of two surface lots that are accessed from Chase Street and occupy the northwest and northeast corners of the property. Landscaping is largely confined to the northern half of the campus, which is densely planted with mature shade trees, shrubs, and lawns. The campus' perimeter is spanned by chain link and wrought iron fences.

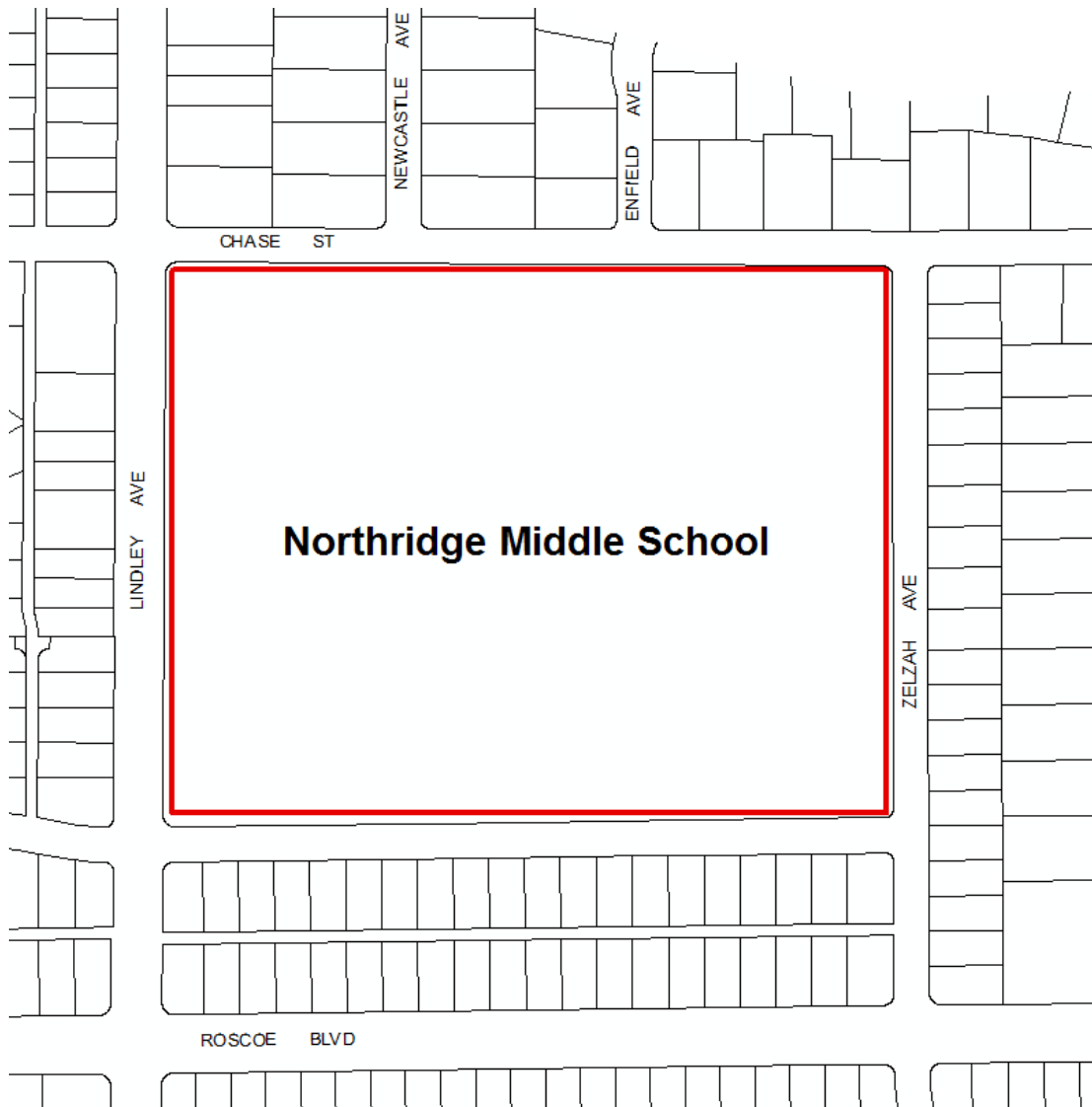
Campus buildings are designed in the International Style, a common choice for postwar LAUSD facilities. Notable features include flat roofs, stucco cladding, and horizontal bands of double hung wood windows. Aside from the addition of some modular classroom structures, the campus appears to be unaltered.

Significance:

Northridge Middle School is an excellent example of a post-World War II LAUSD middle school, representing LAUSD campus planning and design concepts of the postwar period and the accommodation of rapid postwar growth in the San Fernando Valley. The period of significance has been identified as 1954, the year that the campus was constructed.

Responding to the incredible demand for new public school facilities after World War II, Los Angeles voters passed a series of municipal bond measures that allocated funds for school construction. Bond money was used to build new schools, improve existing campuses, and acquire land for future facilities. New campuses embodied contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Common design features included one-story buildings that embodied tenets of Modernism; abundant windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and ample space dedicated to recreation.

Northridge Middle School was one of several campuses that were built to accommodate rapid growth in the northwest San Fernando Valley. Its construction appears to have been financed by a municipal bond measure that was passed by voters in 1952. During the planning phases, the campus was referred to as "North Reseda Junior High School," but its name was changed to "Northridge Junior High School" prior to opening in 1954. The campus was designed by the architectural firm of Walker, Kalziones, and Klingerman; partner Albert R. Walker was well-known for his prior collaboration with architect Percy A. Eisen (Walker and Eisen) between 1919 and 1941. Contractor H.B. Nicholson built the campus, which was designed to accommodate 1,600 students.



Context 1:

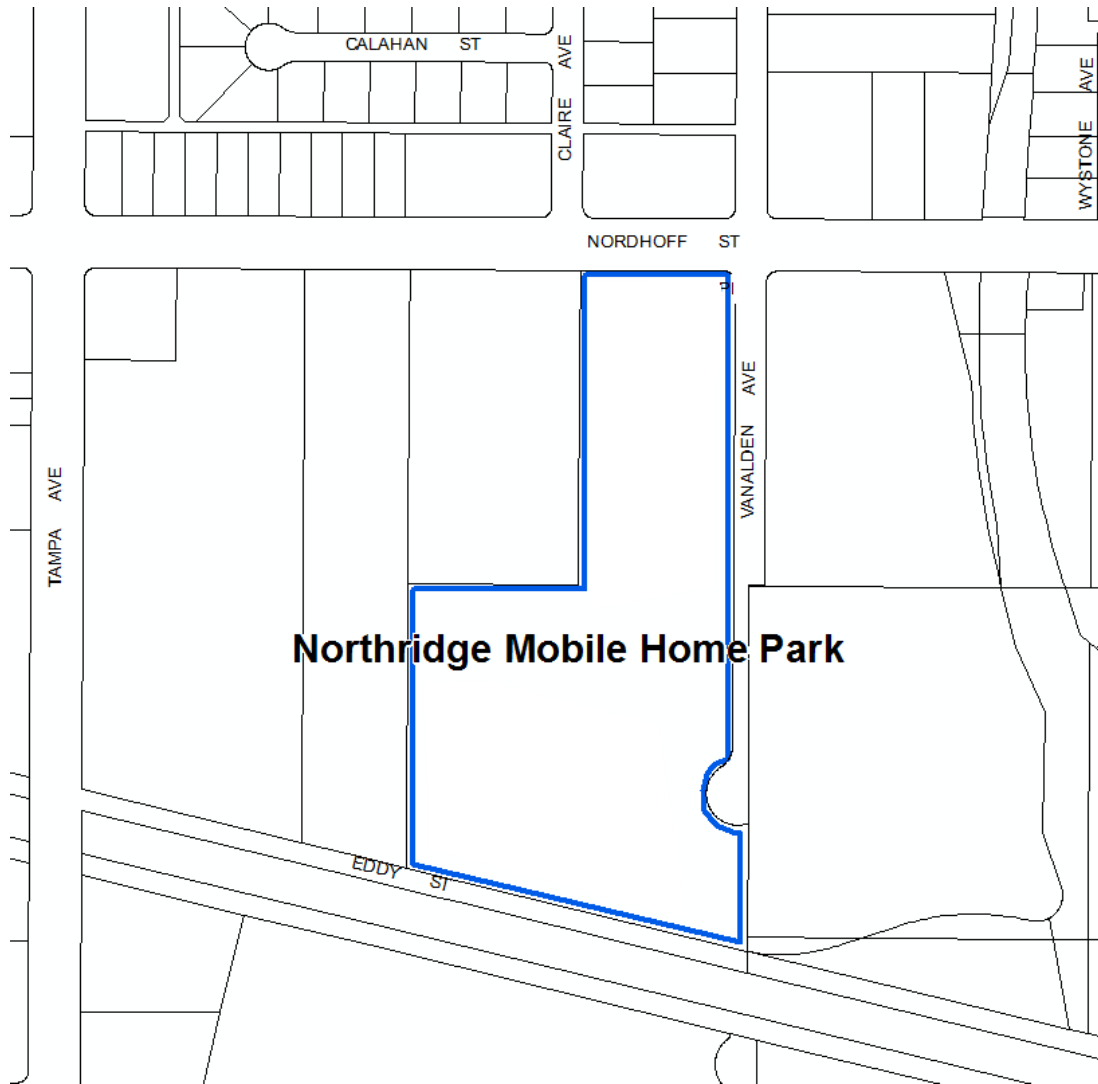
Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District middle school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: Northridge Mobile Home Park**Description:**

Northridge Mobile Home Park is located at 19120 Nordhoff Street in the west section of Northridge. This concentration of modular residences occupies a flat, L-shaped parcel that is bounded by Nordhoff Street on the north, Limekiln Canyon Wash and the Southern Pacific Railroad tracks on the south, Wilbur Avenue on the east, and residential parcels on the west. The mobile homes are oriented around an internal circulation network that is accessed by two driveways, one from Nordhoff Street (which is the property's main entrance) and the other from Wilbur Avenue. Common facilities, including a recreation building and swimming pool, are located near the northwest corner of the property. The perimeter of the property is spanned by a combination of chain link fences and concrete block walls.

Significance:

Northridge Mobile Home Park is an example of a 1950s mobile home park in Northridge. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Example of a 1950s mobile home park in Northridge. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

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Name: Oliver Wendell Holmes Middle School

Description:

Oliver Wendell Holmes Middle (originally Junior High) School is located at 9351 Paso Robles Avenue in eastern Northridge. Constructed in 1966, the campus occupies a flat, 24-acre site that is rectangular in shape and is bounded by Vincennes Street on the north, Prairie Street on the south, Paso Robles Avenue on the east, and Wish Avenue on the west.

The campus is divided roughly in half between east and west. The east half functions as the campus core and is composed of multiple one and two-story buildings. Most buildings are connected by covered walkways and open into landscaped courtyards. Several modular classroom structures have been placed to the northwest of the permanent campus buildings, and what appears to be a large multi-purpose building is located alongside Prairie Street. The west half of the campus is composed of a gymnasium, paved athletic courts, and landscaped playing fields. The campus' east and south perimeters are landscaped with abundant shade trees, shrubs, and lawns. The north, south, and west perimeters are spanned by chain link perimeter fences and concrete retaining walls.

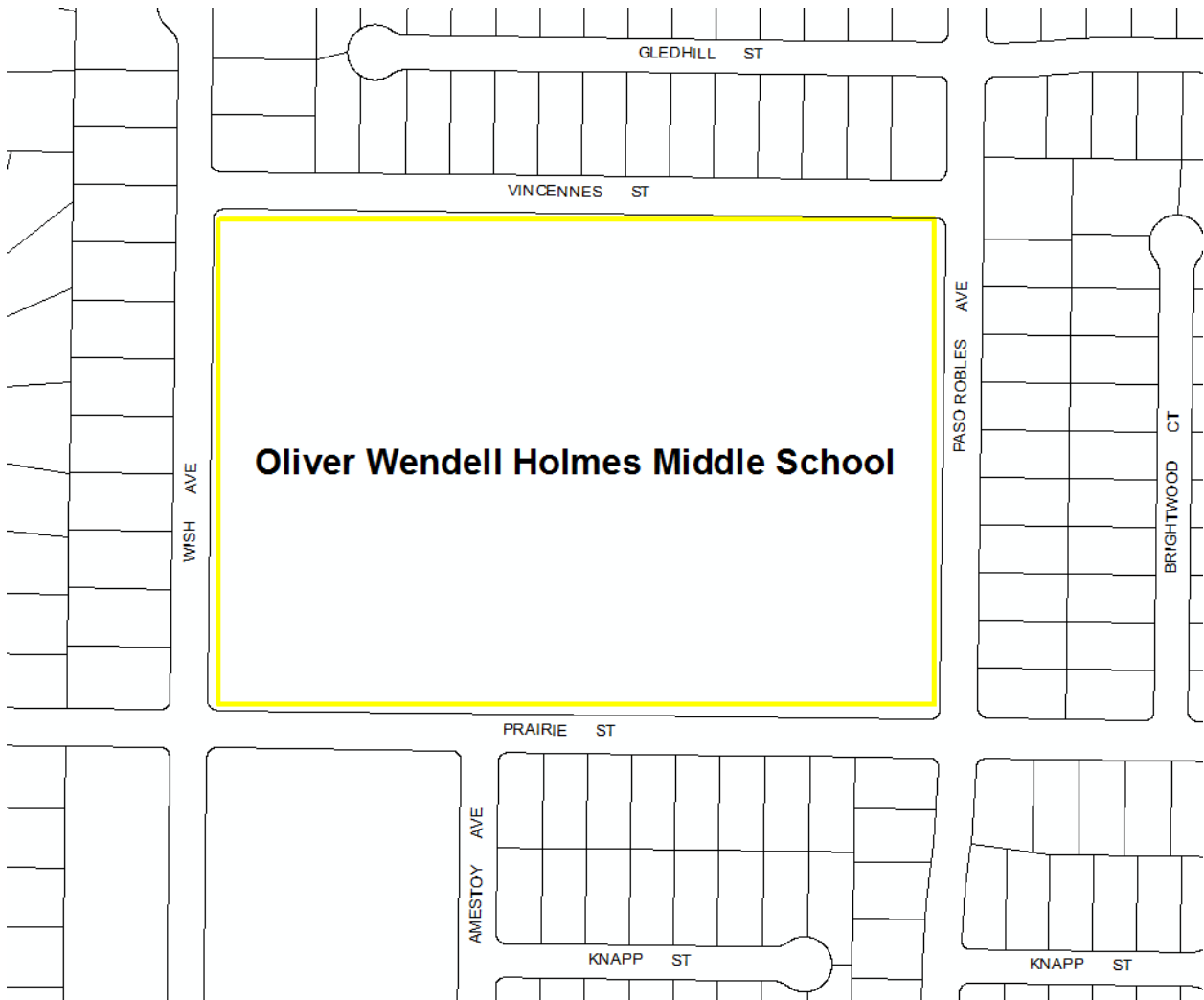
Campus buildings exhibit characteristics of Mid-Century Modern architecture, a common choice for postwar LAUSD facilities. Notable features include flat roofs, stucco and brick veneer cladding, horizontal bands of operable windows, and an exposed structural membrane. Aside from the addition of some modular classroom structures, the campus appears to be unaltered.

Significance:

Oliver Wendell Holmes Middle School is an excellent example of a post-World War II LAUSD middle school, representing LAUSD campus planning and design concepts of the postwar period and the accommodation of rapid postwar growth in the San Fernando Valley. It is also an excellent example of Mid-Century Modern institutional architecture, designed by noted Los Angeles architectural firm Welton Becket and Associates. The period of significance has been identified as 1966, the year that the campus was constructed. Since the campus is less than 50 years old and is not of exceptional importance, it is not eligible for the National Register at the time of the survey.

Responding to the incredible demand for new public school facilities after World War II, Los Angeles voters passed a series of municipal bond measures that allocated funds for school construction. Bond money was used to build new schools, improve existing campuses, and acquire land for future facilities. New campuses embodied contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. Common design features included one-story buildings that embodied tenets of Modernism; abundant windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and ample space dedicated to recreation.

Holmes Middle School was one of several campuses that were built to accommodate rapid growth in the northwest San Fernando Valley. The campus was designed by noted Los Angeles architectural firm Welton Becket and Associates and was built by the Merco Construction Company; it is a rare example of a public school designed by Becket's architectural firm. The school was built for 1,600 students and was named for Oliver Wendell Holmes, Jr., a longstanding Justice of the United States Supreme Court who served between 1902 and 1932.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District middle school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley. Less than 50 years old and not of exceptional importance; therefore not eligible for the National Register at the time of the survey.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Mid-Century Modern institutional architecture in Northridge; rare example of a public school campus designed by noted Los Angeles architectural firm Welton Becket and Associates. Less than 50 years old and not of exceptional importance; therefore not eligible for the National Register at the time of the survey.

Name: Rancho Cordillera del Norte**Description:**

Rancho Cordillera del Norte is located in the southwest section of Northridge, at the southwest corner of Nordhoff Street and Wilbur Avenue. The property occupies an eight-acre site that is square in shape, encompasses several parcels, and contains multiple buildings. Some buildings appear to be residential, and others appear to house various institutional uses associated with the non-profit Multi-Cultural Music and Art Foundation of Northridge, which is headquartered at the site. Much of the property is occupied by open space, some of which is landscaped with lawns and trees. The main entrance consists of a driveway that is accessed from the east via Wilbur Avenue. Several secondary driveways are located on both Wilbur Avenue and Nordhoff Street. The perimeter of the property is spanned by a combination of stucco walls, arroyo stone walls, and wrought iron fences and gates.

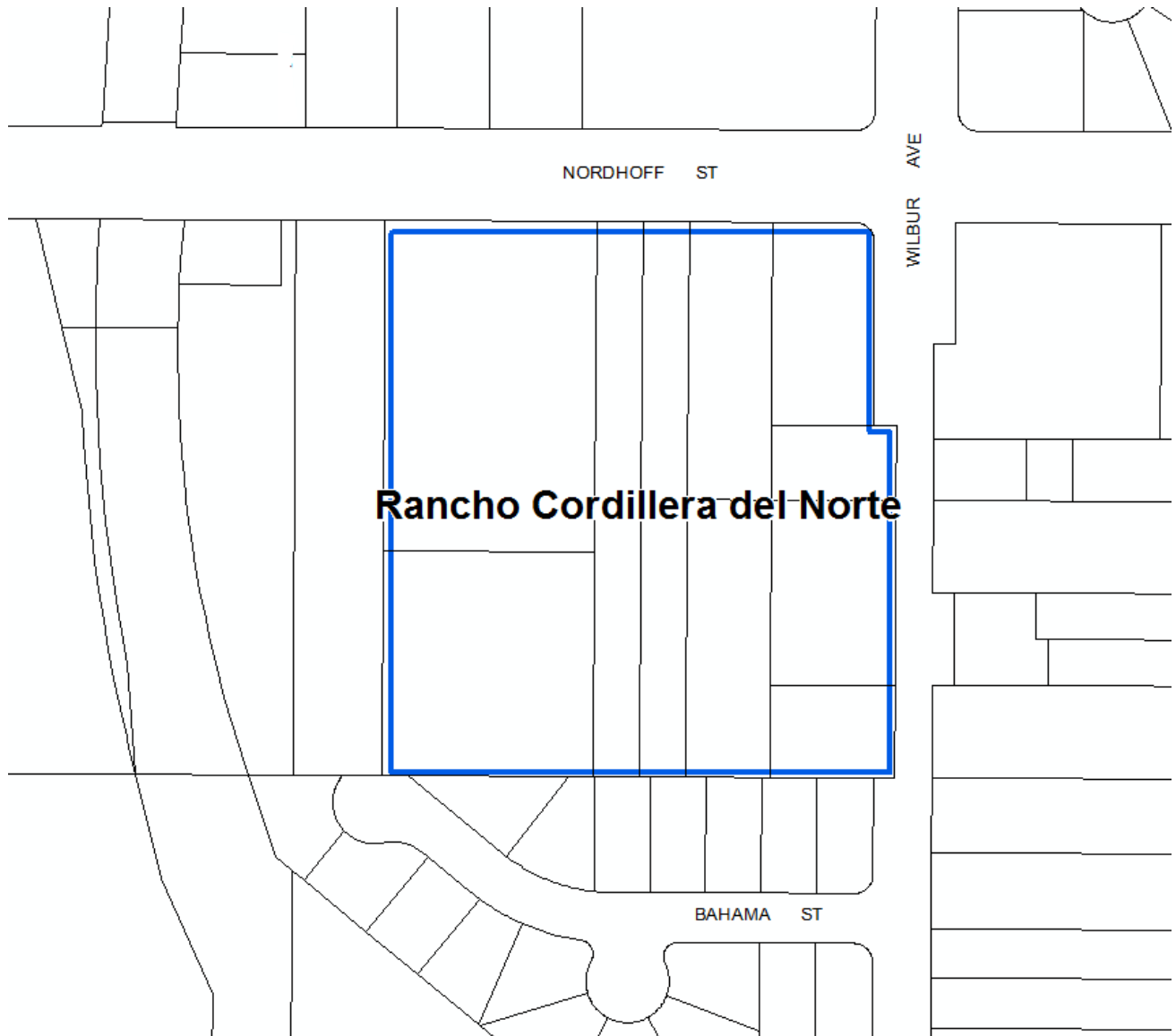
Significance:

Rancho Cordillera del Norte may be significant for its association with Northridge's early agricultural and ranching history. Specifically, as one of few remaining examples of a ranch in the area, it may be a significant example of a cultural landscape. Assessor's data indicate that several buildings on the property date to the 1920s and are likely associated with the early community of Zelzah.

The property may also be significant as the longtime residence of Carl S. Dentzel. Dentzel was an influential early resident of Northridge who served as Director of the Southwest Museum for 25 years. He was also an influential civic leader who is believed to have been instrumental in changing the name of "North Los Angeles" to "Northridge" in 1938. An early advocate of the local historic preservation movement, Dentzel was also a primary author of Los Angeles' Cultural Heritage Ordinance, one of the earliest historic preservation ordinances enacted by a major city upon its adoption in 1962. He was one of the founding members of the City's Cultural Heritage Board and remained on the Board through 1980. Dentzel resided at this property at the height of his productive period and until his death in 1980.

However, due to limited visibility from the public right-of-way, it is not clear whether resources on the property remain sufficiently intact to convey their association with either the agricultural history of Northridge or Dentzel; additional research is needed to make a determination of eligibility.

The property is currently used as an arts and special events venue operated by Elisabeth Waldo. Waldo is a renowned composer, violinist, songwriter, and conductor who is well-known for producing and popularizing music that draws upon the sounds of ancient civilizations. Waldo is the widow of the late Carl Dentzel. The property currently serves as the headquarters of the Multi-Cultural Music and Art Foundation of Northridge, which was established by Waldo in 1989 and promotes appreciation of the visual and performing arts. The foundation often hosts concerts, workshops, and other educational and special events at the property, which has become an important cultural center within the community.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	This property may be significant for its association with the area’s earliest pattern of development as an agricultural and ranching community. It is currently home to a performing and visual arts venue that is operated by composer Elisabeth Waldo and has become an important cultural center within the community. However, due to limited visibility from the public-right-of-way, the evaluation could not be completed; additional research is needed to make a determination of eligibility.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	B/2/2
Status code:	QQQ
Reason:	This property formerly served as the residence of Carl S. Dentzel, a prominent early resident of Northridge and pioneering figure in Los Angeles’ historic preservation movement. In addition to serving as Director of the Southwest Museum for 25 years, Dentzel was a primary author of Los Angeles’ Cultural Heritage Ordinance, one of the nation’s earliest local preservation ordinances upon its adoption in 1962, and was a founding member of the City’s Cultural Heritage Board, a post that he held between 1962 and 1980. Dentzel resided at the subject property during his productive period. However, due to limited visibility from the public-right-of-way, it is not clear whether buildings associated with Dentzel remain sufficiently intact to convey their significance; additional research is needed to make a determination of eligibility.

Name: Reseda Boulevard Commercial Planning District**Description:**

The Reseda Boulevard Commercial Planning District is located in central Northridge. Small in size and linear in shape, the district spans both sides of Reseda Boulevard, extending between Gresham Street and roughly a half block north of Rayen Street. The topography of the area is flat. Within the district are approximately 60 commercial properties.

The district is composed of one and two-story commercial buildings, almost all of which were built between 1946 and 1963 and are occupied by small, independently-owned businesses. The district also includes two buildings that date to the 1920s, both of which have been extensively altered, in addition to a limited amount of infill development. The buildings are flush with the public right-of-way and sit on rectangular parcels, most of which are similar in size. While the buildings are vernacular in style, they exhibit some characteristics of Mid-Century Modern commercial architecture including horizontal massing, flat roofs, abundant fenestration, and natural stone façade treatments. Most storefronts feature floor-to-ceiling windows, bulkheads, and either a flush or slightly-recessed entrance shaded by a canopy. Stores are advertised with a combination of wall-mounted, blade, and rooftop signs.

Reseda Boulevard adheres to the rectilinear grid on which much of Northridge is oriented. Streetscape features include concrete curbs and wide concrete sidewalks. Trees are sporadically planted along both sides of the street. Parking is provided along the street and in surface lots located at the rear of the buildings. Some businesses feature rear entrances that allow patrons to enter stores directly from the rear-facing parking lots.

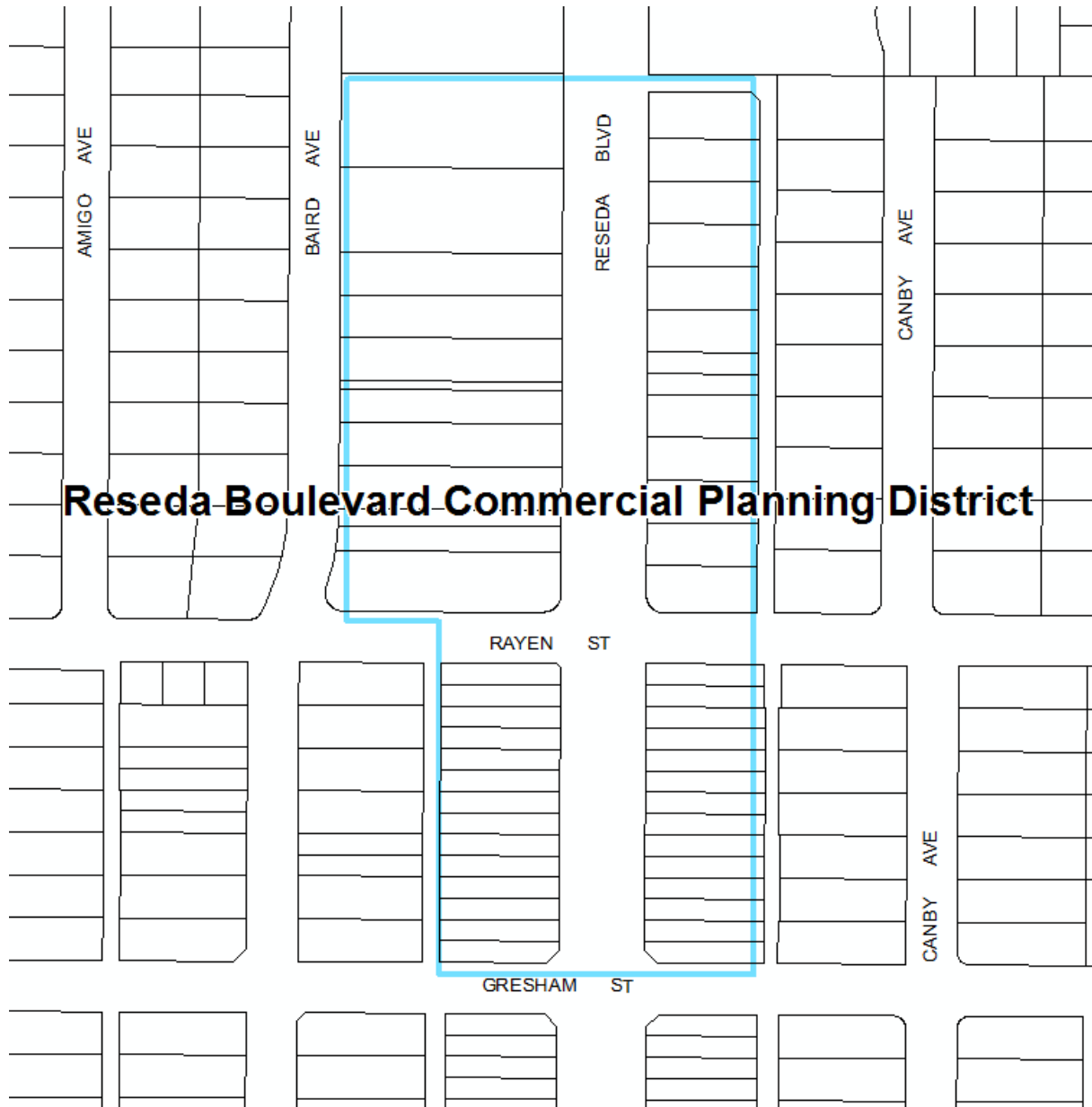
Significance:

The Reseda Boulevard Commercial Planning District contains a significant concentration of low-scale neighborhood commercial buildings in Northridge. Developed between 1946 and 1963, the area once served as Northridge's primary shopping district. With its linear configuration, low scale, and pedestrian orientation, the district exemplifies commercial development patterns in the postwar era.

Initially, this stretch of Reseda Boulevard functioned as the main street of the early community of Zelzah. It included all of the town's essential functions including a post office, a grammar school, a smattering of businesses, and a Southern Pacific Railroad Depot. With the exception of two commercial buildings that have been substantially altered, none of these early resources are still standing. Development along the Reseda Boulevard corridor picked up in the late 1940s, when the population of Northridge began to steadily increase, and continued in earnest through the early 1960s. New buildings were constructed, and many existing buildings were either demolished or substantially remodeled. Reseda Boulevard served as the preeminent commercial center of Northridge during this time. However, the commercial core of the community shifted to the northwest when the Northridge Fashion Center opened in 1971.

While the district retains a strong sense of time and place, the majority of its buildings have been altered. Common alterations include the replacement of original doors and windows and storefront modifications. Some infill development has also occurred, which periodically disrupts the district's character and cohesion. The cumulative impact of these alterations has compromised the district's integrity as a whole. Thus, the area does not meet eligibility criteria as a historic district, although it may merit special consideration in the planning process.

At the time of the survey, the segment of Reseda Boulevard between Plummer and Parthenia Streets (which includes the planning district) was identified as one of 15 "priority streets" slated for improvements as part of Mayor Eric Garcetti's Great Streets Initiative. In April 2015, the street was resurfaced and was enhanced with buffered bicycle lanes, new patterned sidewalks, and sidewalk furniture and public art pieces.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	Significant concentration of low-scale neighborhood commercial buildings in Northridge. Developed primarily between 1946 and 1963, the area is associated with Northridge's rapid population growth after World War II and historically served as the community's primary shopping district. While the area retains many of its original planning features and a distinctive sense of place, the majority of buildings within its boundaries have been altered; in addition, some buildings have been replaced by more contemporary buildings. Thus, the area does not meet eligibility criteria as a historic district, although it may merit special consideration in the planning process.