

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.

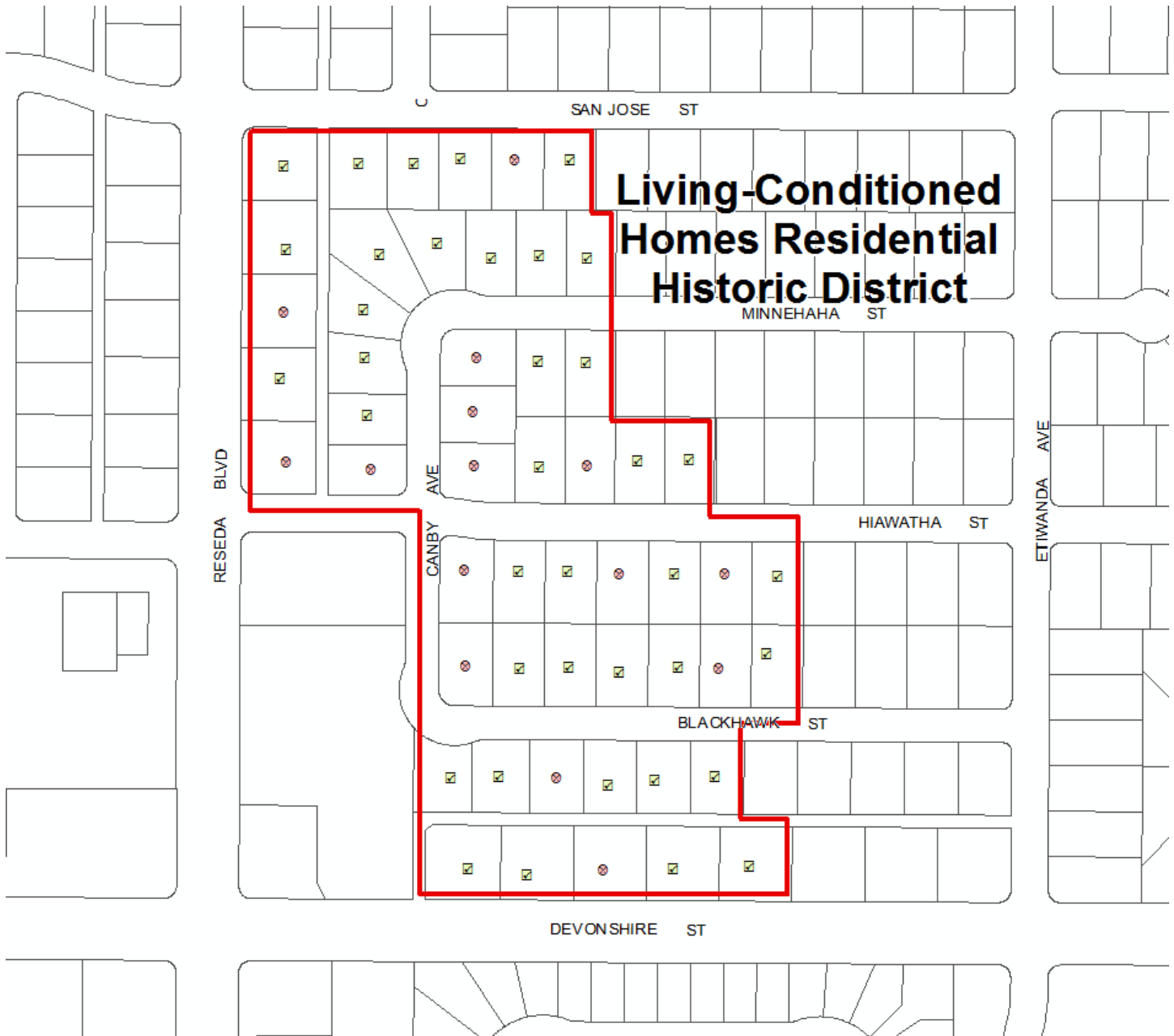
Significance:

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



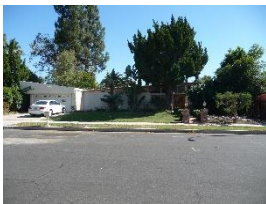
Primary Address: 10424 N RESEDA BLVD
 Type: Non-Contributor
 Year built: 1958
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



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