



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 11, 2024 REPORT NO. HRB-24-005

HEARING DATE: January 25, 2024

SUBJECT: **ITEM #4 – Talmadge Park Estates Historic District National Register Nomination**

RESOURCE INFO: California Office of Historic Preservation Pending Nominations:
[Talmadge Park Estates Historic District NR Draft \(ca.gov\)](#)

APPLICANT: Talmadge Historical Society and Heritage Architecture & Planning

LOCATION: Various addresses within the proposed Talmadge Park Estates Historic District, Mid-City: Kensington-Talmadge, Council District 9

DESCRIPTION: Review the Talmadge Park Estates Historic District National Register Nomination

STAFF RECOMMENDATION

Recommend to the California State Office of Historic Preservation the listing of the Talmadge Park Estates Historic District with a period of significance of 1926-1951 at a local level of significance under National Register Criteria A and C, with proposed amendments to the discussion of the district boundary as specified in the Analysis section of this report, and a caveat that the proposed classifications of contributing and non-contributing resources has not been confirmed due to the limited time allotted for City review and the limited property-specific information and documentation required for National Register nominations.

BACKGROUND

This item is being brought before the Historical Resources Board pursuant to the California State Office of Historic Preservation's (OHP) requirement that the local jurisdiction be provided 60 days to review and comment on a nomination to the National Register of Historic Places. A National Register of Historic Places Nomination Report was prepared and submitted to the OHP by the Talmadge Historical Society and Heritage Architecture & Planning for the Talmadge Park Estates Historic District. A recommendation by the Historical Resources Board to the OHP is not a designation action and the proposed historic district will not be listed in the City of San Diego Register of Historic Resources as a result of the Board's recommendation or as a result of listing on the National Register by the State. However, if listed or determined eligible for listing on the

National Register by the State Historic Resources Commission and the State Historic Preservation Officer, the district would meet the definition of a designated historical resource under the City's Municipal Code and would be subject to compliance with the City's Historical Resources Regulations.

The proposed historic district is within the Kensington-Talmadge community planning area of the Mid-City Communities Plan. Kensington and Talmadge are currently distinct neighborhoods within the planning area and the community plan's Talmadge neighborhood is located east of Fairmount Avenue. The district comprises mainly private property as well as two City-owned vacant parcels and the gates and streetlights designated by the existing Talmadge Gates Historic District which are within the public right-of-way.

The proposed boundary is generally defined by parcels fronting Monroe Avenue on the south, 44th Street on the west, and 49th Street on the east. The north boundary is irregular and follows the contours of parcels fronting Highland Avenue, Max Drive, Aldine Drive, Norma Drive, Constance Drive, Natalie Drive, Adams Avenue, Miracle Drive, and Jean Drive. The northeast corner of the boundary captures the first four properties on Lorraine Drive and the first three properties on 49th Street radiating out from the Talmadge Traffic Circle (Attachment 1).

The proposed historic district is being nominated to the National Register of Historic Places under Criteria A and C as a significant historical resource at the local level of significance (Attachment 2). Under Criterion A, the district is proposed as significant in the area of Community Planning and Development representing an evolution of San Diego's suburban development before and in the wake of the Great Depression, into the incorporation of the Federal Housing Administration (FHA) small/minimum house principles for neighborhood planning, and through World War II housing shortage and construction restrictions. As an early automobile suburb, its location also became more easily accessible as the pattern for expansion reached beyond the city's center and into unincorporated areas to the east. Under Criterion C, the district is proposed as significant in the area of Architecture, as it embodies distinctive characteristics of a style, type, and period of construction of the residential architectural trends of its era including Revival styles such as Spanish Colonial Revival, Ranch, and Minimal Traditional. The subdivision also provided a means for local builders, a number of whom lived in the neighborhood, to apply early principles of FHA guidelines to infill lot development just prior to the city's influx of larger, master planned communities.

The district nomination surveyed 584 developed private parcels, 2 vacant lots, and 8 structures within the public right-of-way. A total of 411 buildings and 8 structures were evaluated and determined as contributing elements, and 173 buildings and 2 sites as non-contributing elements. The period of significance is proposed to begin in 1926 when the district's streets were laid out, streetlights installed, and gates constructed, and ends in 1951 when district buildout was essentially complete. The district includes five individual properties locally listed on the San Diego register as individually significant, while the Talmadge Gates, contributing structures in the nomination, are currently listed as a local Historic District.¹

Most of Kensington and a small portion of Talmadge were identified in the 1995-1996 Historical Greater Mid-City San Diego Preservation Survey as a potential Kensington-Talmadge Historic District. This boundary encompassed the original Kensington-named subdivisions along with a separate

¹ 4825 Adams Avenue (HRB 1407), 4554 Norma Drive (HRB 1247), 4609 Norma Drive (HRB 1504), 4615 Norma Drive (HRB 926), 4725 Norma Drive (HRB 479), Talmadge Gates Historic District (HRB 422).

district for the abutting Talmadge-named subdivision within Kensington and a portion of the Talmadge neighborhood (the survey's scope did not include the portion of Talmadge east of Aldine Drive/Fairmount Avenue). The survey notes continuity of planning design and architectural styles between the early subdivisions within Kensington. However, the survey noted that "The Talmadge Developments are difficult to fully assess... Unfortunately, the physical boundary of this study was placed bisecting the historic subdivision parcels." The survey recommended further study of the Talmadge subdivisions not included in the original scope.

The City Planning Department has started a comprehensive update to the Mid-City Communities Plan which will include a Historic Context Statement and Focused Reconnaissance Survey of the planning area. This effort will address the significant historical themes that shaped the community's physical development and will identify areas of shared history and potential historic districts. The community plan update's Historic Context Statement and Survey will research the subdivisions within the entirety of the Kensington-Talmadge community as part of the evaluation of the development history within the broader community plan area. This National Register nomination can assist this effort and the community plan update's Historic Context Statement and Survey can address the issue of a larger district boundary discussed below.

ANALYSIS

The district nomination concludes that the historic district is significant under National Register Criteria A and C at the local level of significance. The OHP deemed the report complete in December 2023 and has docketed the nomination for the February 2024 State Historical Resources Commission meeting. City staff has reviewed the nomination and conducted a high-level review of approximately 25 percent of the district's resources using Google maps and Sanborn maps. Staff concurs that the proposed district has the attributes of a historic district at the local level by containing a concentration of buildings and structures that are united historically and aesthetically by their physical development and have historical interest representative of several development periods and architectural styles within the City's historical development. However, staff has not been able to fully evaluate the nomination prior to this HRB meeting. Instead, priority is being given to allow for HRB review and comment prior the February meeting of the State Historical Resources Commission. While the proposed district can be supported under National Register Criteria A and C (see discussion below), staff has identified concerns with the proposed boundaries and evaluation of district contributors which could require further review as discussed below.

BOUNDARY JUSTIFICATION

The proposed boundary generally corresponds to the original boundaries of the 1926 Talmadge Park Unit 3 and 1928 Talmadge Park Estates Unit 1 Subdivisions. It is also bounded by the original decorative iron entry gates that were placed on Monroe Avenue and 49th Street as part of the initial improvements carried out by its developers, Roy and Guy Lichty.

The Talmadge Park subdivision contains subdivision units associated with the Lichty brothers that are not included within the boundary of the proposed historic district. Several of these subdivision units also share the same legacy and origin which utilized the silent screen stars, the Talmadge sisters, as promotion for the Talmadge Park subdivision. Talmadge Park Units 1 and 2 were subdivided in 1925 and 1926 respectively and are located west of Fairmount Avenue in the

Kensington neighborhood. Along with Talmadge Park Unit 3, these are part of the first subdivision units developed and promoted by the Lichty brothers.

According to the National Register Criteria Guidelines, a district should be a definable area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined by the limits of current parcels or planning boundaries. All boundaries must be based upon a shared relationship among the properties constituting the district. A district can also be composed of two or more definable significant areas separated by a non-significant area.²

The nomination justifies the proposed boundary mainly due to the significant topographical separation by the canyon along Fairmount Avenue. While the canyon presents a natural barrier, there currently is roadway access between Talmadge Park Units 1 and Talmadge Park Unit 3 across Fairmount Avenue via a single connection at Aldine Drive. The next closest east-west street connection is just south of the district boundary at Meade Avenue. Staff has reviewed historic 1928 and 1939 aerials in which the road alignments of Aldine Drive and Fairmount Avenue are visible but has not confirmed the construction date of the paved roadways. Staff believes that the subdivision approval dates, association with the Lichty brothers, and lot and block patterns within each subdivision unit (particularly view lots along Fairmount Ave canyon), appear to have a shared relationship that links Talmadge Park Unit 3 with Units 1 and 2. Construction dates of major road linkages may be another factor. These shared relationships should be further researched and Talmadge Park Units 1 and 2 surveyed to determine building construction dates, architectural styles and other development characteristics that likely share an association with Talmadge Park Unit 3.

Staff would therefore recommend changing the following text (additions underlined) in the nomination to acknowledge a need for future study and a possible corresponding amendment to expand the district boundary in the future:

- Section 8 Page 194, "Talmadge Park Units 2 and 3 and Talmadge Park Estates Unit 1 share that origin story, which then became the legacy of all future subdivisions developed on the Talmadge Mesa. Future research may identify a shared historic context under Criteria A and C between Talmadge Park Units 1,2 and 3, and an amendment to the district to expand the boundary may then also be considered."

With additional study, the development of the three Talmadge Park subdivision units may likely show a similarity in the areas of significance of community development and planning, with a similar technique of curvilinear roads, canyon vistas, improvements, and marketing.

- Section 8 Page 194 "The inclusion of Talmadge Park Unit 3 was partially based on a plan to build a bridge over Fairmount Canyon to connect Talmadge Park Unit 1 to Talmadge Park Unit 3."

² National Register Bulletin 15 p12.

The inclusion of Talmadge Park Unit 3 in the marketing and subdividing of land was not solely based on a potential bridge. It was also based on the same automobile access and eastward expansion as the other subdivisions.

Talmadge Park Estates Unit No. 3 (1947), Talmadge Park Estates No. 4 (1951), Talmadge Park Estates No. 5 (1953), or Talmadge Park Estates No. 6 (1944) are also not included in the district boundary. These subdivisions were not subdivided by the Lichty brothers or their company and were established after Talmadge Park Unit 3 and Talmadge Park Estates Unit 1 were nearly built out. Therefore, they likely do not share the same historical context that creates significance for the proposed district.

CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

A list of contributing and non-contributing resources can be found in Section 7, pages 172-188 of the National Register nomination. Descriptions of all resources including address, assessor's parcel number, contributing status, year built, and builder (as known) is located in Section 7 page 9-172 of the nomination. Buildings with few minor alterations that retain most of their original features were counted as contributors. Buildings were determined to be noncontributing when alterations obscured the original design intent, were not easily reversible, or significantly changed a building's appearance as viewed from the public right-of-way. These include significant changes made to original window openings; large additions to side or rear façades that compromise spatial relationships; the application of non-original materials that overwhelm or obscure the original design; and major changes to entry porches. Buildings were also classified as noncontributors if they incorporated a large number of lesser alterations, which together diminished the resource's integrity.

Due to time constraints, staff cannot confirm or comment on individual contributing or non-contributing resources. Staff did review the nomination's methodology of the process of categorizing contributing vs non-contributing resources and agrees with the methods but cannot confirm their implementation. The National Register designation process does not require that a nomination append research documents such as Sanborn Maps, Assessor's Building Records, or current or historic photos of resources.

However, after a high-level review of a sample of 143 resources within the proposed district, staff agreed with 94% of the status labels. This review was limited to use of Google maps and Sanborn maps. Staff's standard survey process for a historic district would include a visual inspection of each property from the public street and a review of assessor's building records (in addition to Sanborn maps), lot and block books as well as any other archives that may have documented historic photos and descriptions of a property. Completion of this process is key to document original construction dates and alterations to physical characteristics that affect a resource's historic integrity and therefore its status as a contributor or non-contributor.

The City defines and regulates designated historical resources as those listed on, or formally determined eligible for listing on, the State or National registers. As a result, staff reviews State and National register nominations in detail to ensure an adequate analysis and information exists to regulate these resources effectively and preserve the features and characteristics that are critical to conveying their significance. Consistency in evaluating district resources and determining their

status as contributors or non-contributors is important for multiple reasons. First, in order for a district to be eligible for listing on any Register, a district must have a clear majority of contributing resources. Second, a contributing vs non-contributing status confers significant differences in the application of the City's Historical Resources Regulations and Guidelines on a property. Lastly, in the event that a National Register District is listed on the City's Register through a future action, contributing resources are eligible to apply for a Mills Act agreement, . Due to the short time allotted for City review and comment on the nomination and the limited property-specific information and documentation required for National Register nominations, staff cannot confirm whether or not we concur with the classification of all contributing and non-contributing resources. However, staff agrees with the survey methodology as stated in the nomination and concurred with the classification of 94% of the properties reviewed in the random sampling. Given that 70 percent of the properties in the district as nominated have been identified as contributing, it is unlikely that any disagreements that staff may have in the classification of contributing and non-contributing resources would be so significant that the district would be ineligible for listing.

NATIONAL REGISTER CRITERION A – *Associated with events that have made a significant contribution to the broad patterns of our history.*

The National Register of Historic Places Nomination Report outlines the development history of Talmadge and the impact of national trends on the design of the subdivision embodied by the proposed historic district. Specifically, the influence of community planning movements popular in the late nineteenth and early twentieth century which promoted the vision of picturesque residential life on the outskirts of the city.

Relative excerpts from the nomination report and city resources are summarized below.

Early Development (1926-1934)

Talmadge Park (Units 1, 2, and 3) is attributed to real estate agent Roy C. Lichty, who commenced work on developing Talmadge Park in 1925. He hired contractor O.U. Miracle to install the subdivision's sidewalks and curbs (San Diego Union, April 11, 1926). Roads were paved, and ornamental streetlights, sewers, trees and fire hydrants were installed shortly thereafter. Talmadge Park Unit 1 was subdivided in 1925, Unit 2 and Unit 3 followed in 1926. Talmadge Park Estates adjacent to the Talmadge Park Unit 3 was filed in 1928. Lichty constructed elaborate ornamental gates along Monroe Avenue to the south of Talmadge Park Unit 3 and Talmadge Park Estates between 1926-1928. By 1927, over \$500,000 was invested in Talmadge Park Unit 3.

Lichty's original marketing strategy for Talmadge Park Units 1-3 was to bring Hollywood glamour and money to San Diego. By 1928, the housing industry began to show some signs of slowing. As a result, Lichty launched an aggressive campaign to market the benefits of investing and living in Talmadge Park Unit 3. This began in 1929 with Lichty's partnership with early investor and business owner Mrs. Alma Staggs, who ran the Talmadge Tavern. Lichty's campaigns took advantage of the proposed surrounding development and amenities in his Talmadge promotions in hopes of increasing lot sales. Marketing focused on Talmadge's proximity to every level of education and framed it as an idyllic place to raise children. Planning and construction of adjacent elementary and high schools, which were within walking distance of the tract, were well underway.

An important boost came in 1928, when Talmadge Park Estates Unit 1 opened while San Diego State College was preparing to move across the canyon one mile northeast from the new subdivision. By 1929, Talmadge was promoted as the “Kindergarten to College” subdivision. Neither the bridge nor the larger business district was realized as the realities of the economic downfall were imminent. After the stock market crashed in 1929, triggering the Great Depression, housing construction declined precipitously, almost coming to a standstill. Notice of Completion records for Talmadge Park Unit 3 showed only two houses were built in 1929, following eleven homes built in 1928.

FHA Era and Wartime Build Up during the Depression (1935-1944)

Construction within the district almost stopped completely in the early 1930s. As the United States headed into the Great Depression, the 1934 National Housing Act, which established the Federal Housing Administration (FHA), attempted to stabilize the housing market and expand opportunities for home ownership. Talmadge Park Unit 3 obtained San Diego’s first approved building loan under the FHA in 1935.

The FHA’s *Principles of Planning Small Houses* first published in 1936 and revised in 1940, detailed a series of floor plans and features for small houses that offered “maximum accommodation within a minimum of means.” Each type was void of nonessential spaces, picturesque features, and unnecessary items that would increase cost. The simplest FHA design became known as the “FHA minimum house” later termed Minimal Traditional. When construction picked up again in 1935, it was divided between Spanish and Minimal Traditional style resources. Minimal Traditional quickly became the most constructed style. In order to more easily qualify for FHA loans and attract buyers, the builders maximized efficient use of space in smaller homes and highlighted their exterior details to make them look bigger than they actually were. Minimal Traditional homes soon filled the empty lots in the western portions of the district where construction had stalled at the onset of the Depression and moved east. Based on Notices of Completion documents, the eastern half of the district, between 47th Street and 49th Street, was filled within a few short years (1939-1941) with almost exclusively Minimal Traditional homes.

Concurrent to the uprise in FHA building efforts, Guy Lichty convinced residents to apply for annexation to the city in 1935 as Talmadge was still located in the unincorporated area at the east end of the city limits. With the annexation complete in 1936, it enabled the subdivisions to partake in the city’s municipal amenities such as water, garbage, fire and police protection, and other civic benefits, thus, attracting more interest from builders and potential homeowners. To accommodate new home buyers, Lichty expanded his office to provide advisory services on home-buying and building, as well as understanding FHA financing.

Postwar Buildout (1945-1951)

By the postwar period, Talmadge was close to fully developed with only thirty-four new residences added between 1945 and 1951. As the few remaining lots were infilled, new homes continued to follow many of the architectural conventions of the Minimal Traditional style, even as the Ranch style was becoming more common elsewhere. Because lot sizes in the district were planned decades before, they were not large enough to accommodate the needs of the postwar sprawling Ranch style homes, thus limiting their construction in the district. By 1951, 99% of the homes in the district had been built.

Analysis of Criterion A

Staff notes that typical of subdivisions throughout the United States, Talmadge Park and Talmadge Park Estates developed as demand for a semirural, community-centered way of life grew and advances in transportation technology made development in outlying communities both affordable and practical. Its location marks a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of previously unreachable and underutilized land to the east. Development in Talmadge reflects the small house movement which began in the 1920's and evolved through the Great Depression and World War II. The neighborhood serves as a microcosm of architectural trends from Spanish Colonial Revival to Minimal Traditional and Ranch styles, visually illustrating and encapsulating the booms, busts, and trends in working-class suburban development in San Diego from 1926 through 1951.

The district nomination can be supported under National Register Criterion A. Specifically the District:

1. Reflects the evolution of the small house movement which focused on quality design and construction in a compact, efficient layout from the Post-World War I through Post-World War II period;
2. Reflects architectural trends from Spanish Eclectic to Minimal Traditional and Ranch styles, visually illustrating and encapsulating the booms, busts, and trends in working-class suburban development in San Diego from 1926 through 1951;
3. Reflects middle- and working-class subdivisions which allowed families the opportunity to invest in homeownership in a neighborhood which utilized and expressed modern planning and subdivision principles;
4. Reflects the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical; and;
5. Reflects the planning philosophy of adapting the design and layout of a subdivision to the natural topography on which the subdivision is to be located.

NATIONAL REGISTER CRITERION C - Embodies distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The nomination report purports that the Talmadge Park Estates Historic District is a cohesive 1920s to early 1950s single-family residential neighborhood with good physical integrity that strongly conveys its significance as an excellent collection of architectural trends that span popular styles of its era such as Period Revival architecture, Spanish Colonial Revival, the small Ranch, and Minimal Traditional. The report also explores Talmadge as a space for experimentation with modern design concepts, such as the Ranch style, which the report claims had its modern beginnings in the district.

The report evaluates the architectural significance of the proposed Talmadge Park Estates Historic District. The report focuses specifically, the Period Revival style and Minimal Traditional residences that were designed and constructed by locally prominent architects and builders during the period of significance. The most common architectural styles are Spanish Colonial Revival and Minimal Traditional. Pre-Depression development was confined to 44th Street, Highland Avenue, and 45th

Street, in the westernmost part of Talmadge. Resources constructed during this time were almost exclusively Spanish Colonial Revival style. When construction picked up again in 1935, it was divided between Spanish and Minimal Traditional style resources. Minimal Traditional homes filled the empty lots in the western portions of the district where construction had stalled at the onset of the Depression and moved east. Based on Notices of Completion documents, the eastern half of the district, between 47th Street and 49th Street, was filled within a few short years (1939-1941) with almost exclusively Minimal Traditional homes.

The applicant identified architects and builders using Notices of Completion, San Diego County Lot & Block Books, building permit records, and newspaper advertisements. Locally significant builders and architects known to have constructed homes in the district include The Dennstedt Company, Hays & Jackson, Chris Cosgrove, Charles H. Tifal, B.M. Torgerson, Louise Severin, O.U. Miracle, H.H. Preibisius & Son, Cliff May, and the Depew Building Company.

Analysis of Criterion C

The district retains the look and feel of an early automobile suburb with distinctive 1930s, early 1940s, and postwar infill into the early 1950s. Visual harmony is achieved through the repetition of architectural styles, features, and materials. Sidewalks, gates, and streetlights further contribute to the district's sense of cohesion. The range of architectural styles within the district reflects the architectural patterns in the history of early automobile suburbs in the San Diego area.

Staff notes that the district embodies distinctive characteristics of a style (Spanish Colonial, Ranch, and Minimal Traditional), type ("small house" and "minimum house") and period (San Diego's development of Automobile Suburbs between 1926 and 1951) of construction. The district nomination can be supported under National Register Criterion C.

CONCLUSION

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources (in this case, homes of several architectural styles). The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment. Beyond being an identifiable entity, a district must be significant (in this case under National Register Criterion A and Criterion C). The National Register Bulletin 15 acknowledges that a district may be considered eligible even if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context and retains integrity.

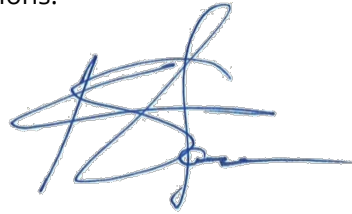
Most of the homes in the proposed Talmadge Park Estates historic district, which reflect modest, middle- and working-class small house development, would be considered to be individually undistinguished. These resources derive their significance as part of a unified whole which conveys significance as an early auto-oriented, working-class subdivision illustrating the progression of the small house movement.

In general, Talmadge Park Estates historic district has not been impacted by teardowns, inappropriate infill or redevelopment to any significant degree and retains a distinct sense of time, place and character as a whole.

The district appears significant under National Register Criteria A and C at the local level of significance with a period of significance of 1926-1951. While staff has not been able to confirm whether we concur with the classification of all contributing and non-contributing resources, staff does agree with the methodology used. Additionally, based on a random sampling of properties, any disagreements that staff may have in the classification of contributing and non-contributing resources are unlikely to impact the overall conclusion that the district is eligible for listing. Therefore, staff recommends HRB support the National Register nomination with the proposed amendments to the discussion of the district boundary and a caveat that the proposed classifications of contributing and non-contributing resources has not been confirmed due to the limited time allotted for City review and the limited property-specific information and documentation required for National Register nominations.



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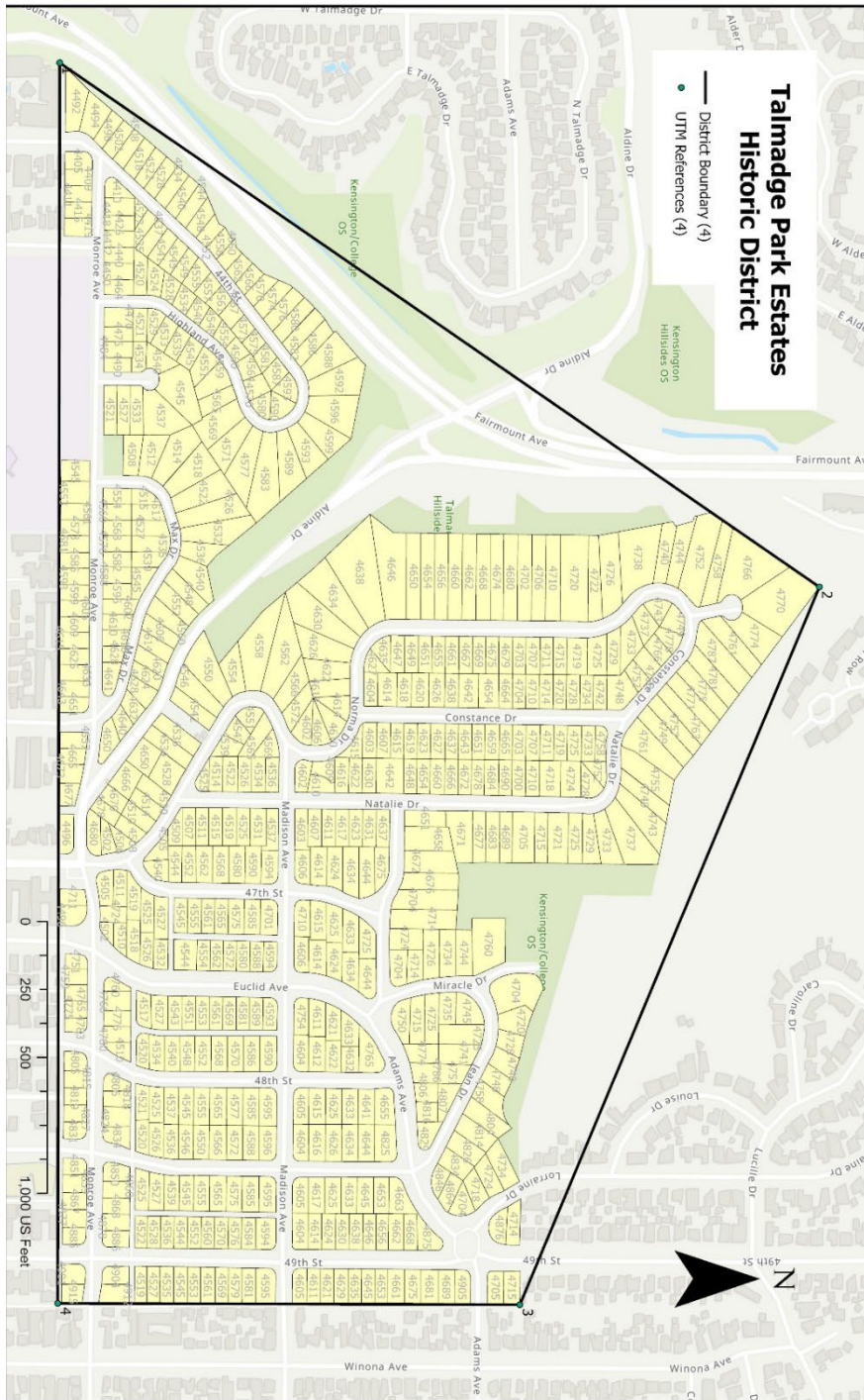
Attachment(s):

1. District Boundary Map
2. Applicant's National Register Nomination Report (available under separate cover)
3. Talmadge Park Subdivision Map

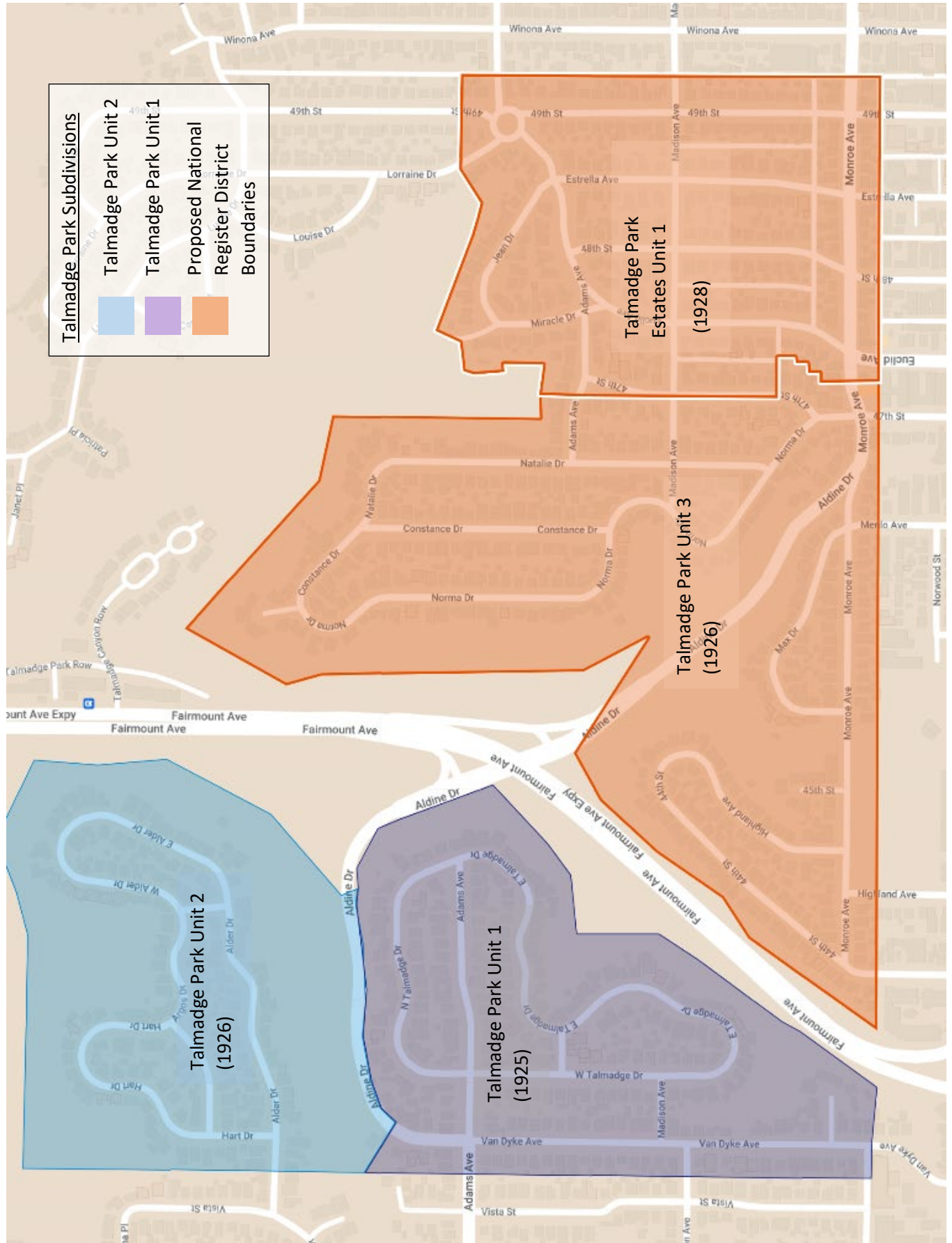
Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Boundary Map



Attachment 3: Talmadge Park Estates Historic District Subdivisions



United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Talmadge Park Estates Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by 44th and 49th Streets; Norma, Constance and Natalie Drives; Adams and Monroe Avenues

City or town: San Diego State: California County: San Diego

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

_____ Signature of certifying official/Title:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title: State or Federal agency/bureau or Tribal Government	

Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s)

District

Site

Structure

Object

Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Non-contributing	
<u>411</u>	<u>173</u>	buildings
<u> </u>	<u>2</u>	sites
<u>8</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>419</u>	<u>175</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- LANDSCAPE: street furniture/object
- COMMERCE/TRADE: professional
- COMMERCE/TRADE: restaurant
- COMMERCE/TRADE: market place

Current Functions

(Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- LANDSCAPE: street furniture/object
- COMMERCE/TRADE: professional
- COMMERCE/TRADE: restaurant

Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Tudor Revival

Mission/Spanish Colonial Revival

Colonial Revival

MODERN MOVEMENT: Ranch Style

OTHER: Minimal Traditional

OTHER: Neo-Traditional¹

MIXED

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete, stucco, wood, brick, stone, terra cotta, asphalt, shingle, synthetics

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and non-contributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Talmadge Park Estates Historic District is composed of single-family buildings and decorative wrought iron entry gates and is located in the Mid-City neighborhoods of San Diego, approximately seven miles northeast of downtown San Diego. The district sits on the Talmadge mesa that overlooks Mahogany Canyon and Fairmount Avenue Expressway to the west. Topography is generally flat, with a central canyon that divides the district into east and west sides. The west side is roughly one third the size of the district's total area. Streets within the Talmadge Park Estates are curvilinear, following the edge of the mesa to the west and becoming more rectilinear to the east. Other features include original streetlights, modest front setbacks, grass lawns, scored concrete sidewalks, mature vegetation, curb cuts, and driveways. The wrought iron entry gates along Monroe Avenue and 49th Street mark the south and east boundaries of Talmadge Park Estates Historic District and are original to the two underlying subdivisions. Resources in the district generally consist of one and two-story single-family

¹ The nomination uses the term New Traditional as per Virginia Savage McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2013), 716-750.

Talmadge Park Estates Historic District

Name of Property

San Diego, CA

County and State

residences designed in architectural styles reflecting the character of San Diego's early automobile suburbs and post Great Depression infill. The most common styles within the district are Spanish Colonial Revival and Minimal Traditional. There are several examples of other architectural styles that are compatible with the principal styles and represent early- and mid-twentieth century American movements. Contributing resources include single-family residences and decorative entry gates. Noncontributing resources postdate the period of significance or have been extensively altered and lack sufficient integrity. The district retains all aspects of historic integrity and conveys a strong sense of time and place.

Narrative Description

Location and Setting

Talmadge Park Estates Historic District is located in the Talmadge neighborhood of San Diego. The district is approximately 138 acres and essentially corresponds to the original boundaries that delineated the 1926 Talmadge Park Unit 3 (Map 1900) and 1928 Talmadge Park Estates Unit 1 (Map 2104) subdivisions.² The boundary is defined by Monroe Avenue on the south, 44th Street on the west, and 49th Street on the east. The homes on both sides of these boundary defining streets are included within the district. The north boundary is irregular and follows the contours of Highland Avenue, Max Drive, Aldine Drive, Norma Drive, Constance Drive, Natalie Drive, Adams Avenue, Miracle Drive, and Jean Drive. Homes on both sides of these streets are included in the district. The northeast corner of the boundary captures the first four properties on Lorraine Drive and the first three properties on 49th Street radiating out from the Talmadge Traffic Circle. The district is also bounded by the original gates that were placed around the edges of the two subdivisions as part of the initial improvements carried out by its developers, Roy and Guy Lichty. Other streets within the district include 45th Street, 47th Street, Euclid Avenue, 48th Street, Estrella Avenue, and Madison Avenue.

The district is laid out according to 1920s planning conventions and is consistent with other neighborhoods in San Diego developed during the same period. A combination of grid and curved streets are used to maximize land use and extend streets to the edges of the canyon bluffs. Street widths vary significantly within the district, Euclid and Adams Avenues are generous and wide while other streets like 44th and Highland Avenue are unusually narrow. Streets within the district are paved with asphalt and scored concrete sidewalks are present throughout.

Decorative wrought iron gates were constructed between 1926 and 1928 and formed the landmark entryways into the Talmadge Park Estates Historic District. Each gate is approximately ten feet wide, fifteen feet high, and painted black. They feature fanciful curves and shapes reminiscent of Andalusian fused ironwork.³ There is some evidence that there may have been additional gates in the past, especially at 44th Street where there are patches left in the sidewalk. The gates south of Monroe Avenue feature symmetrical arched frames and centered light fixtures that span the sidewalks (**Figure 1**). Gates east of 49th Street feature flat arched frames that span

² The Talmadge Park Estates Subdivision was also referred to as "Unit 4" in early advertisements.

³ City of San Diego, "Talmadge Gates Historical District," May 25, 2000, <https://sandiego.cfwebtools.com/images/files/CR-422.pdf> (accessed April 22, 2023).

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the sidewalks and “giraffe neck” arms that support light fixtures (**Figure 2**). Original Marbelite streetlights also remain in the district, added at the same time as the gates; it appears that none have been removed.⁴ The district’s streetlights underwent restoration work circa 2009 and the district’s gates underwent restoration work circa 2014-2017.⁵

Parkway strips are present in roughly half of the district. They are concentrated in the center of the eastern portion of the district and were generally not included on the canyon side of border defining streets. Madison Avenue and some parts of Adams Avenue have wider park strips. The strips are typically landscaped with grass and a variety of trees and shrubs. Most of the parkway trees in Talmadge Park Unit 3 are palm trees.

Resources within the district are generally set back from the street at consistent depths and create cohesive streetscapes, especially along individual streets. Most are approached by a concrete walkway and steps that transect the yard and lead to the primary entrance. Landscaping varies widely and low perimeter or retaining walls are common. Several resources are obscured from the public right-of-way by perimeter fencing or hedges.

Single-Family Residential Resources

Except for one apartment building and one commercial building, Talmadge Park Estates Historic District consists otherwise of single-family residential buildings. John H. Lovett built eighty-three houses and The Dennstedt Company built fifty-eight houses within the district. Clear stylistic trends run through different areas in the district, because most builders constructed multiple homes and many of them drew inspiration from each other. By the mid-1930s, the designs were all influenced by Federal Housing Administration (FHA) guidelines. Resource footprints generally correspond to what is typical for their architectural style. U-shape, rectangular, and irregular footprints are common. All contributors are one or two stories.

The most common architectural styles are Spanish Colonial Revival and Minimal Traditional, which mostly correspond to the two distinct buildout phases of the district. The subdivision map for Talmadge Park Unit 3 was approved in March 1926; it delineated lots on the west half of the district up to Natalie Drive.⁶ Pre-Depression development was confined to 44th Street, Highland Avenue, and 45th Street, in the westernmost part of Talmadge. Resources constructed during this time were almost exclusively Spanish Colonial Revival style. At this point in San Diego’s development, Spanish Revival styles were associated with new, middle- and upper-class development and were the predominant style in Talmadge.⁷ A few Tudor Revival style resources were also built among the initial Spanish Revival style homes. Construction within the district almost stopped completely in the early 1930s. When construction picked up again in 1935, it was divided between Spanish and Minimal Traditional style resources. Minimal Traditional quickly became the most constructed style. In order to more easily qualify for FHA

⁴ Ibid.

⁵ City of San Diego, “Talmadge Acorn Streetlight Rehab,” Project Map, March 2014, 214, <https://www.sandiego.gov/sites/default/files/legacy/cip/pdf/reports/1141187.pdf> (accessed April 22, 2023).

⁶ County of San Diego, Talmadge Park Unit 3 Subdivision Map Number 1900, March 22, 1926.

⁷ “Development Seen for 1928,” *San Diego Evening Tribune*, May 5, 1928.

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loans and attract buyers, the builders maximized efficient use of space in smaller homes and highlighted their exterior details to make them look bigger than they actually were. Minimal Traditional homes soon filled the empty lots in the western portions of the district where construction had stalled at the onset of the Depression and moved east. Based on Notices of Completion documents, the eastern half of the district, between 47th Street and 49th Street, was filled within a few short years (1939-1941) with almost exclusively Minimal Traditional homes.

Most buildings within the district were constructed individually, as homeowners and builders purchased and filled lots. The same owner or developer would often erect two or more buildings concurrently, especially in instances when houses were built on speculation, which was a common practice in San Diego and the United States in the early decades of the twentieth century.⁸

Architects and builders were identified using Notices of Completion, San Diego County Lot & Block Books, building permit records, and newspaper advertisements. Historical records have indicated that over ninety individuals and firms were involved in the development of Talmadge Park Estates Historic District. Locally significant builders and architects known to have constructed homes in the district include The Dennstedt Company, Hays & Jackson, Chris Cosgrove, Charles H. Tifal, B.M. Torgerson, Louise Severin, O.U. Miracle, H.H. Preibisius & Son, Cliff May, and the Depew Building Company.

The district is notable as an example of San Diego's development as it moved through the early half of the twentieth century. It retains the look and feel of an early automobile suburb with distinctive 1930s, early 1940s, and postwar infill into the early 1950s. Visual harmony is achieved through the repetition of architectural styles, features, and materials. Sidewalks, gates, and streetlights further contribute to the district's sense of cohesion. The range of architectural styles within the district reflects the architectural patterns in the history of early automobile suburbs in the San Diego area.

Condition and Integrity

Talmadge Park Estates Historic District retains its historic appearance from its period of significance, 1926 to 1951. Characteristic elements of the district are largely intact. A majority of the buildings retain sufficient integrity to convey the district's historic significance.

Four hundred and nineteen resources, including four hundred eleven buildings and eight structures, date to the period of significance, and retain sufficient integrity to be classified as district contributors. One hundred seventy-three buildings were constructed outside the period of significance or have been significantly altered. These noncontributors do not detract from the district's integrity or its sense of time and place.

⁸ David L. Ames and Linda Flint McClelland. "Historic Residential Suburbs: Guidelines for the Evaluation and Documentation for the National Register of Historic Places," *U.S. Department of the Interior, National Park Services, National Register of Historic Places. National Register Bulletin*, September 2002, 26, https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf (accessed April 22, 2023).

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Buildings with few minor alterations that retain most of their original features were counted as contributors. Buildings were determined to be noncontributing when alterations obscured the original design intent, were not easily reversible, or significantly changed a building's appearance as viewed from the public right-of-way. These include significant changes made to original window openings; large additions to side or rear façades that compromise spatial relationships; the application of non-original materials that overwhelm or obscure the original design; and major changes to entry porches. Buildings were also classified as noncontributors if they incorporated a large number of lesser alterations, which together diminished the resource's integrity.

As a whole, the district retains all aspects of integrity. The district remains in its original location and retains integrity of *location*. Its setting, surrounded by neighborhoods of similar scale and age, has not significantly changed over time, so the district retains integrity of *setting*. Overall, the number of noncontributing resources is minimal, and alterations are not so prevalent or substantial that the district's integrity overall is diminished. The district therefore retains integrity of *design, materials, and workmanship*. With the relatively high number of contributing buildings and low number of noncontributing buildings, the district retains a strong sense of time and place from its 1926 to 1951 period of significance and thus retains integrity of *feeling and association*.

Architectural Descriptions

Architectural descriptions are organized alphanumerically by street name then by address number with buildings followed by objects. The order corresponds to a summary table of resources at the conclusion of this section. Buildings are described in terms of their date of construction, type, architectural style, basic form, cladding material, roof type and materials, and defining features.

Following the guidance of the National Park Service, single-family residences with detached garages and or accessory buildings are reviewed collectively as one resource because detached garages and accessory dwelling units are considered ancillary in form and function to the single-family residence.⁹ These ancillary buildings are acknowledged in the architectural descriptions. A secondary building's architectural incompatibility with the primary residence, especially in style and massing, is reflected in the contributor status of the resource. If a visible accessory dwelling unit is neither differentiated nor compatible with the original historic single-family residence, the resource as a whole is noncontributing.

Where known, original architects and/or builders are noted. City and County of San Diego Assessor Parcel Number (APN) is also provided.

44th Street

1. 4492 44 th Street	APN: 4655810100	Contributor	1939
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⁹ National Park Service, "Evaluating Garages and Outbuildings in Historic Districts," *National Register of Historic Places Best Practices Review*, Issue 2, January 2023.

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Builder: Brock Building Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle with tiled ridge lines and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include an added metal security screen to the front door and an added wood fence. A one story rear addition is visible from the public right-of-way.

2. 4494 44th Street APN: 4655810200 Contributor 1938
Builder: Brock Building Company

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco with an accent wall clad in lava rock. The hipped roof is clad in s-shaped replaced clay tile and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. There is an octagonal accent window. Details include a front-facing stucco chimney with a stucco cap. Related features include a tile walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and an added wood fence. A one story rear addition is visible from the public right-of-way.

3. 4498 44th Street APN: 4655810300 Contributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added wood fence.

4. 4502 44th Street APN: 4655810400 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of double hung windows. Related features include a detached garage. Alterations include re-stuccoed exterior walls, and a replaced walkway.

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5. 4508 44th Street APN: 4655810500 Contributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door.

6. 4518 44th Street APN: 4655810600 Contributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The building has a gated breezeway entrance. Fenestration consists of double hung windows and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story side addition is not visible from the public right-of-way.

7. 4522 44th Street APN: 4655810700 Contributor 1947
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The front gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of double hung windows. Related features include a tile walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added walkway, a replaced front door, and an added wood fence.

8. 4527 44th Street APN: 4655820900 Contributor 1939
Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a rear stucco chimney. Related

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features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, an added synthetic fence, and an added fabric window awning.

9. 4528 44th Street APN: 4655810800 Contributor 1939
Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection. Fenestration consists of a corner window and double hung windows. Related features include a flagstone walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an added wood fence.

10. 4534 44th Street APN: 4655810900 Contributor 1938
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a corner window, double hung windows, slider windows, and a hexagonal accent window. Details include an interior brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal fence.

11. 4535 44th Street APN: 4655820800 Contributor 1938
Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with single pane sides, fixed windows, and casement windows. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a brick walkway and a detached garage. Alterations include replaced walkway, replaced front door, and altered porch. A one story rear addition is not visible from the public right-of-way.

12. 4537 44th Street APN: 4655820700 Contributor 1928
Builder: Unknown

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A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The roofs are gabled and flat with a parapet and clad in half barrel original clay tile with no eaves. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls.

13. 4540 44th Street APN: 4655811000 Contributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a corner window and fixed windows. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a brick walkway and a detached garage. Alterations include re-stuccoed exterior walls, and an added stucco wall.

14. 4541 44th Street APN: 4655820600 Contributor 1927
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. The roofs are gabled and flat with a parapet. The entrance consists of a corner, partial width porch under a roof projection and has stucco supports. Fenestration consists of a tripartite window set and casement windows, a side garden window, and a rectangular accent window. Details include a side-facing stucco chimney and a courtyard with a stucco wall. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, an added metal security screen to front door, and an added courtyard.

15. 4544 44th Street APN: 4655811100 Contributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered stoop under a roof projection and has patterned metal supports. Fenestration consists of double hung windows and a rectangular accent window. Related features include a flagstone walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

16. 4545 44th Street APN: 4655820500 Contributor 1936
Builder: Anderson & Johnson

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A one story single-family residence designed in the Spanish Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a fixed window and casement windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a tile walkway. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added fabric window awning.

17. 4548 44th Street APN: 4655811200 Contributor 1939
Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a corner window and double hung windows. Related features include an attached planter, a brick and concrete walkway, and a detached garage. Alterations include re-stuccoed exterior walls.

18. 4549 44th Street APN: 4655820400 Noncontributor 1935
Builder: Anderson & Johnson

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. Gables have clay attic vents. The entrance consists of a corner, partial width porch under a roof projection and has stucco supports. Fenestration consists of a tripartite window set and double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway, a low stucco wall around the entire front yard, and a detached garage. Alterations include windows replaced in original openings. The house is a noncontributor due to extensive alterations.

19. 4552 44th Street APN: 4655811300 Contributor 1938
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a corner window, double hung windows, and slider windows. Details include a rear stucco chimney. Related features include an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and added wood fence.

20. 4555 44th Street APN: 4655820300 Contributor 1936

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Builder: The Dennstedt Company

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The roofs are gable, shed, and flat with a parapet. The entrance consists of a corner, partial width porch. Fenestration consists of double hung windows. Details include a front-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

21. 4557 44th Street APN: 4655820200 Noncontributor 1928
Builder: Unknown

A two-story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in half barrel original clay tile and has no eaves. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a tripartite window set, double hung windows, glass block windows, fixed windows, and rectangular, ornamental glass accent windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, added metal security screen to front door, and added fabric window awning. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

22. 4558 44th Street APN: 4655811400 Contributor 1938
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a corner window and double hung windows. Details include a rear stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls, and an added wood fence.

23. 4560 44th Street APN: 4655811500 Contributor 1938
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered stoop with a Moderne stoop cover and has round metal supports. Fenestration consists of a tripartite window set, slider windows, and fixed windows. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and added metal security screen to front door.

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24. 4561 44th Street APN: 4655820100 Contributor 1928
Builder: Quinn & Zumwalt

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The roofs are a gable with tile trim and flat with a curved parapet. The entrance consists of a corner, partial width arched porch under a roof projection and has stucco supports. Fenestration consists of an arched fixed window, double hung windows, and a rectangular accent window. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and added metal security screen to front door.

25. 4562 44th Street APN: 4655811600 Contributor 1941
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of double hung windows. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and replaced front door. A one story rear addition is visible from the public right-of-way.

26. 4566 44th Street APN: 4655811700 Contributor 1938
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of double hung windows. Details include an interior brick chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

27. 4567 44th Street APN: 4655420100 Contributor 1928
Builder: Augustus H. Blaisdell

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The roofs are gabled with tile and flat with a stepped parapet. The entrance consists of a centered, partial width scalloped porch under a roof projection. Fenestration consists of an arched tripartite window, arched windows, casement windows, and a side garden window. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

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28. 4570 44th Street APN: 4655410100 Contributor 1938
Builder: C.W. Long

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center stoop, which is under a gabled roof. Fenestration consists of casement windows. Related features include decorative wood appliques, a concrete walkway, and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and added stucco wall.

29. 4571 44th Street APN: 4655420200 Contributor 1928
Builder: Augustus H. Blaisdell

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. The roofs are hipped and flat with a parapet, clad in s-shaped replaced clay tile, and have no eaves. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a tripartite window set, double hung windows, and an accent window. Details include a side-facing stucco chimney and a wing wall. Related features include a brick walkway and a detached garage. Alterations include replaced walkway and an added decorative brise soleil.

30. 4574 44th Street APN: 4655410200 Contributor 1939
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with open rafters and fascia. The entrance consists of a centered, partial width porch under a roof projection and has wood supports. Fenestration consists of double hung windows. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include windows replaced in original openings.

31. 4575 44th Street APN: 4655420300 Contributor 1928
Builder: Harold K. Soule

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. The roofs are gable with tile and flat with a stepped parapet. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and enclosed porch with wrought iron feature.

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32. 4576 44th Street APN: 4655410300 Contributor 1928
Builder: Andrew D. Bray

A one story single-family residence designed in the Spanish Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco. The flat roof has a stepped parapet. The entrance consists of an off-center stoop, which is under a separate roof and has stucco supports. Fenestration consists of a fixed window and fixed multi-pane windows. Details include a side-facing brick chimney and a courtyard with a high stucco wall and a wood gate. Related features include a concrete walkway and an attached garage. Alterations include replaced walkway and replaced stucco retaining wall.

33. 4580 44th Street APN: 4655410400 Noncontributor 1930
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The roofs are shed with tile and flat with a parapet. The entrance consists of an off-center stoop, which is under a gabled roof. Fenestration consists of slider windows. Related features include an attached planter, an attached garage, and a side-facing stucco clad chimney. Alterations include windows replaced in altered openings on primary façade, re-stuccoed exterior walls, replaced front door in modified entry, and an enclosed porch. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

34. 4581 44th Street APN: 4655420400 Contributor 1937
Builder: Cummins Brothers

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco with a foundation skirt clad in brick. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in scalloped wood lap siding with clay attic vents. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window, double hung windows, and a side garden window. Details include a front-facing brick chimney. Related features include an attached planter, a tile walkway, and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, added metal security screen to front door, and added metal fence.

35. 4582 44th Street APN: 4655410500 Contributor 1940
Builder: O.D. Arnold

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with multi-lite sides and double hung windows. Related features

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include decorative wood appliques, a concrete walkway, and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an added metal security screen to front door.

36. 4586 44th Street APN: 4655410600 Contributor 1942
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch that is under a shed roof and has squared wood supports. Fenestration consists of double hung windows. Related features include a brick walkway and an attached garage. Alterations include replaced walkway.

37. 4587 44th Street APN: 4655420500 Noncontributor 1949
Builder: Brock Building Company

A one story single-family residence designed in the Minimal Traditional style. The building is U shape in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, uncovered porch under a roof projection. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added front-facing stucco chimney, re-stuccoed exterior walls, replaced front door, and enclosed porch. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

38. 4588 44th Street APN: 4655410700 Contributor 1939
Builder: Louise Severin

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel replaced clay tile and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and added concrete block retaining wall. A two story, garage side addition is visible from the public right-of-way. Mary Louise DeCamp lived in this house from 1939 to 1946. She was the niece of master builder Louise Severin and daughter of Urban C. Severin, a principal in the Severin construction business.

39. 4592 44th Street APN: 4655410800 Contributor 1938
Builder: G.F. Samuel & Son

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A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch with a Moderne stoop cover and has round metal supports. Fenestration consists of a tripartite window set, double hung windows, and a round accent window. Details include an interior stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and replaced front door.

40. 4593 44th Street APN: 4655420600 Contributor 1939
Builder: S.W. Lothlen

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle with tile trim and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides, double hung window, and a side garden window. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a low concrete block wall around the entire front yard and a detached garage. Alterations include re-stuccoed exterior walls.

41. 4596 44th Street APN: 4655410900 Contributor 1939
Builder: Dan Gudmundson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in siding with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a corner window, slider windows, and glass block windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, an added metal security screen to front door, and an added concrete block retaining wall.

45th Street

42. 4521 45th Street APN: 4655911200 Contributor 1927
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco with an accent wall clad in siding. The roofs are tiled gable and shed roofs and flat with a parapet. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set, casement windows, and double hung windows. There are rectangular

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and stained glass accent windows. Details include a side-facing stucco chimney with a brick cap and a wing wall with a gated arched opening. Related features include decorative wood appliques, a brick and concrete walkway, and an attached garage. Alterations include an added metal security screen to front door and side windows, added metal porch rail, added secondary porch at the south facade, added stain glass, and an added concrete block retaining wall. A one story rear addition is visible from the public right-of-way.

43. 4527 45th Street APN: 4655911100 Contributor 1927
Builder: Herman L. Bergquist

A one story single-family residence designed in the Tudor Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of an off-center stoop with arched door and quoin door surround. Fenestration consists of a tripartite window set and casement windows, some arched, and a shed dormer at the rear. Details include a side-facing stucco chimney. Related features include a brick and concrete walkway and a detached garage. A second story infill addition and dormer are visible from the public right-of-way.

44. 4533 45th Street APN: 4655911000 Contributor 1938
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of double hung windows. Details include an interior stucco chimney. Related features include a brick walkway and an attached garage. A one story rear addition is not visible from the public right-of-way.

45. 4534 45th Street APN: 4655910600 Contributor 1929
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in half barrel original clay tile and has no eaves. Gables have clay attic vents. The entrance consists of an off-center stoop under a roof projection and has stucco supports. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include fabric awnings above windows and at the porch entry.

46. 4537 45th Street APN: 4655910900 Noncontributor 1939
Builder: Cooley & Grizzle

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered stoop under a roof projection. Fenestration consists of double hung windows and slider windows. Related features include a concrete walkway and an attached garage. Alterations include some windows replaced in altered openings on primary façade and a replaced front door. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

47. 4540 45th St APN: 4655910700 Contributor 1938
Builder: E.C. Ybarrondo

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a flagstone walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door.

48. 4545 45th Street APN: 4655910800 Contributor 1927
Builder: Unknown **Photo 1**

A one story single-family residence designed in the Tudor Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The gable and jerkinhead roofs are clad in composition shingle and have no eaves. Gables are half-timbered with wood attic vents. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of casement windows and a side garden window. Details include a front-facing brick chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings and an added garden window. A one story rear addition is not visible from the public right-of-way.

47th Street

49. 4496 47th Street APN: 4656100900 Noncontributor 1950
Builder: Wallace A. Walter

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The flat roof has a moderate eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of slider windows. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on primary façade, an added security door, and re-stuccoed exterior walls. A one story

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detached rear addition (4687 and 4689 Monroe Avenue) is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

50. 4502 47th Street APN: 4656101400 Contributor 1941
Builder: Ernest C. McGowan

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include replacement windows in original openings, an added metal security screen to front door, and an added wood fence. A second story, above garage addition (4504 47th Street) is visible from the public right-of-way.

51. 4505 47th Street APN: 4656103200 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The front gabled roof is clad in half barrel concrete tile and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a tripartite window set and casement windows. Details include a side-facing stucco chimney with a brick cap. Related features include a flagstone walkway, a detached garage, and a covered breezeway. Alterations include replaced walkway and added concrete retaining wall. Grizzle lived in this house with his family from 1941 to 1946.

52. 4511 47th Street APN: 4656103100 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The building has a gated breezeway entrance. Fenestration consists of double hung, casement, and fixed windows. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include re-stuccoed exterior walls and a fabric awning above window.

53. 4519 47th Street APN: 4656103000 Noncontributor 1940
Builder: Dan Gudmundson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a corner, partial width porch. Fenestration consists of double hung windows. Related features

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include a flagstone walkway. Alterations include focal window replaced in altered opening, windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, added porch, and an added concrete block retaining wall. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

54. 4525 47th Street APN: 4656102900 Contributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings. A one story rear addition is not visible from the public right-of-way.

55. 4527 47th Street APN: 4656102800 Contributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings. A one story rear addition is visible from the public right-of-way.

56. 4540 47th Street APN: 4656102700 Contributor 1937
Builder: Charles H. Tifal (Tifal & King) **Photo 2**

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover. Fenestration consists of a corner window, slider windows, and double hung windows. Details include a rear stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added window awnings, and an added metal security screen to front door.

57. 4544 47th Street APN: 4656201800 Contributor 1940
Builder: Greenwood & Stevens

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A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner stoop with a Moderne stoop cover. Fenestration consists of double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include replaced walkway and added garden window. A one story rear addition is partially visible from the public right-of-way.

58. 4545 47th Street APN: 4656202800 Contributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added lintel above focal window, renovated entry cover, and an added stucco retaining wall with brick cap.

59. 4552 47th Street APN: 4656201900 Contributor 1942
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include added carport. A one story rear addition is not visible from the public right-of-way.

60. 4555 47th Street APN: 4656202700 Contributor 1940
Builder: G.F. Samuel & Son **Photo 3**

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap shingle with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has round metal supports. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage.

61. 4561 47th Street APN: 4656202400 Contributor 1941
Builder: Cooley & Grizzle

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A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch with a Moderne stoop cover and has squared wood supports. Fenestration consists of double hung windows and an octagonal accent window. Related features include a detached garage. Alterations include windows replaced in original openings. A one story rear addition is visible from the public right-of-way.

62. 4562 47th Street APN: 4656202000 Contributor 1947
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate flat roof and has patterned metal supports. Fenestration consists of a bay window with double hung sides, double hung windows, and a side garden window. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include added metal security screen to front door and added window awnings. A one story rear addition is visible from the public right-of-way.

63. 4565 47th Street APN: 4656202300 Noncontributor 1939
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed window and slider windows. Details include a side-facing stucco chimney with a brick cap. Related features include a tile walkway and a detached garage. Alterations include windows replaced in altered openings on primary façade, re-stuccoed exterior walls, and a replaced front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

64. 4568 47th Street APN: 4656202100 Contributor 1941
Builder: Cummins Brothers

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has spindle wood supports. Fenestration consists of a bay window with casement sides and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include added metal security screen to front door and an added window awning.

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65. 4575 47th Street APN: 4655650300 Contributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on side façade, re-stuccoed exterior walls, and added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

66. 4580 47th Street APN: 4655660100 Noncontributor 1941
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a bay window with single pane sides and double hung windows. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include re-sided exterior walls and a bay window addition. A one story rear addition is partially visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

67. 4585 47th Street APN: 4655650200 Contributor 1940
Builder: John C. Cordrey

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop, which is under a separate shed roof. Fenestration consists of double hung windows. Details include an interior stucco chimney. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings, an added metal security screen to front door, and added window planter boxes.

68. 4590 47th Street APN: 4655660200 Contributor 1931
Builder: Harry Muns

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The roofs are flat with a parapet and gabled clad in s-shaped original clay tile and have no eaves. The

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entrance consists of a centered stoop under a roof projection. Fenestration consists of slider windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in altered openings and a replaced front door. A one story rear addition is not visible from the public right-of-way.

69. 4594 47th Street APN: 4655660300 Contributor 1940
Builder: Schenck Building Co.

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

70. 4606 47th Street APN: 4655610600 Noncontributor 1941
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with a bulkhead clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a bay window with double hung sides, double hung windows, and a bay window. Details include a side-facing brick chimney with a brick cap. Related features include a brick and concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and an extended porch and porch cover. The house is a noncontributor due to extensive alterations.

71. 4614 47th Street APN: 4655610500 Noncontributor 1941
Builder: Charles H. Wilkinson

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added side-facing stucco chimney, replaced walkway, and extended porch. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

72. 4615 47th Street APN: 4655620400 Contributor 1940

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Builder: George W. Rose

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a bay window with single pane sides, casement windows, and a side garden window. Details include an interior stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include replaced walkway, replaced front door, added metal security screen to front door, and added fabric awnings above windows. A one story rear addition is not visible from the public right-of-way. Builder George Rose lived in the house from 1940 to 1941. He built two other houses in Talmadge, which he also lived in.

73. 4624 47th Street APN: 4655610400 Contributor 1941
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of a bay window with double hung sides, double hung windows, a side garden window, and fixed multi-pane windows. Related features include an attached planter, a brick walkway and a low metal fence around part of the front yard, and a detached garage. Alterations include windows replaced in original openings, replaced walkway, replaced front door, replaced porch, and an added stucco retaining wall. A one story rear addition is not visible from the public right-of-way.

74. 4625 47th Street APN: 4655620300 Contributor 1940
Builder: Theo H. Lohman

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco with a bulkhead clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The building has a decorative porch door. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing stucco chimney. Related features include a flagstone walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added decorative porch door.

75. 4633 47th Street APN: 4655620200 Contributor 1941
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists

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of a bay window with double hung sides and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway. A one story rear addition is visible from the public right-of-way.

76. 4634 47th Street APN: 4655610300 Noncontributor 1940
Builder: G.W. Converse

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a bay window with double hung sides, double hung windows, a side garden window, and a bay window. Related features include a concrete walkway and a detached garage. Alterations include replaced walkway, windows replaced in altered frames, replaced front door, and an altered porch. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

77. 4644 47th Street APN: 4655610200 Contributor 1941
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding with a bulkhead clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has round wood supports. Fenestration consists of a bay window with double hung sides, double hung windows, and fixed windows. Details include a side-facing brick chimney with a stucco cap. Related features include a brick walkway and a detached garage. Alterations include some windows replaced in original openings, re-sided exterior walls, replaced walkway, replaced front door, and an extended porch.

48th Street

78. 4510 48th Street APN: 4656200700 Noncontributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate roof and has patterned metal supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include replaced walkway, replaced front door, altered porch, and added metal window awnings. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

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79. 4520 48th Street APN: 4656204100 Contributor 1941
Builder: John C. Weiss

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner stoop under a roof projection. Fenestration consists of a bay window with double hung sides, double hung windows, a cantilevered bay window, and a round accent window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, an added side-facing brick chimney, and replaced walkway. A one story rear addition is not visible from the public right-of-way.

80. 4521 48th Street APN: 4656310500 Contributor 1941
Builder: Verl R. Houston

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in siding with a half wall clad in brick. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with multi-lite sides and casement windows. Details include an interior brick chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include focal window replaced in altered opening and windows replaced in original openings. A one story rear addition is not visible from the public right-of-way.

81. 4525 48th Street APN: 4656310400 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a rectangular accent window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

82. 4534 48th Street APN: 4656204000 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an

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off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include added metal security screen to front door.

83. 4537 48th Street APN: 4656310300 Noncontributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch with a Moderne stoop cover and has metal supports. Fenestration consists of a corner window, casement windows, double hung windows, glass block windows, and an ornamental glass accent window. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls. The house is a noncontributor due to extensive alterations.

84. 4540 48th Street APN: 4656203900 Contributor 1939
Builder: Lawrence Michel

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and replaced porch supports. A one story rear addition is visible from the public right-of-way.

85. 4545 48th Street APN: 4656310200 Contributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in s-shaped replaced clay tile and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a corner window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-shingled exterior walls, replaced wood fence, and tiled roof. William Hays was the son of Master Builder Carl Hays and was a supervisor at Hays & Jackson. He lived in this house from 1939 to at least 1950.

86. 4550 48th Street APN: 4656203800 Noncontributor 1940

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Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of slider windows. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, replaced front door, added side lites to front door, and an added porch. A one story rear addition is not visible from the public right-of-way. A detached accessory dwelling unit is located at the rear of the lot adjacent to the alley. The house is a noncontributor due to extensive alterations.

87. 4552 48th Street APN: 4656203700 Noncontributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch, which is under a shed roof and has squared wood supports. Fenestration consists of a tripartite window set, double hung windows, and a decorative circular window. Details include a side-facing stucco and brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows added to primary façade, French doors added in altered opening, re-stuccoed exterior walls, replaced front door, and an added porch. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

88. 4555 48th Street APN: 4656310100 Contributor 1940
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings.

89. 4565 48th Street APN: 4655760400 Contributor 1940
Builder: B.W. Anderson & Sons

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop under a roof projection. Fenestration consists of double hung windows. Details include an

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interior brick chimney with a brick cap. Related features include an attached planter, a flagstone walkway and a low wood fence around part of the front yard, and an attached garage. Alterations include replaced walkway. A one story rear addition is not visible from the public right-of-way.

90. 4568 48th Street APN: 4656203600 Contributor 1940
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover. Fenestration consists of double hung windows and fixed windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and added metal security screen to front door. A one story rear addition is visible from the public right-of-way.

91. 4570 48th Street APN: 4655640500 Noncontributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco with a half wall and an accent wall clad in siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch with a Moderne stoop cover and has round metal supports. Fenestration consists of slider windows. Related features include a concrete walkway. Alterations include windows replaced in altered openings on primary façade, re-stuccoed exterior walls, replaced walkway, replaced front door, replaced porch, and an attached garage conversion. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

92. 4577 48th Street APN: 4655760300 Contributor 1940
Builder: Ernest C. McGowan

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a wood fence around the entire front yard and a detached garage. Alterations include re-stuccoed exterior walls and a replaced walkway.

93. 4585 48th Street APN: 4655760200 Contributor 1940
Builder: Unknown

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has round wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a brick walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and added fabric window awnings. A one story rear addition is not visible from the public right-of-way.

94. 4586 48th Street APN: 4655640600 Contributor 1940
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has squared supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, and stucco clad porch supports.

95. 4590 48th Street APN: 4655640700 Contributor 1941
Builder: Unknown

A one story single-family residence designed in the Ranch style with Hacienda details. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in wrapped composition and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings and a replaced front door. A one story rear addition is not visible from the public right-of-way.

96. 4595 48th Street APN: 4655760100 Contributor 1941
Builder: Hays & Jackson

A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection with recessed entry. Fenestration consists of a bay window with multi-lite sides, double hung windows, and oval and stained glass accent windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-sided exterior walls and a replaced concrete block retaining wall. A one story rear addition is visible from the Madison Avenue public right-of-way.

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97. 4604 48th Street APN: 4655630600 Contributor 1940
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. Gables are clad in wood lap siding. The entrance consists of an off-center stoop under a roof projection with recessed entry. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing brick chimney. Related features include a brick walkway and a detached garage. Alterations include replaced walkway. A one story side addition is not visible from the public right-of-way.

98. 4605 48th Street APN: 4655710600 Noncontributor 1940
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and replaced front door. A one story rear addition is visible from the Madison Avenue public right-of-way. The house is a noncontributor due to extensive alterations.

99. 4612 48th Street APN: 4655630700 Contributor 1941
Builder: Charles H. Tifal (Tifal & King)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of fixed windows and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

100. 4615 48th Street APN: 4655710500 Noncontributor 1941
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed window and double hung

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windows. Details include a side-facing brick chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include replaced walkway and replaced front door. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

101. 4622 48th Street APN: 4655630800 Contributor 1941
Builder: G.W. Converse

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, and an added wood fence.

102. 4625 48th Street APN: 4655710400 Noncontributor 1940
Builder: G.W. Converse

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set, double hung windows, a bay window, and an octagonal accent window. Details include a side-facing stucco chimney with a stucco cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway. A one story rear addition is visible from the public right-of-way.

103. 4632 48th Street APN: 4655630900 Contributor 1940
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of fixed windows and casement windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, and an added metal security screen to front door.

104. 4633 48th Street APN: 4655710300 Noncontributor 1940
Builder: Raymond D. Perrigo

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding with a half wall and an accent wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a bay window with multi-lite sides and double hung windows. Related features include a brick walkway and a detached garage. Alterations include re-sided exterior walls and an enclosed porch. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

105. 4641 48th Street APN: 4655710200 Contributor 1940
Builder: G.W. Converse

A one story single-family residence designed in the Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop with recessed entry. Fenestration consists of double hung windows. Details include a side-facing brick chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings and a replaced walkway. A one story garage side addition is visible from the public right-of-way.

106. 4655 48th Street APN: 4655710100 Contributor 1941
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with recessed entry door. Fenestration consists of a bay window with single pane sides, double hung windows, and fixed windows. Details include an interior brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is visible from the Adams Avenue public right-of-way.

49th Street

107. 4519 49th Street APN: 4656330500 Noncontributor 1940
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch with a Moderne stoop cover and has round metal supports. Fenestration consists of a corner window, double hung windows, glass block windows, and an accent window. Related features include a flagstone walkway and a detached garage. Alterations

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include windows replaced in original openings, French doors added in original window opening with extended uncovered deck, replaced walkway, and replaced front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

108. 4522 49th Street APN: 4656321100 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered stoop, which is under a separate roof. Fenestration consists of a bay window with double hung sides, double hung windows, glass block windows, a side garden window, and an ornamental glass accent window. Details include a side-facing stucco chimney with a brick cap. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and replaced walkway. A one story rear addition is visible from the public right-of-way.

109. 4527 49th Street APN: 4656330400 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered stoop under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and replaced walkway.

110. 4528 49th Street APN: 4656321200 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and a bay window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and an added garden window. A one story rear addition is visible from the alley public right-of-way.

111. 4535 49th Street APN: 4656330300 Contributor 1940
Builder: Robert R. West

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a tripartite window set and double hung windows. Details include a rear stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added wood fence. A one story rear addition is not visible from the public right-of-way.

112. 4536 49th Street APN: 4656321300 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop with fabric awning cover. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a brick cap and a courtyard with a high stucco wall and a wood gate. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, added fabric awning cover at entry, replaced front door, added courtyard, and an added stucco wall.

113. 4544 49th Street APN: 4656321400 Noncontributor 1941
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate gabled roof and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, south addition with French doors and added deck visible from the public right-of-way, re-stuccoed exterior walls, replaced walkway, replaced front door, added side lites to front door, altered gabled porch, and added gabled dormers with attic louvres. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

114. 4545 49th Street APN: 4656330200 Contributor 1940
Builder: Gregory & Gregory

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered stoop with fabric awning cover. Fenestration consists of a fixed window and double

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hung windows. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, added side-facing stucco chimney, added fabric awning cover, and added stucco wall with slate tile cap. A one story rear addition is visible from the public right-of-way.

115. 4552 49th Street APN: 4656321500 Contributor 1941
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shake. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop, which is under a shed roof. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and an altered porch.

116. 4553 49th Street APN: 4656330100 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and slider windows. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, added side-facing stucco chimney, re-stuccoed exterior walls, and an added metal security screen to front door.

117. 4560 49th Street APN: 4655750500 Contributor 1939
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with single pane sides and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and replaced front door.

118. 4561 49th Street APN: 4655740500 Noncontributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition

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shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a tripartite window set and slider windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and extended porch and porch cover. A one story rear addition is not visible from the public right-of-way. A second detached garage is located at the rear and accessed at the alley. The house is a noncontributor due to extensive alterations.

119. 4569 49th Street APN: 4655740400 Contributor 1940
Builder: F.D. Anderson

A one-and-a-half story single-family residence designed in the Colonial Revival style with Cape Cod details. The building is rectangular in plan and its exterior walls are clad in wood lap siding. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows. Details include a side-facing brick chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, and added wood fence.

120. 4570 49th Street APN: 4655750600 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a bay window with double hung sides, double hung windows, and an octagonal accent window. Details include a side-facing stucco chimney. Related features include a brick walkway and a detached garage. Alterations include re-stuccoed exterior walls and added metal security screens to front door and windows. A one story rear addition is not visible from the public right-of-way.

121. 4576 49th Street APN: 4655750700 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, added metal security screens to front door and some windows, added awning over windows, and added metal fence.

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122. 4579 49th Street APN: 4655740300 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables have wood attic vents. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, added metal security screen to front door, added fabric awning over a window, and added synthetic fence.

123. 4581 49th Street APN: 4655740200 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables have wood attic vents. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a fixed window and double hung windows. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, added metal security screen to front door, altered porch, and an added stucco wall. A one story rear addition is visible from the public right-of-way.

124. 4584 49th Street APN: 4655750800 Noncontributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch and has squared wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an extended porch. A one story rear addition is partially visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

125. 4594 49th Street APN: 4655750900 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in siding with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered stoop, which is under a separate roof. Fenestration

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consists of double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and an added metal security screen to front door. A one story addition to the garage used as an accessory dwelling unit is visible from the Madison Avenue public right-of-way.

126. 4595 49th Street APN: 4655740100 Noncontributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in concrete roof tile and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a bay window with single pane sides and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include windows replaced in original openings, a concrete walkway, and a detached garage. Alterations include re-stuccoed exterior walls, added rock face concrete block skirt below bay window, and an addition to the detached garage visible from Madison Avenue. The house is a noncontributor due to extensive alterations.

127. 4604 49th Street APN: 4655720600 Noncontributor 1941
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and slider windows. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added metal security screen to front door. A one story side addition is visible from the Madison Avenue public right-of-way. The house is a noncontributor due to extensive alterations.

128. 4605 49th Street APN: 4655730700 Noncontributor 1942
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner wrapped, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with single pane sides and double hung windows. Details include a side-facing brick chimney and a courtyard with a wall. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replaced front door, extended porch, added stucco wall. A one

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story rear addition is visible from the Madison Avenue public right-of-way. The house is a noncontributor due to extensive alterations.

129. 4611 49th Street APN: 4655730600 Noncontributor 1940
Builder: Roy B. Miller

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop, which is under a separate shed roof. Fenestration consists of a fixed window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, re-stuccoed exterior walls, enclosed porch, and some metal security screens over windows. The house is a noncontributor due to extensive alterations.

130. 4614 49th Street APN: 4655720700 Contributor 1940
Builder: Verl R. Houston

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in concrete roof tile and has a narrow eave projection with boxed eaves. The entrance consists of a corner stoop with a Moderne stoop cover. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and added metal security screen to front door.

131. 4621 49th Street APN: 4655730500 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door and an added metal security screen to front door. A one story rear addition is visible from the alley public right-of-way.

132. 4624 49th Street APN: 4655720800 Contributor 1940
Builder: Roy B. Miller

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered stoop with a Moderne stoop cover. Fenestration consists of a bay window with multi-

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lite sides and double hung windows. Related features include a flagstone walkway and an attached garage. Alterations include replaced walkway and replaced front door.

133. 4629 49th Street APN: 4655730400 Contributor 1940
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a double hung window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, added metal security screen to front door, added fabric window awning. A one story rear addition is visible from the alley public right-of-way.

134. 4630 49th Street APN: 4655720900 Contributor 1941
Builder: Roy B. Miller

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a flagstone walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and replaced front door. A one story rear addition is not visible from the public right-of-way.

135. 4635 49th Street APN: 4655730300 Noncontributor 1941
Builder: Packer, Bassett & Beebe

A two-story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with a brick veneer clad skirt. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width arched porch under a roof projection and has stucco supports. Fenestration consists of a bay window with single pane sides, double hung windows, and a bay window. Related features include a brick and concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, added metal security screen to front door, and an altered porch. A second story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

136. 4638 49th Street APN: 4655721000 Contributor 1940
Builder: Cooley & Grizzle

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a fixed window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A rear addition is visible from the public right-of-way.

137. 4645 49th Street APN: 4655730200 Noncontributor 1941
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides, double hung windows, an additional bay window, and an octagonal accent window. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on primary façade, added transoms, replaced walkway, replaced front door, and extended porch. The house is a noncontributor due to extensive alterations.

138. 4646 49th Street APN: 4655721100 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and a bay window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, added metal security screen to front door, and an added concrete block retaining wall. A one story rear addition is visible from the public right-of-way and an addition to the detached garage is not visible.

139. 4653 49th Street APN: 4655730100 Noncontributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening,

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windows replaced in altered openings on primary façade, re-stuccoed exterior walls, and a replaced walkway. The house is a noncontributor due to extensive alterations.

140. 4656 49th Street APN: 4655721200 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

141. 4661 49th Street APN: 4655100600 Noncontributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop, which is under a separate shed roof. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, replaced front door, altered porch, replacement front fixed window, added front double hung window, and an added stucco wall. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

142. 4662 49th Street APN: 4655100500 Noncontributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and casement windows. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on side façade, replaced original stucco cladding with wood, replaced walkway, replaced front door, altered porch, and an added concrete retaining wall. A one story rear addition (4664 49th Street) is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

143. 4668 49th Street APN: 4655100400 Contributor 1941
Builder: Cooley & Grizzle

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in altered openings on side façade, re-stuccoed exterior walls, replaced walkway, extended porch, and detached garage conversion. A one story rear addition (4670 49th Street) is not visible from the public right-of-way.

144. 4675 49th Street APN: 4655100700 Contributor 1940
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The side gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a brick walkway and a detached garage. Alterations include replaced walkway. A one story rear addition is not visible from the public right-of-way.

145. 4681 49th Street APN: 4655100800 Noncontributor 1941
Builder: Roy B. Miller

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop with a Moderne stoop cover. Fenestration consists of a bay window with single pane sides, double hung windows, and slider windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in altered openings on primary façade, re-stuccoed exterior walls, replaced walkway, and replaced front door. Two, two-story accessory dwelling units are located at the rear, visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

146. 4689 49th Street APN: 4655100900 Contributor 1940
Builder: Roy B. Miller

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner stoop with a Moderne stoop cover. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a concrete walkway. Alterations include windows replaced in original openings, an added skylight replaced walkway, replaced front door, replaced porch and an added concrete retaining wall. The original detached garage was converted

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into an accessory dwelling unit. A larger detached garage was constructed at the rear of the lot that is visible from the alley.

147. 4705 49th Street APN: 4655101100 Contributor 1950
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingles. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a double hung window, double hung windows, and a side garden window. Details include a front-facing brick chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, added walkway, added garden trellis feature, and an added concrete block retaining wall.

148. 4714 49th Street APN: 4655101300 Noncontributor 1950
Builder: Earl M. Barnes

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a bay window with single pane sides and double hung windows. Related features include a flagstone walkway and an attached garage. Alterations include windows replaced in original openings, changed exterior shake wall cladding, replaced walkway, and replaced front door. The house is a noncontributor due to extensive alterations.

149. 4715 49th Street APN: 4655101200 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width, arched porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a replaced brick and concrete walkway. John Lovett and his family lived in this house from 1940 until his death in 1965.

Adams Avenue

150. 4658 Adams Avenue APN: 4654930600 Contributor 1940
Builder: Charles H. Wilkinson

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection. The entrance consists of a partial width porch. Fenestration consists of double hung windows, a side garden window, and a rectangular accent window. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and replaced front door. A one story rear addition is not visible from the public right-of-way.

151. 4672 Adams Avenue APN: 4654930700 Contributor 1939
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of casement windows, slider windows, and a hexagonal accent window. Details include an interior brick chimney with a brick cap. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

152. 4675 Adams Avenue APN: 4655610100 Noncontributor 1941
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, partial width porch, which is under a separate flat roof and has squared wood supports. Fenestration consists of double hung windows, slider windows, and a side garden window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in altered openings on primary façade, French doors added in an altered opening, re-stuccoed exterior walls and altered front entry including steps, replaced front door, covered porch and rails, added secondary covered porch, and added stucco window surrounds. The house is a noncontributor due to extensive alterations.

153. 4676 Adams Avenue APN: 4654930800 Contributor 1937
Builder: Charles H. Wilkinson **Photo 4**

A one story single-family residence designed in the Ranch style with Minimal Traditional details. The building is L-shaped in plan and its exterior walls are clad in wood lap siding. The front gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in board and batten. The building has a gated breezeway entrance. Fenestration consists of double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway and an attached garage separated by

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breezeway. Alterations include windows replaced in original openings, replaced walkway, and added concrete block retaining wall. Charles Wilkinson lived in this house 1937 to 1943 while working in the district.

154. 4704 Adams Avenue APN: 4655010100 Noncontributor 1940
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a tripartite window set and slider windows. Details include a wing wall and a courtyard with a high stucco wall and a metal gate. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings, an added side-facing brick chimney, re-stuccoed exterior walls, replaced walkway, replaced front door, altered porch, added courtyard, added stucco wall, and added stucco retaining wall with tile cap. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

155. 4714 Adams Avenue APN: 4655010200 Noncontributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of a tripartite window set and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a brick and concrete walkway and an attached garage. Alterations include enclosed original front porch, windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and replaced porch. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

156. 4724 Adams Avenue APN: 4655010700 Contributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle with a bulkhead clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of a bay window with casement sides and double hung windows. Details include an interior chimney. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings, replaced walkway, and replaced front door.

157. 4725 Adams Avenue APN: 4655620100 Contributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

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A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of double hung windows. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings. A one story side addition is not visible from the public right-of-way.

158. 4750 Adams Avenue APN: 4655031000 Contributor 1941
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of double hung windows. Details include a front-facing stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and added stucco retaining wall with brick cap.

159. 4765 Adams Avenue APN: 4655630100 Contributor 1940
Builder: The Depew Building Co.

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in wood shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a corner stoop. Fenestration consists of a fixed window and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include re-stuccoed exterior walls and fabric window awnings. A one story rear addition is visible from the 48th Street public right-of-way.

160. 4774 Adams Avenue APN: 4655030300 Contributor 1941
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with multi-lite sides and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

161. 4786 Adams Avenue APN: 4655030200 Noncontributor 1940
Builder: Samuel Campbell

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of sliding and fixed windows. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway, a stucco wall around part of the front yard, and a detached garage. Alterations include re-stuccoed exterior walls, replacement sliding windows, and added window surrounds. A one story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

162. 4806 Adams Avenue APN: 4655101700 Contributor 1940
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

163. 4816 Adams Avenue APN: 4655101600 Contributor 1940
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has round wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing brick chimney. Related features include a brick walkway and an attached garage. Alterations include renovated porch posts and rails.

164. 4825 Adams Avenue APN: 4655711200 Contributor 1942
Builder: Jenkins Construction Co. (Chris Cosgrove) **Photo 5**

A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in wood shingle and brick veneer. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of a bay window with multi-lite sides and casement windows. Details include an interior chimney. Related features include decorative wood appliques, a concrete walkway, and a detached garage. Alterations include replaced walkway. Locally designated Historical Resources Board (HRB) #1407.

165. 4864 Adams Avenue APN: 4655102500 Contributor 1940

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Builder: J.A. Holstrom

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables have metal attic vents. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and an ornamental glass accent window. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include re-sided exterior walls, replaced front door, added synthetic fence, and added box window planters. A one story, side covered porch is visible from the public right-of-way.

166. 4875 Adams Avenue APN: 4655100300 Noncontributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of double hung windows. Related features include a gabled wall dormer, concrete walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and replaced front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

167. 4876 Adams Avenue APN: 4655101400 Noncontributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a concrete walkway, gabled wall dormer, and an attached garage. Alterations include replacement stucco exterior finish, windows replaced in original openings, replaced walkway, and replaced front door. The house is a noncontributor due to extensive alterations.

168. 4905 Adams Avenue APN: 4655101000 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop. Fenestration consists of double hung windows. Related features include a

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concrete walkway and an attached garage. Alterations include windows replaced in original openings, an added front-facing brick chimney, and a replaced front door.

Aldine Drive

169. 4650 Aldine Drive APN: 4656102000 Noncontributor 1948
Builder: Walter S. Broderick

A two-story single-family residence designed in the New Traditional Mediterranean style.¹⁰ The building is irregular in plan and its exterior walls are clad in brick. The side gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of casement windows and an ornamental glass accent window. Related features include a detached garage. A two story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

170. 4666 Aldine Drive APN: 4656101000 Contributor 1949
Builder: Unknown

A one-and-a-half story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has no eaves. The entrance consists of an off-center stoop. Fenestration consists of double hung windows. Related features include a brick walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced front door, and replacement wood windows in their original openings.

171. 4670 Aldine Drive APN: 4656101100 Noncontributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch. Fenestration consists of slider windows. Related features include a concrete walkway. Alterations include windows replaced in altered openings on side façade, re-stuccoed exterior walls, added metal security screen to front door, added fabric awing at the front entry, added veneer stone cladding, and an added carport. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

Constance Drive

172. 4603 Constance Drive APN: 4654921200 Contributor 1936

¹⁰ New Traditional Mediterranean is a substyle of the New Traditional architectural style more geographically favored in southern California. It is based on precedents found in the Spanish style. McAlester, *Field Guide to American Houses*, 716-717, 727.

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Builder: John H. Lovett

A one story single-family residence designed in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The front gabled roof is clad in s-shaped replaced clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of a corner, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of double hung windows and rectangular and stained glass accent windows. Details include an interior stucco chimney with a brick cap and a courtyard with a wall. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls, windows replaced in original openings, and an added courtyard.

173. 4604 Constance Drive APN: 4654910700 Contributor 1941
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered stoop. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and a replaced walkway. A one story rear addition is not visible from the public right-of-way.

174. 4607 Constance Drive APN: 4654921100 Contributor 1936
Builder: Anderson & Johnson

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in s-shaped replaced clay tile and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of fixed windows, double hung windows, and a rectangular accent window. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and a replaced walkway.

175. 4614 Constance Drive APN: 4654910800 Noncontributor 1937
Builder: Charles H. Tifal (Tifal & King)

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has no eaves. The entrance consists of an off-center, partial width porch. Fenestration consists of double hung windows. Details include a rear stucco chimney, a courtyard with a wall, and a wood gate. Related features include a brick and concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, added courtyard, and added high stucco wall. A one story rear addition is not visible from the public

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right-of-way. The house is a noncontributor due to extensive alterations. Master Builder Charles Tifal built this house for Scott King, who became Tifal's partner in 1938. King lived in this house from 1937.

176. 4615 Constance Drive APN: 4654921000 Noncontributor 1937
Builder: The Dennstedt Company

A two-story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The front gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding with clay attic vents. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a detached garage. A second story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

177. 4618 Constance Drive APN: 4654910900 Noncontributor 1939
Builder: H.H. Preibisius & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, restuccoed exterior walls, and an added entry porch cover. The house is a noncontributor due to extensive alterations.

178. 4619 Constance Drive APN: 4654920900 Noncontributor 1936
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch, which is under a separate roof. Fenestration consists of a bay window with multi-lite sides, fixed windows, and double hung windows. Related features include a detached garage. Alterations include added entry porch with French door and a bay window. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

179. 4620 Constance Drive APN: 4654911000 Noncontributor 1937
Builder: The Dennstedt Company

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has sloped supports. Fenestration consists of a tripartite window set, casement and double hung, windows, and a diamond leaded window feature. Details include an interior stucco chimney with a stucco cap. Related features include a flagstone walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on primary façade, re-stuccoed exterior walls, added walkway, extended covered porch addition, and fabric window awnings. A one story, gabled roofline of the rear addition is partially visible from the front. The house is a noncontributor due to extensive alterations.

180. 4623 Constance Drive APN: 4654920800 Contributor 1937
Builder: Cummins Brothers

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco with an accent wall and bulkhead clad in brick. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables have scalloped siding with wood attic vents. The entrance consists of an off-center, partial width covered porch, with shed roof and has patterned wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing brick chimney. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include re-stuccoed exterior finish.

181. 4626 Constance Drive APN: 4654911100 Contributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a bay window with casement sides and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls, replacement windows, replaced walkway, and an added metal security screen to front door.

182. 4627 Constance Drive APN: 4654920700 Contributor 1937
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in scalloped wood lap siding with wood attic vents. The entrance consists of an off-center, partial width porch and has squared wood supports. Fenestration consists of a bay window with double hung sides,

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double hung windows, and slider windows. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

183. 4637 Constance Drive APN: 4654920600 Noncontributor 1937
Builder: F.D. Anderson

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a fixed window and slider windows. Details include a rear stucco chimney with a stucco cap. Related features include a brick walkway and a detached garage. Alterations include replacement of fixed window in a modified opening at primary façade, windows replaced in original openings, replaced walkway, altered porch, re-stuccoed exterior walls, and removal of original lava rock skirting. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

184. 4638 Constance Drive APN: 4654721000 Contributor 1936
Builder: Brock Building Company

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco and board and batten. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in scalloped wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a stucco cap. Related features include decorative wood appliques and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and added fabric awnings.

185. 4642 Constance Drive APN: 4654721100 Noncontributor 1938
Builder: The Dennstedt Company

A two-story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of divided lite casement windows, glass block windows, and circular porthole window details. Related features include a concrete walkway and an attached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on primary façade, replaced front door, added side lites to front door, altered porch, and an added stucco wall. A two

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story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

186. 4643 Constance Drive APN: 4654920500 Noncontributor 1937
Builder: Brock Building Company

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood siding with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of casement windows, double hung windows, and an octagonal window feature. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include re-stucco exterior finish and a second story addition visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

187. 4651 Constance Drive APN: 4654920400 Contributor 1937
Builder: Brock Building Company **Photo 6**

A one story single-family residence designed in the Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in wood lap siding. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a bay window with multi-lite sides, double hung windows, and fixed multi-pane windows. Details include a side-facing stucco chimney. Related features include a brick and concrete walkway and a detached garage. A one story side addition is partially visible from the public right-of-way.

188. 4654 Constance Drive APN: 4654721200 Contributor 1936
Builder: Walter W. Erdman

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has stucco supports. Fenestration consists of a bay window with single pane sides and fixed windows. Details include a side-facing stucco chimney with a stucco cap, a wing wall with a gate, and a courtyard with a stucco wall and a wood gate. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an added courtyard.

189. 4659 Constance Drive APN: 4654920300 Contributor 1937
Builder: Brock Building Company

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A one story single-family residence designed in the Ranch style with Hacienda details. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition with tiled ridge lines and has a narrow eave projection with exposed rafter tails. The building has a gated breezeway entrance. Fenestration consists of divided lite casement windows, a skylight, and a rectangular accent window. Details include a side-facing stucco chimney. Related features include wood window shutters and decorative boxed grilles, a brick walkway, and an attached garage. Alterations include re-stuccoed exterior walls, an altered boxed grille, and an added stucco wall. A one story rear addition is not visible from the public right-of-way.

190. 4664 Constance Drive APN: 4654721300 Non-Contributor 1936
Builder: B.M. Torgerson

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding and shingles. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and an octagonal window feature. Details include a side-facing brick chimney. Related features include a brick walkway and an attached garage. Alterations include windows replaced in altered openings on primary façade, French doors added in original window opening, re-sided exterior walls, replaced front door, and altered porch. A two story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

191. 4665 Constance Drive APN: 4654920200 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco with vertical seam details. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a curved Moderne stoop cover. Fenestration consists of slider windows, glass block corner detail, and circular porthole window feature. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

192. 4703 Constance Drive APN: 4654920100 Noncontributor 1936
Builder: Brock Building Company

A two-story single-family residence with a one story wing, in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows, glass block windows, and a bay

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window. Details include a side-facing stucco chimney with a stucco cap. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, added front bay window with center fixed window replaced with French doors, re-stuccoed exterior walls, replaced walkway, and altered porch. A one story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

193. 4704 Constance Drive APN: 4654721400 Noncontributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with a half wall clad in lava rock. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added lava rock cladding, and re-stuccoed exterior walls. The house is a noncontributor due to extensive alterations.

194. 4707 Constance Drive APN: 4654620600 Contributor 1936
Builder: Lawrence Michel

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a bay window with multi-lite sides, double hung windows with diamond muntin details, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and replaced walkway.

195. 4710 Constance Drive APN: 4654721500 Contributor 1938
Builder: Charles H. Tifal (Tifal & King)

A one story single-family residence designed in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel replaced clay tile and has no eaves. The entrance consists of an off-center stoop. Fenestration consists of fixed windows and a round accent window. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and added stucco wall. An addition located at the rear is not visible from the public right-of-way. The rear detached garage has been converted to an accessory dwelling unit.

196. 4711 Constance Drive APN: 4654620500 Contributor 1939
Builder: The Dennstedt Company

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A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is U-shaped in plan and its exterior walls are clad in stucco with horizontal seam details. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The building has a gated breezeway entrance. Fenestration consists of double hung windows. Details include a rear stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings.

197. 4714 Constance Drive APN: 4654721600 Contributor 1936
Builder: B.M. Torgerson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in siding with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of a fixed window and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings. A one story rear addition is not visible from the public right-of-way.

198. 4719 Constance Drive APN: 4654620400 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in siding. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in stucco with clay attic vents. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, added metal security screen to front door, and added wood louvered window awnings.

199. 4720 Constance Drive APN: 4654721700 Contributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings. A one story infill addition is visible from the public right-of-way.

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200. 4725 Constance Drive APN: 4654620300 Noncontributor 1939
Builder: John H. Lovett

A two-story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with a half wall clad in siding. The cross gabled roof is clad in composition shingle and has a moderate eave projection with open rafters with fascia. Gables are clad in stucco with triangular clerestory. The arched entry is recessed and includes a paneled door. Fenestration consists of a bay window with single pane sides, double hung windows, and fixed windows. Related features include a detached garage. Alterations visible from the public right-of-way are extensive including a second story. The house is a noncontributor due to extensive alterations.

201. 4728 Constance Drive APN: 4654521500 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

202. 4733 Constance Drive APN: 4654620200 Noncontributor 1941
Builder: Farrell K. Pack

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set, double hung windows, and fixed windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and renovated porch rails. A one story rear addition is not visible from the public right-of-way and partially visible from Natalie Drive. The house is a noncontributor due to extensive alterations.

203. 4734 Constance Drive APN: 4654521400 Noncontributor 1936
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in board and batten. The entrance consists of an off-center stoop under a roof projection. Fenestration consists

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of casement and double hung windows. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a concrete walkway and a low metal fence around the entire front yard. Alterations include re-stuccoed exterior walls, originally wood cladding and an added concrete block retaining wall. The rear detached garage has been converted to an accessory dwelling unit. Richard Jackson, partner of the builders Hays & Jackson, lived in this house from 1936 to 1938. The house is a noncontributor due to extensive alterations.

204. 4742 Constance Drive APN: 4654521300 Noncontributor 1938
Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection. Fenestration consists of double hung, casement, and fixed windows, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, French doors added in original window opening, re-stuccoed exterior walls, replaced walkway, and added attached stucco perimeter wall. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

205. 4748 Constance Drive APN: 4654521200 Noncontributor 1936
Builder: B.M. Torgerson

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch, with gabled roof and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include decorative wood appliques, a brick walkway, and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, added side lites to front door, added porch, and an added stuccoed courtyard wall. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

206. 4749 Constance Drive APN: 4654610400 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center stoop under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a concrete walkway and a low wood fence

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around the entire front yard and an attached garage. Alterations include windows replaced in original openings.

207. 4752 Constance Drive APN: 4654521100 Noncontributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch with square posts and wood rails. Fenestration consists of a fixed multi-lite window, double hung windows, and a side garden window. Related features include a concrete walkway and a detached garage. Alterations include an expanded porch with altered porch rails and altered window shutters. The house is a noncontributor due to extensive alterations.

208. 4757 Constance Drive APN: 4654610300 Contributor 1938
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered stoop under a roof projection. Fenestration consists of double hung windows. Details include an interior stucco chimney with a stucco and brick cap. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls. A one story rear addition is partially visible from the public right-of-way.

209. 4758 Constance Drive APN: 4654521000 Contributor 1938
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed, casement, and double hung windows. Details include a front-facing stucco chimney. Related features include a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and an added concrete retaining wall. The rear detached garage has been converted into an accessory dwelling unit.

210. 4763 Constance Drive APN: 4654610200 Noncontributor 1936
Builder: Louise Severin

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in replaced clay tile and has a narrow eave projection with decorative rafter tails. Gables have clay

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attic vents. The entrance consists of a centered stoop with arched recessed entry. Fenestration consists of an arched fixed multi-lite window, casement windows, and double hung windows. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added stucco wall. A one story, primary façade addition and a half-story renovated entry are visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

211. 4766 Constance Drive APN: 4654520900 Noncontributor 1932
Builder: O.D. Arnold

A two-story single-family residence designed in a Mixed style residence with decorative Islamic elemental influences. The building is rectangular in plan and its exterior walls are clad in stucco. The flat roof has a parapet. The entrance consists of an off-center stoop. Fenestration consists of fixed windows. Related features include a detached garage. The house is a noncontributor due to extensive alterations.

212. 4771 Constance Drive APN: 4654610100 Noncontributor 1935
Builder: Louise Severin

A two-story single-family residence with the second story set back, in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in replaced clay tile and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The building has a gated breezeway entrance. Fenestration consists of double hung windows. Related features include a brick walkway, an attached garage, window shutters, and decorative wood boxed window grilles. Alterations include re-stuccoed exterior walls and replaced walkway. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

213. 4775 Constance Drive APN: 4654400900 Contributor 1936
Builder: Louise Severin **Photo 7**

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include an attached planter and a concrete walkway. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and added perimeter site wall.

214. 4778 Constance Drive APN: 4654520800 Contributor 1946
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition

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shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a rear brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

215. 4781 Constance Drive APN: 4654400800 Noncontributor 1936
Builder: Louise Severin

A two-story single-family residence designed in the New Traditional Mediterranean style. The building is rectangular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of double hung windows and fixed windows. Details include a side-facing stucco chimney, a balcony, and a courtyard with a stucco wall and a wood gate. Related features include an attached garage. Alterations include major renovations completed in 2003. The house is a noncontributor due to extensive alterations.

216. 4787 Constance Drive APN: 4654400700 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a tripartite window set and double hung windows. Details include a front-facing stucco chimney with a brick cap and a courtyard with a stucco wall. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and an added courtyard.

Estrella Avenue

217. 4520 Estrella Avenue APN: 4656311100 Noncontributor 1939
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

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218. 4525 Estrella Avenue APN: 4656320500 Noncontributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in wood shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, wraparound uncovered porch deck with wood rails. Fenestration consists of double hung windows. Details include a front-facing brick chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include replaced walkway and replaced front door, extended porch, and an added concrete block retaining wall. A one story rear addition is visible from the public right-of-way and alley. The house is a noncontributor due to extensive alterations.

219. 4526 Estrella Avenue APN: 4656311200 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a flagstone walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced front door, added metal security screen to front door, and an added concrete block retaining wall.

220. 4527 Estrella Avenue APN: 4656320400 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports with decorative lattice and wood rails. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, an added metal security screen to front door, and metal window awnings.

221. 4536 Estrella Avenue APN: 4656311300 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration

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consists of a fixed window and double hung windows. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, re-sided exterior walls, replaced walkway, an added metal security screen to front door, and an added stucco retaining wall. A one story, rear addition is not visible from the public right-of-way.

222. 4539 Estrella Avenue APN: 4656320300 Noncontributor 1940
Builder: A.H. Cooper

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with single pane sides, double hung windows, and slider windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

223. 4545 Estrella Avenue APN: 4656320200 Contributor 1939
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a rear gabled porch cover that is visible from the alley. The detached garage has been converted to an accessory dwelling unit.

224. 4546 Estrella Avenue APN: 4656311400 Noncontributor 1949
Builder: Schenck Building Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and an octagonal accent window. Related features include a brick walkway and an attached garage. Alterations include windows replaced in altered openings on primary façade, French doors added in altered opening, re-stuccoed exterior walls, replaced walkway, replaced front door, altered porch, and an added stucco wall. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

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225. 4550 Estrella Avenue APN: 4656311500 Contributor 1939
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. Gables are clad in wood lap siding. The entrance consists of an off-center stoop and recessed entry. Fenestration consists of double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway and a wood fence around the entire front yard and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

226. 4555 Estrella Avenue APN: 4656320100 Contributor 1940
Builder: Sam Moder

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include re-stuccoed exterior walls, an added metal security screen to front door, and a replaced synthetic fence. A one story rear addition with a brick chimney is visible from the public alley right-of-way.

227. 4565 Estrella Avenue APN: 4655750400 Contributor 1941
Builder: Sam Moder

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop and has a recessed entry. Fenestration consists of a bay window with single pane sides casement windows and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings and a replaced walkway. A one story rear addition is not visible from the public right-of-way.

228. 4566 Estrella Avenue APN: 4655760500 Contributor 1940
Builder: Loring & Company

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance

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consists of an off-center stoop. Fenestration consists of double hung windows. Details include a rear brick chimney. Related features include a concrete walkway and a detached garage. Alterations include a metal porch cover with decorative metal posts, an added metal security screen to front door, and an added wood fence.

229. 4572 Estrella Avenue APN: 4655760600 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center stoop and has a recessed entry under a roof projection. Fenestration consists of double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

230. 4575 Estrella Avenue APN: 4655750300 Contributor 1942
Builder: Sam Moder

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop with a recessed entry. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and replaced wood fence.

231. 4585 Estrella Avenue APN: 4655750200 Contributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop, which is under a separate roof. Fenestration consists of a fixed window, slider windows, and an oval accent window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

232. 4588 Estrella Avenue APN: 4655760700 Contributor 1941
Builder: John H. Lovett

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco and brick chimney with a brick cap and a courtyard with a wall. Related features include a brick and concrete walkway and a detached garage. Alterations include windows replaced in original openings, added walkway, replaced front door, and an added stucco wall.

233. 4595 Estrella Avenue APN: 4655750100 Contributor 1942
Builder: Weston M. Hicks

A two-story single-family residence with a one story wing, in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a wide eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set, double hung windows, glass block windows, and an ornamental glass accent window. Related features include a flagstone walkway and an attached garage. Alterations include slate cladding at porch.

234. 4596 Estrella Avenue APN: 4655760800 Noncontributor 1941
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and a side garden window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

235. 4604 Estrella Avenue APN: 4655710700 Contributor 1941
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings and re-sided exterior walls.

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236. 4605 Estrella Avenue APN: 4655720500 Contributor 1942
Builder: Frank F. Volz

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch with a Moderne stoop cover and has patterned metal supports. Fenestration consists of a bay window with double hung sides and double hung windows. Details include an interior brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and a replaced front door.

237. 4616 Estrella Avenue APN: 4655710800 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered stoop and recessed entry. Fenestration consists of casement windows. Details include a side-facing stucco chimney. Related features include a flagstone walkway and an attached garage. Alterations include re-stuccoed exterior walls.

238. 4617 Estrella Avenue APN: 4655720400 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include replaced walkway and replacement wood windows. A one story rear addition is visible from the public right-of-way.

239. 4625 Estrella Avenue APN: 4655720300 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a concrete walkway and a

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detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

240. 4626 Estrella Avenue APN: 4655710900 Noncontributor 1941
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, an added metal security screen to front door, and an added porch cover. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

241. 4633 Estrella Avenue APN: 4655720200 Contributor 1941
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has round metal supports. Fenestration consists of a tripartite window set and double hung windows. Details include an interior brick chimney. Related features include a brick and concrete walkway and an attached garage. Alterations include some windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

242. 4634 Estrella Avenue APN: 4655711000 Noncontributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added porch. The house is a noncontributor due to extensive alterations.

243. 4644 Estrella Avenue APN: 4655711100 Noncontributor 1940
Builder: Cooley & Grizzle

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A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in siding with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a brick and concrete walkway and a detached garage. Alterations include replaced walkway and added front porch and added driveway trellis cover. The house is a noncontributor due to extensive alterations.

244. 4645 Estrella Avenue APN: 4655720100 Noncontributor 1941
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports and a gabled feature above. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a brick and concrete walkway and a detached garage. Alterations include replaced walkway and added covered porch. The house is a noncontributor due to extensive alterations.

245. 4653 Estrella Avenue APN: 4655100100 Noncontributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch, which is under a shed roof and has squared wood supports and rails. Fenestration consists of a bay window with double hung sides and double hung windows. Details include an interior brick chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added porch. A one story addition at the rear is not visible from the public right-of-way. The detached garage visible from the public right-of-way has been converted to an accessory dwelling unit. The house is a noncontributor due to extensive alterations.

246. 4663 Estrella Avenue APN: 4655100200 Contributor 1941
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The

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hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and slider windows. Details include a side-facing brick chimney. Related features include a detached garage. Alterations include re-stuccoed exterior walls. A one story, garage side addition is visible from the public right-of-way.

Euclid Avenue

247. 4496 Euclid Avenue APN: 4656200100 Contributor 1939
Builder: Unknown

A one-and-a-half story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The jerkinhead and gabled roofs are clad in composition shingle and have no eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows. Related features include a detached garage. A rear addition is visible from the public right-of-way.

248. 4502 Euclid Avenue APN: 4656201200 Noncontributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has no eaves. The entrance consists of an off-center stoop under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include an interior stucco chimney with a stucco cap. Related features include decorative plaster appliques, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls originally wood clad, and decorative circular plaster appliques at the gable ends. The house is a noncontributor due to extensive alterations.

249. 4510 Euclid Avenue APN: 4656201400 Contributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, added metal security screen to front door, and a metal awning cover at entry. A one story rear addition is not visible from the public right-of-way.

250. 4517 Euclid Avenue APN: 4656203000 Contributor 1939
Builder: H.H. Preibisius & Son **Photo 8**

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop, recessed entry, and metal rails. Fenestration consists of casement windows. Related features include a front facing painted brick chimney, concrete walkway, and an attached garage. Alterations include re-stuccoed exterior walls, added rear covered porch, and detached rear corner addition that visible from the alley.

251. 4518 Euclid Avenue APN: 4656201500 Noncontributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a bay window with multi-lite sides and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, infill of glass block feature, re-stuccoed exterior walls, replaced walkway and replaced front door, and an extended porch. A one story garage conversion to accessory dwelling unit is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

252. 4526 Euclid Avenue APN: 4656201600 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window, double hung windows, and an ornamental glass accent window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an enclosed rear porch that is visible from the public right-of-way.

253. 4527 Euclid Avenue APN: 4656203100 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings. A one story rear addition is

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not visible from the public right-of-way. An addition to the detached garage is not visible from the public right-of-way.

254. 4532 Euclid Avenue APN: 4656201700 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop and recess entry. Fenestration consists of a fixed multi-lite window, double hung windows, and a rectangular accent window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, replaced front door, and removal of metal rails at entry.

255. 4543 Euclid Avenue APN: 4656203200 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a tile walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and replaced walkway.

256. 4544 Euclid Avenue APN: 4656204200 Contributor 1947
Builder: Edward M. Moore

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco with a half wall and a foundation skirt clad in lava rock. The gabled roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a front-facing stucco chimney. Related features include a brick and concrete walkway and an attached garage. Alterations include windows replaced in original openings, added lava rock veneer skirt, replaced walkway, and added metal security screen to front door. A one story rear addition is visible from the public right-of-way and alley.

257. 4551 Euclid Avenue APN: 4656203300 Noncontributor 1939
Builder: John H. Lovett

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window, double hung windows, and glass block. Details include an interior stucco chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and partially enclosed porch. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

258. 4553 Euclid Avenue APN: 4656203400 Noncontributor 1939
Builder: John H. Lovett

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has spindle wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a side garden window. Related features include a concrete walkway and a detached garage. Alterations include added side-facing stucco chimney and re-stuccoed exterior walls. A second story addition is visible from the public right-of-way.

259. 4554 Euclid Avenue APN: 4656202500 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has spindle wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap and a courtyard with a stucco wall. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added stucco wall.

260. 4561 Euclid Avenue APN: 4656203500 Contributor 1940
Builder: G.W. Converse

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and a rectangular accent window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings.

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261. 4562 Euclid Avenue APN: 4656202200 Noncontributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added front porch cover, re-stuccoed exterior walls, and an added metal security screen to front door. The house is a noncontributor due to extensive alterations.

262. 4569 Euclid Avenue APN: 4655640400 Noncontributor 1939
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with multi-lite sides, casement windows, and double hung windows. Related features include a concrete walkway and a low concrete wall around part of the front yard and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and removal of lava rock skirt. A two story, detached garage apartment addition (2571 Euclid Avenue) is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

263. 4572 Euclid Avenue APN: 4655650400 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco brick veneer. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a rectangular accent window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

264. 4580 Euclid Avenue APN: 4655650500 Noncontributor 1940
Builder: G.F. Samuel & Son

A two-story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in

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composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate roof. Fenestration consists of a tripartite window set, casement windows, double hung windows, fixed windows, and hopper windows. Related features include a detached garage. A second story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

265. 4581 Euclid Avenue APN: 4655640300 Noncontributor 1941
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop, which is under a separate roof. Fenestration consists of a bay window with multi-lite sides and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and an added stucco wall. A two story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

266. 4588 Euclid Avenue APN: 4655650600 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch. Fenestration consists of a fixed multi-lite window and double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, and added trellis at driveway.

267. 4589 Euclid Avenue APN: 4655640200 Noncontributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a front-facing stucco and brick chimney with a brick cap. Related features include an attached planter, a brick walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, added metal security screen to front door, and an added porch cover. An addition to the detached garage is visible from the alley. The house is a noncontributor due to extensive alterations.

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268. 4593 Euclid Avenue APN: 4655640100 Contributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco and wood siding. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center stoop with recessed entry. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, replaced front door, and an added stucco wall.

269. 4594 Euclid Avenue APN: 4655650700 Contributor 1939
Builder: Charles H. Tifal (Tifal & King)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a corner window, double hung windows, and slider windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings and replaced walkway. A one story side addition is visible from the Madison Avenue public right-of-way.

270. 4606 Euclid Avenue APN: 4655620600 Contributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, slider windows, and fixed windows. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

271. 4611 Euclid Avenue APN: 4655630400 Contributor 1939
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The roofs are gable and hip with a cupola at the garage. The roofs are clad in composition shingle and have a narrow eave projection with boxed eaves. Gables are clad in wood lap siding. The entrance consists of a

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centered stoop. Fenestration consists of a bay window with multi-lite sides and double hung windows. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include re-stuccoed exterior walls. A one story rear addition with side-facing stucco chimney is not visible from the public right-of-way.

272. 4614 Euclid Avenue APN: 4655620700 Contributor 1950
Builder: Sanford and Sanford

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has metal supports. Fenestration consists of double hung windows. Details include interior and side-facing brick chimneys with brick caps. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replacement porch supports and rails, replaced walkway, and added side lites to front door.

273. 4621 Euclid Avenue APN: 4655630300 Contributor 1941
Builder: Raymond D. Perrigo

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in monument colorbond roofing and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed window and slider windows. Details include a side-facing brick chimney. Related features include an attached garage. Alterations include windows replaced in original openings.

274. 4624 Euclid Avenue APN: 4655620800 Contributor 1940
Builder: Giles & Voss

A two-story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco and wood siding. The roofs are hipped-on-gable and hipped, clad in composition shingle, and have a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a shed dormer above the garage, bay window with single pane sides, and double hung windows. Details include an interior brick chimney and a balcony. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings.

275. 4633 Euclid Avenue APN: 4655630200 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is U-shaped in plan and its exterior walls are clad in stucco.

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The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover. Fenestration consists of a tripartite window set, double hung windows, and an octagonal accent window. Details include an interior stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway. A one story rear addition is not visible from the public right-of-way.

276. 4634 Euclid Avenue APN: 4655620900 Contributor 1940
Builder: Hays & Jackson **Photo 9**

A one-and-a-half story single-family residence designed in the Colonial Revival style with Cape Cod details. The building is irregular in plan and its exterior walls are clad in wood lap siding. The roof is gabled with dormers, clad in composition shingle, and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows and gabled dormers. Details include an interior brick chimney with a brick cap. Related features include a brick walkway and a detached garage. A one story rear addition is not visible from the public right-of-way. The detached garage includes an addition not visible from the public right-of-way.

277. 4644 Euclid Avenue APN: 4655621000 Contributor 1939
Builder: William Q. Burrous

A two-story single-family residence designed in the Tudor Revival style. The building is irregular in plan and its exterior walls are clad in stucco with half timbering. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop with a brick veneer door surround. Fenestration consists of a bay window with multi-lite sides, casement windows, double hung windows, hipped wall dormer, and an octagonal accent window. Related features include a detached garage. Alterations include added metal security screen to front door.

Highland Avenue

278. 4520 Highland Avenue APN: 4655821700 Contributor 1927
Builder: Unknown **Photo 10**

A one story single-family residence designed in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in textured stucco. The roofs are gable, hipped, and flat with a parapet. The entrance consists of an off-center, partial width porch. Fenestration consists of a tripartite window set with a center fixed flanked by double hung windows with decorative leaded uppers, double hung windows, and fixed multi-pane windows. Details include a side-facing stucco chimney and a stuccoed porch wall and a metal gate. Related features include a detached garage. Alterations include replaced front door and added fabric awnings

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above windows. The detached garage includes an addition not visible from the public right-of-way.

279. 4521 Highland Avenue APN: 4655910500 Contributor 1928
Architect: Robert F. Peterman

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The roofs are flat with a parapet, with gabled and hipped roofs clad in half barrel replaced clay tile and no eaves. The entrance consists of a corner stoop with arched door flanked by small, fixed windows with metal grilles. Fenestration consists of a fixed arched window and casement windows. Details include a front-facing stucco chimney with a decorative stucco cap. Related features include a concrete walkway and a detached garage.

280. 4524 Highland Avenue APN: 4655821800 Noncontributor 1927
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. The flat roof has a parapet. The entrance consists of a corner, partial width arched porch under a tiled shed roof and has stucco supports. Fenestration consists of a tripartite window set, double hung windows, and fixed windows. Related features include a tile walkway and undulating wing walls. Alterations include re-stuccoed exterior walls. The original rear detached garage was demolished and replaced with a flat roofed accessory dwelling unit. A detached garage built in 2022 is adjacent to the main residence. The house is a noncontributor due to extensive alterations.

281. 4528 Highland Avenue APN: 4655821900 Contributor 1927
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. The roofs are gable with tile and flat with a stepped parapet. The entrance consists of a centered, partial width porch with stuccoed wall under a tiled shed roof. Fenestration consists of an arched fixed window, double hung windows, and fixed windows. Details include a side-facing stucco chimney. Related features include a sloped wing wall and detached garage. Alterations include windows replaced in original openings.

282. 4529 Highland Avenue APN: 4655910400 Contributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists

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of double hung windows and an octagonal accent window. Related features include a concrete walkway and an attached garage. Alterations include added metal security screen to front door.

283. 4533 Highland Avenue APN: 4655910300 Noncontributor 1938
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with an accent wall clad in wood shingles. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and glass block windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in altered openings, added wood shingles, added glass block, and an added wood fence. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

284. 4534 Highland Avenue APN: 4655822000 Contributor 1927
Builder: Unknown

A two-story single-family residence with a one story wing, in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of a corner, partial width porch with paneled primary door and French doors. Fenestration consists of a fixed multi-lite window, casement windows, and a rectangular accent window with decorative terra cotta grille. Details include an interior stucco chimney and a narrow second floor paneled door leads to a narrow cantilevered balcony with wood posts and rails and a tiled shed roof. Related features include a concrete walkway and a detached garage.

285. 4535 Highland Avenue APN: 4655910200 Contributor 1939
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop, which is under a metal roof cover with patterned metal supports. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings and an altered porch cover.

286. 4540 Highland Avenue APN: 4655822100 Noncontributor 1927
Builder: Unknown

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A two-story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in an undulating stucco finish. The roofs are gable and shed with tile and flat with a parapet. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of slider windows. Details include an interior stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and French doors added in altered opening. A two story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

287. 4545 Highland Avenue APN: 4655910100 Noncontributor 1962
Builder: A. Schreiber Jr.

A two-story single-family residence with a one story wing, in the New Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The front gabled roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop with a recessed arched entry. Fenestration consists of a bay window with double hung sides and slider windows. Related features include an attached garage. Alterations include re-stuccoed exterior walls. A second story addition is visible from the public right-of-way. The noncontributing building postdates the district's period of significance.

288. 4548 Highland Avenue APN: 4655822200 Contributor 1927
Builder: John H. Lovett

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in textured stucco. The roofs are flat with a stepped parapet and gable and shed that are clad in half barrel original clay tile and have no eaves. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include added concrete block retaining wall.

289. 4551 Highland Avenue APN: 4655412000 Noncontributor 1962
Builder: A. Schreiber Jr.

A one story single-family residence designed in the Ranch style. The building is L-shaped in plan and its exterior walls are clad in board and batten. The cross gabled roof is clad in composition shingle and has a moderate eave projection with open rafters with fascia. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of slider windows and a double hung window. Related features include an attached garage. Alterations include shed roof over window. The noncontributing building postdates the district's period of significance.

290. 4554 Highland Avenue APN: 4655421200 Contributor 1927
Builder: Unknown

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A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The roofs are flat with a parapet and gable clad in half barrel original clay tile and have no eaves. The entrance consists of a corner, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a tripartite arched window set and double hung windows. Details include an interior stucco chimney. Related features include a detached garage. Alterations include windows replaced in original openings.

291. 4559 Highland Avenue APN: 4655411900 Noncontributor 1962
Builder: A. Schreiber Jr.

A one story single-family residence designed in the Ranch style. The building is L-shaped in plan and its exterior walls are clad in T1-11 siding. The cross gabled roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window and slider windows. Related features include an attached garage. The noncontributing building postdates the district's period of significance.

292. 4560 Highland Avenue APN: 4655421100 Contributor 1927
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The roofs are gable with tile trim and flat with a parapet. The entrance consists of a corner, partial width arched porch under a roof projection and has stucco supports. Fenestration consists of a tripartite window set, double hung windows, and a rectangular accent window. Details include a side-facing stucco chimney and a wing wall. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and an added metal security screen to front door.

293. 4564 Highland Avenue APN: 4655421000 Noncontributor 1938
Builder: Frank J. McWilliams

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop and has stucco supports. Fenestration consists of fixed and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a porch addition. The house is a noncontributor due to extensive alterations.

294. 4565 Highland Avenue APN: 4655411800 Noncontributor 1962
Builder: A. Schreiber Jr.

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A one story single-family residence designed in the Ranch style. The building is square in plan and its exterior walls are clad in stucco. The roofs are flat and front gabled clad in composition shingle and have a moderate eave projection with boxed eaves. The entrance is centered and deeply recessed. Fenestration consists of slider windows. Related features include an attached garage. Alterations include stucco exterior finish, originally board and batten. The front breezeway has been partially enclosed. The noncontributing building postdates the district's period of significance.

295. 4569 Highland Avenue APN: 4655411700 Noncontributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of slider windows. Related features include a concrete walkway and an attached garage. Alterations include a window replaced in altered opening, replaced front door, and a renovated garage. The house is a noncontributor due to extensive alterations.

296. 4570 Highland Avenue APN: 4655420900 Contributor 1927
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. It has a flat roof with a parapet and tiled shed roofs. The entrance consists of a corner, partial width arched porch, which is under a separate roof and has stucco supports. Fenestration consists of a tripartite window set, fixed windows and double hung windows. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings and an added metal security screen to front door.

297. 4571 Highland Avenue APN: 4655411600 Noncontributor 1928
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The roofs are flat with a parapet and gable, hip, and shed roofs clad in tile. The entrance consists of an off-center, partial width arched porch. Fenestration consists of a fixed window, double hung windows, and a Moorish accent window. Details include a side-facing stucco chimney. Related features include a detached garage. Alterations include windows replaced in original openings, French doors added in original window opening, re-stuccoed exterior walls, replaced front door, and an added metal security screen to front door. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

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298. 4577 Highland Avenue APN: 4655411500 Contributor 1937
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of double hung windows and fixed windows. Details include two interior brick chimneys with brick caps. Related features include an attached planter, a concrete walkway and a low concrete wall around the entire front yard, and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and added metal security screen to front door.

299. 4580 Highland Avenue APN: 4655420800 Contributor 1950
Builder: Chris L. Montgomery

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood tongue and groove siding. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered, partial width porch. Fenestration consists of a tripartite window set and double hung windows. Details include an interior brick chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include metal awning over windows, added metal security screen to front door, and an added concrete wall. An addition at the rear is not visible from the public right-of-way.

300. 4583 Highland Avenue APN: 4655411400 Contributor 1939
Architect: Paul Dege

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch with a Moderne stoop cover and has round metal supports. Fenestration consists of double hung windows, and rectangular and octagonal stained glass accent windows. Details include an interior brick chimney. Related features include a brick and concrete walkway and a low stucco wall around the entire front yard and a detached garage. Alterations include windows replaced in original openings and a replaced front door. A one story rear addition is not visible from the public right-of-way.

301. 4589 Highland Avenue APN: 4655411300 Contributor 1938
Builder: Benjamin Bredeson

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a bay window with double hung sides and

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double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

302. 4590 Highland Avenue APN: 4655420700 Noncontributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop, which is under a separate flat roof. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include added metal security screen to front door and an altered porch. A one story rear addition is partially visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

303. 4593 Highland Avenue APN: 4655411100 Contributor 1938
Builder: J.M. Liddell

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition tile and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a bay window with double hung sides and double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

304. 4599 Highland Avenue APN: 4655411000 Contributor 1939
Builder: J.M. Liddell

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a bay window with double hung sides and slider windows. Details include an interior stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, and an added stucco wall. A one story rear addition is not visible from the public right-of-way.

Jean Drive

305. 4704 Jean Drive APN: 4655020100 Contributor 1940
Builder: G.W. Converse

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a bay window with multi-lite sides, double hung windows, and an ornamental glass accent window. Details include a side-facing stucco chimney. Related features include a flagstone walkway and a detached garage. Alterations include re-stuccoed exterior walls, altered walkway and front steps, and added side lites to front door.

306. 4720 Jean Drive APN: 4655020200 Noncontributor 1940
Builder: Unknown

A one story single-family residence designed in the New Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding with an accent wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection. Fenestration consists of fixed and slider windows. Related features include a concrete walkway and an attached garage. Alterations are extensive so that the original building is no longer recognizable. The house is a noncontributor due to extensive alterations.

307. 4725 Jean Drive APN: 4655030500 Contributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a fixed multi-lite window and casement windows. Related features include decorative wood appliques, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings, an added rear brick chimney, and a replaced walkway. A one story rear addition with brick chimney is not visible from the public right-of-way.

308. 4728 Jean Drive APN: 4655020300 Noncontributor 1947
Builder: Owner Builder

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in siding with a half wall clad in brick. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing brick chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings stucco cladding replaced original wood siding. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

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309. 4740 Jean Drive APN: 4655020400 Noncontributor 1941
Builder: G.W. Converse

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows and fixed windows. Related features include an attached garage. Alterations include windows replaced in altered openings on primary façade, an added courtyard wall, re-stuccoed exterior walls, and a replaced front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

310. 4741 Jean Drive APN: 4655030400 Contributor 1940
Builder: G.W. Converse

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in wood shingle with a foundation skirt clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include an attached garage. A one story rear addition is not visible from the public right-of-way.

311. 4748 Jean Drive APN: 4655020500 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of double hung windows. Details include a front-facing stucco and brick chimney with a brick cap. Related features include a concrete walkway and an attached garage. A one story rear addition is not visible from the public right-of-way.

312. 4751 Jean Drive APN: 4655030100 Noncontributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch. Fenestration consists of double hung windows and fixed windows. Related features include a detached garage. Alterations include windows replaced in

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original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, extended entry porch, and added front deck. The house is a noncontributor due to extensive alterations.

313. 4758 Jean Drive APN: 4655101900 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of double hung windows. Details include an interior brick chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway. A one story rear addition is partially visible from the public right-of-way.

314. 4804 Jean Drive APN: 4655102000 Noncontributor 1941
Builder: Charles H. Wilkinson

A two-story single-family residence designed in the New Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in s-shaped replaced clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch. Fenestration consists of a tripartite window set and double hung windows. Related features include an attached garage. Alterations include a second story addition above the garage visible from the public right-of-way and added arched courtyard wall. The house is a noncontributor due to extensive alterations.

315. 4807 Jean Drive APN: 4655101800 Contributor 1941
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include added side-facing brick chimney and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

316. 4814 Jean Drive APN: 4655102100 Contributor 1941
Builder: Packer, Bassett & Beebe

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has

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squared wood supports. Fenestration consists of double hung windows and an octagonal accent window. Related features include a concrete walkway and a concrete retaining wall and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and an added metal security screen to front door.

317. 4826 Jean Drive APN: 4655102200 Noncontributor 1941
Builder: Charles H. Wilkinson

A two-story single-family residence designed in the New Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The front gabled roof is clad in composition shingle and has a moderate eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch. Fenestration consists of casement windows. Related features include a detached garage. The house is a noncontributor due to alterations so extensive, the original building is no longer recognizable.

318. 4829 Jean Drive APN: 4655101500 Contributor 1940
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop with recessed entry. Fenestration consists of slider windows. Details include a front-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added roof over breezeway adjacent to garage.

319. 4834 Jean Drive APN: 4655102300 Contributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding with brick veneer. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of a fixed window, double hung windows, slider windows, fixed multi-pane windows, and a wall dormer. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, replaced front door, added metal fence, and an added stucco retaining wall.

320. 4846 Jean Drive APN: 4655102400 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a

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corner stoop. Fenestration consists of double hung windows and fixed multi-pane windows. Details include a side-facing stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include added concrete block courtyard walls and a replaced walkway. A one story side addition is visible from the public right-of-way.

Lorraine Drive

321. 4704 Lorraine Drive APN: 4655102600 Contributor 1939
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a bay window with double hung sides and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and a replaced walkway. A one story rear addition is partially visible from the public right-of-way.

322. 4718 Lorraine Drive APN: 4655102700 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has metal supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway, a metal fence around the entire front yard, and a detached garage. Alterations include re-stuccoed exterior walls.

323. 4724 Lorraine Drive APN: 4655102800 Contributor 1941
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a corner, partial width arched porch under a roof projection and has stucco supports. Fenestration consists of double hung windows. Related features include a tile walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, an added metal security screen to front door, and an added stucco wall. A one story rear addition is not visible from the public right-of-way.

324. 4734 Lorraine Drive APN: 4655102900 Contributor 1942
Builder: John H. Lovett

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A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop, which is under a separate shed roof and has squared wood supports. Fenestration consists of double hung windows. Details include an interior stucco chimney with a stucco cap. Related features include a brick walkway and a detached garage. A one story rear addition is not visible from the public right-of-way.

Madison Avenue

325. 4701 Madison Avenue APN: 4655650100 Contributor 1940
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in wood shingle. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings and a replaced walkway. An enclosed addition at the rear is not visible from the public right-of-way and a one story detached accessory dwelling unit is visible from the public right-of-way.

326. 4710 Madison Avenue APN: 4655620500 Noncontributor 1942
Builder: E.C. Ybarrondo

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped and gabled roofs are clad in composition shingle and have a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides, double hung windows, and a gabled dormer. Details include a side-facing chimney. Related features include an attached planter, a brick and concrete walkway, and a detached garage. Alterations include re-sided exterior walls and an added porch. A one story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

327. 4754 Madison Ave APN: 4655630500 Noncontributor 1939
Builder: B.M. Torgerson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a bay window with double hung sides, double hung windows, and slider windows. Details include an interior brick chimney. Alterations include

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relocated main entry, windows replaced in original openings, re-stuccoed exterior walls, and an added porch. The detached garage has been replaced with a two-story accessory dwelling unit visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

Max Drive

328. 4508 Max Drive APN: 4655911800 Noncontributor 1965
Builder: Doughty Construction Co.

A two-story single-family residence designed in a Mixed style. The building is rectangular in plan and its exterior walls are clad in undulating stucco texture and board and batten. The side gabled roof is clad in composition shingle and has a moderate eave projection with curved rafter tails. The entrance consists of an off-center stoop. Fenestration consists of slider windows. Related features include a wood spindled window grille and an attached garage. Alterations include replaced front door and added metal security screens to front door and window. A second story addition is visible from the public right-of-way. The noncontributing building postdates the district's period of significance.

329. 4512 Max Drive APN: 4655911900 Noncontributor 1941
Builder: Charles H. Tifal (Tifal & King)

A two-story single-family residence designed in the New Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The roofs are pagoda, hipped, and gabled, clad in s-shaped clay tile, and have narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a tripartite window set, double hung windows, and an octagonal window. Related features include an attached garage. Alterations, including second floor addition, are extensive so that the original building is no longer recognizable. The house is a noncontributor due to extensive alterations.

330. 4514 Max Drive APN: 4655912000 Contributor 1937
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a rear brick chimney with a brick cap. Related features include a flagstone walkway and an attached garage. Alterations include replaced walkway, added metal security screen to front door, and an added concrete wall.

331. 4515 Max Drive APN: 4656030100 Contributor 1929
Builder: Unknown **Photo 11**

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A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The roof is flat with a stepped parapet and tiled gable, hip, and shed roofs. The entrance consists of an off-center, partial width arched porch, which is under a separate roof and has stucco supports. Fenestration consists of an arched fixed focal window flanked by French doors, double hung, and fixed windows. Details include a side-facing stucco chimney. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, replaced walkway, and an added cobblestone retaining wall. A one story side addition is visible from the public right-of-way.

332. 4517 Max Drive APN: 4656030200 Contributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed window, double hung windows, and a rectangular accent window. Details include a side-facing stucco and brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, and an added stucco retaining wall. A one story rear addition is not visible from the public right-of-way.

333. 4518 Max Drive APN: 4655912100 Contributor 1939
Builder: Anderson & Johnson

A two-story single-family residence designed in the Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered stoop. Fenestration consists of double hung windows. Details include a courtyard with a wall. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added side-facing brick chimney, replaced walkway, and an added stucco wall.

334. 4522 Max Drive APN: 4655912200 Contributor 1946
Builder: Unknown **Photo 12**

A one-and-a-half story single-family residence designed in the Colonial Revival style with Cape Cod details. The building is rectangular in plan and its exterior walls are clad in wood lap siding. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows and gabled dormers. Details include a side-facing brick chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings and an added synthetic fence.

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335. 4526 Max Drive APN: 4656020100 Noncontributor 1937
Builder: The Dennstedt Company

A two-story single-family residence with a one story wing, in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in siding with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of double hung windows, a slider window, and a rectangular accent window. Details include a side-facing brick chimney. Related features include a flagstone walkway and an attached garage. Alterations include windows replaced in altered openings, replaced front door, added side lites to front door, and an added porch. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

336. 4527 Max Drive APN: 4656030300 Noncontributor 1938
Builder: O.D. Arnold

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch and has squared wood supports. Fenestration consists of a bay window with single pane sides, double hung windows, and a side garden window. Details include a side-facing stucco chimney. Related features include a detached garage. Alterations include windows replaced, re-stuccoed exterior walls, added walkway, replaced front door, and an added bay window. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

337. 4532 Max Drive APN: 4656020200 Contributor 1938
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, breezeway entry with arched door. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, an added brick chimney, and re-stuccoed exterior walls. One story rear additions are partially visible from the public right-of-way.

338. 4535 Max Drive APN: 4656030400 Contributor 1928
Builder: Unknown **Photo 13**

A one story single-family residence designed in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The flat roof has a parapet. The entrance consists of a corner, partial width porch. Fenestration consists of an arched tripartite

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window set, double hung windows, slider windows, and a rectangular accent window. Details include a side-facing stucco chimney. Related features include a concrete walkway. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, uncovered porch wall, and an added metal security screen to front door.

339. 4536 Max Drive APN: 4656020300 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch with a Moderne stoop cover and has metal supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include replaced walkway and added wood fence.

340. 4539 Max Drive APN: 4656030500 Contributor 1928
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The roof is flat with a parapet and tile trim and gabled with tile. The entrance consists of a centered stoop and arched door. Fenestration consists of an arched fixed window, double hung windows, fixed windows, and a rectangular accent window. Details include a side-facing stucco chimney. Related features include a concrete walkway and detached garage. Alterations include added metal fence and infill of side court that is visible from the public right-of-way.

341. 4540 Max Drive APN: 4656020400 Contributor 1938
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a corner window, glass block windows, fixed windows, and an octagonal accent window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in altered openings on primary façade and an added window awning. A one story addition is visible from the public right-of-way.

342. 4545 Max Drive APN: 4656030600 Contributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition

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shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a tripartite window set, casement windows, double hung windows, a side garden window, and an octagonal stained glass accent window. Details include an interior brick chimney with a brick cap. Related features include a flagstone walkway and a cobblestone retaining wall and an attached garage. Alterations include replaced walkway and added metal security screen to front door.

343. 4548 Max Drive APN: 4656020500 Contributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings.

344. 4552 Max Drive APN: 4656020600 Contributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in s-shaped replaced clay tile and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop, which is under a separate roof and has squared wood supports. Fenestration consists of double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, and an added metal security screen to front door.

345. 4560 Max Drive APN: 4656020700 Noncontributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style with Tudor influence. The building is square in plan and its exterior walls are clad in wood shingle. The roof is gabled with dormers, clad in composition shingle, and has no eaves. The entrance consists of a centered stoop, which is under a gabled roof and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing brick chimney. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include windows replaced in original openings, an added metal security screen to front door, an added gabled porch, and an added trellis at garage. The house is a noncontributor due to extensive alterations.

346. 4606 Max Drive APN: 4656020800 Noncontributor 1940
Builder: Cooley & Grizzle

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The side gabled roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a corner, partial width porch under a roof projection and has metal supports. Fenestration consists of double hung windows. Related features include an attached garage. Alterations include windows replaced in original openings, replaced front door, and brick replaced lava rock cladding. The house is a noncontributor due to extensive alterations.

347. 4614 Max Drive APN: 4656020900 Contributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The gabled roof is clad in composition shingle and has no eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of slider windows and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-sided exterior walls, replaced front door, and an added concrete block wall.

348. 4620 Max Drive APN: 4656021000 Contributor 1940
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of double hung windows. Details include a courtyard with a wall. Related features include a concrete walkway and a detached garage. Alterations include added metal security screen to front door and an added courtyard wall.

349. 4624 Max Drive APN: 4656021100 Contributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of slider and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

350. 4628 Max Drive APN: 4656021200 Contributor 1939
Builder: Edward V. Laney

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A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop with a Moderne stoop cover. Fenestration consists of slider windows and an octagonal stained glass accent window. Related features include a brick walkway and a detached garage. Alterations include added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

351. 4632 Max Drive APN: 4656100100 Noncontributor 1939
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover. Fenestration consists of a bay window with double hung sides and slider windows. Related features include a concrete walkway and an attached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

352. 4640 Max Drive APN: 4656100200 Contributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with an accent wall clad in siding. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a corner window and double hung windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door.

353. 4641 Max Drive APN: 4656030700 Contributor 1938
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables have clay attic vents. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, a bay window, and a rectangular accent window. Details include a rear stucco chimney with a brick

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cap. Related features include a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an expanded cobblestone retaining wall.

354. 4650 Max Drive APN: 4656100300 Contributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include an interior stucco chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

Miracle Drive

355. 4704 Miracle Drive APN: 4655010900 Contributor 1939
Builder: Hays & Jackson **Photo 14**

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a foundation skirt clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a corner window, casement windows, slider windows, and glass block windows. Related features include a concrete walkway and a detached garage. Alterations include an added side-facing brick chimney, re-stuccoed exterior walls, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

356. 4714 Miracle Drive APN: 4655010800 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with an accent wall and a bulkhead clad in siding. The cross gabled roof is clad in composition shingle and has no eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a bay window with multi-lite sides and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a brick and concrete walkway and an attached garage. Alterations include replaced walkway. A one story rear addition is not visible from the public right-of-way.

357. 4715 Miracle Drive APN: 4655030900 Contributor 1941
Builder: Greenwood & Stevens

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in metal and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added metal security screen to front door. There is a one story rear addition not visible from the public right-of-way.

358. 4725 Miracle Drive APN: 4655030800 Noncontributor 1941
Builder: E.C. Ybarrondo

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a tripartite window set, double hung windows, slider windows, and fixed multi-pane windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added stucco wall. A one story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

359. 4726 Miracle Drive APN: 4655010600 Noncontributor 1939
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in siding with an accent wall and a foundation skirt clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing brick chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, changed exterior wall material exterior walls, replaced walkway, replaced front door, and added side lites to front door. The house is a noncontributor due to extensive alterations.

360. 4734 Miracle Drive APN: 4655010500 Contributor 1941
Builder: John H. Lovett

A one-and-a-half story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The roof is gabled with dormers, clad in composition shingle, and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a brick walkway and a

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detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

361. 4735 Miracle Drive APN: 4655030700 Contributor 1941
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing brick chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and replaced front door. A one story rear addition is not visible from the public right-of-way.

362. 4744 Miracle Drive APN: 4655010400 Contributor 1939
Builder: Owner Builder

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in wood lap siding. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a bay window with multi-lite sides and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a brick and concrete walkway and a detached garage.

363. 4745 Miracle Drive APN: 4655030600 Contributor 1949
Builder: John Pearson

A one story single-family residence designed in the Ranch style. The building is irregular in plan and its exterior walls are clad in wood lap siding with an accent wall and a foundation skirt clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a bay window with multi-lite sides and casement windows. Details include an interior brick chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings, added side lites to front door, and an expanded brick retaining wall.

364. 4760 Miracle Drive APN: 4655011000 Noncontributor 1941
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a tripartite

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window set, casement windows, and a bay window. Related features include a brick walkway and a detached garage. Alterations include re-sided exterior walls and a replaced front door. A one story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

Monroe Avenue

365. 4405 Monroe Avenue APN: 4655840100 Contributor 1940
Builder: Lawrence Michel

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a corner window, double hung windows, and fixed windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. Lawrence Michel lived in this house from 1941 to 1942.

366. 4409 Monroe Avenue APN: 4655840200 Contributor 1944
Builder: Lawrence Michel

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has no eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set, double hung windows, and glass block windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and added side lites to front door. Lawrence Michel lived in this house from 1944 through at least 1950.

367. 4410 Monroe Avenue APN: 4655821000 Noncontributor 1940
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and an octagonal accent window. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in altered openings on side façade, extended porch, and an added wood fence. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

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368. 4411 Monroe Avenue APN: 4655840300 Contributor 1942
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and a side garden window. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, added metal security screen to front door added wood fence, and an added stucco retaining wall.

369. 4415 Monroe Avenue APN: 4655840400 Noncontributor 1937
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop. Fenestration consists of a tripartite window set, double hung windows, slider windows, a side garden window, and a round accent window. Details include a side-facing stucco chimney with a stucco cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway and replaced front door, and an added metal fence. The house is a noncontributor due to extensive alterations.

370. 4418 Monroe Avenue APN: 4655821100 Contributor 1935
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. Extending from the front of the flat roof is a shed and gabled roof clad in half barrel replaced clay tile and has with a narrow eave projection and decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has stucco supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added stucco wall.

371. 4419 Monroe Avenue APN: 4655840500 Contributor 1936
Builder: O.D. Arnold

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has no eaves. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports.

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Fenestration consists of a bay window with single pane sides and double hung windows. Details include a courtyard with a wall. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added synthetic fence.

372. 4426 Monroe Avenue APN: 4655821200 Noncontributor 1935
Builder: John H. Lovett

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel replaced clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch, which is under a separate roof. Fenestration consists of a fixed window, double hung windows, and slider windows. Details include a side-facing stucco chimney with a brick cap. Related features include decorative wood appliques, a flagstone walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an added porch. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

373. 4432 Monroe Avenue APN: 4655821300 Contributor 1937
Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and fixed multi-pane windows. Details include a side-facing stucco and brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

374. 4440 Monroe Avenue APN: 4655821400 Contributor 1941
Builder: Packer, Bassett & Beebe

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

375. 4450 Monroe Avenue APN: 4655821500 Contributor 1937
Builder: Lawrence Michel

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A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a bay window with single pane sides and slider windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. Lawrence Michel lived in this house in 1937.

376. 4464 Monroe Avenue APN: 4655821600 Noncontributor 1936
Builder: Joseph C. Kelley

A two-story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap shingle. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a bay window with double hung sides and slider windows. Details include an interior brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in altered openings on side façade and re-stuccoed exterior walls. A two story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

377. 4470 Monroe Avenue APN: 4655911600 Noncontributor 1939
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection. Fenestration consists of a bay window with single pane sides, slider windows, and a side garden window. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, added metal security screen to front door, and an extended porch and porch cover. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

378. 4476 Monroe Avenue APN: 4655911500 Contributor 1951
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and casement windows. Related

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features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

379. 4484 Monroe Avenue APN: 4655911400 Contributor 1930
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. The flat roof has a parapet. The entrance consists of an off-center, partial width porch, which is under a separate roof and has stucco supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

380. 4490 Monroe Avenue APN: 4655911300 Contributor 1942
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows, a side garden window, and an octagonal accent window. Details include an interior chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, and added metal security screen to front door. Master Builder Chris Cosgrove lived in this house from 1943 to 1945 while working in the district.

381. 4545 Monroe Avenue APN: 4655920700 Noncontributor 1975
Builder: Unknown

A one story single-family residence with a story beneath street level, in the New Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in s-shaped original clay tile and has a moderate eave projection with curved rafter tails. The entrance consists of an off-center stoop. Fenestration consists of casement windows, slider windows, glass block windows, and fixed windows. Related features include a detached garage. The noncontributing building postdates the district's period of significance.

382. 4553 Monroe Avenue APN: 4655920800 Contributor 1936
Builder: Gilbert McClure Jr.

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of double hung windows. Details include a side-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations

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include windows replaced in original openings and an added metal security screen to front door. A one story side addition is visible from the public right-of-way.

383. 4554 Monroe Avenue APN: 4656031800 Contributor 1942
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop, which is under a separate flat roof. Fenestration consists of a tripartite window set, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a stucco retaining wall and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story side addition is not visible from the public right-of-way.

384. 4560 Monroe Avenue APN: 4656031700 Contributor 1936
Builder: Anderson & Johnson

A one story single-family residence designed in the Spanish Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a bay window with single pane sides, casement windows, double hung windows, and fixed multi-pane windows. Details include a side-facing stucco chimney. Related features include a tile walkway. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added stucco retaining wall with tile cap. A one story rear addition is not visible from the public right-of-way.

385. 4561 Monroe Avenue APN: 4656040100 Contributor 1936
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a tripartite window set, double hung windows, and a rectangular accent window. Details include a front-facing brick chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and an added stucco retaining wall. A one story rear addition is visible from the public right-of-way.

386. 4568 Monroe Avenue APN: 4656031600 Noncontributor 1937
Builder: John H. Lovett

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, French doors added in original window opening, re-stuccoed exterior walls, replaced walkway, replaced front door, added porch, and an added stucco retaining wall. The house is a noncontributor due to extensive alterations.

387. 4573 Monroe Avenue APN: 4656040200 Noncontributor 1937
Builder: Pete Barr

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added metal security screen to front door. The house is a noncontributor due to extensive alterations.

388. 4576 Monroe Avenue APN: 4656031500 Contributor 1938
Builder: G.W. Converse **Photo 15**

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in scalloped wood lap siding. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include an interior stucco chimney with a stucco cap. Related features include decorative wood appliques, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

389. 4581 Monroe Avenue APN: 4656040300 Contributor 1936
Builder: John H. Lovett

A two-story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch, which is under a separate roof and has stucco supports. Fenestration consists of double hung and fixed windows.

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Details include a front-facing stucco chimney with a brick cap and a balcony. Related features include a concrete walkway and a detached garage.

390. 4582 Monroe Avenue APN: 4656031400 Contributor 1938
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

391. 4585 Monroe Avenue APN: 4656040400 Noncontributor 1938
Builder: H.J. Edwards

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has no eaves. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a slider, double hung windows, and a round accent window. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening and changed exterior wall material exterior walls. The house is a noncontributor due to extensive alterations.

392. 4588 Monroe Avenue APN: 4656031300 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in replaced clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has round wood supports. Fenestration consists of a fixed multi-lite window and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway. Alterations include re-stuccoed exterior walls and an added metal security screen to front door.

393. 4593 Monroe Avenue APN: 4656040500 Contributor 1937
Builder: Hamilton & Troop

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding with wood attic vents. The entrance consists of a centered stoop under a roof projection.

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Fenestration consists of a fixed multi-lite window and double hung windows. There is a rectangular accent window. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

394. 4596 Monroe Avenue APN: 4656031200 Contributor 1936
Builder: John H. Lovett

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate roof and has stucco supports. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added concrete block retaining wall. A one story rear addition is not visible from the public right-of-way.

395. 4599 Monroe Avenue APN: 4656040600 Contributor 1936
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has round wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, a side garden window, and fixed windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

396. 4602 Monroe Avenue APN: 4656031100 Contributor 1938
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of a corner stoop with a Moderne stoop cover. Fenestration consists of a corner window, double hung windows, and an octagonal accent window. Details include an interior stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

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397. 4605 Monroe Avenue APN: 4656040700 Contributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with single pane sides, double hung windows, and a rectangular accent window. Related features include a concrete walkway. Alterations include windows replaced in altered openings on side façade, re-stuccoed exterior walls, altered porch, and an added stucco retaining wall. A one story rear addition is not visible from the public right-of-way.

398. 4609 Monroe Avenue APN: 4656040800 Contributor 1940
Builder: Cummins Brothers

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered stoop. Fenestration consists of a corner window and double hung windows. Details include a front-facing brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door.

399. 4610 Monroe Avenue APN: 4656031000 Contributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has round metal supports. Fenestration consists of a bay window with boxed sides, slider windows, and a side garden window. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

400. 4615 Monroe Avenue APN: 4656040900 Contributor 1940
Builder: Packer, Bassett & Beebe

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a bay window with double hung sides, double hung windows, a side garden window, and an octagonal accent window. Related features include a concrete walkway

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and a detached garage. Alterations include re-stuccoed exterior walls, an added metal security screen to front door, and an added stucco wall.

401. 4618 Monroe Avenue APN: 4656030900 Contributor 1937
Builder: R. Solomon

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The front gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, full width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

402. 4625 Monroe Avenue APN: 4656041000 Contributor 1937
Builder: H.H. Preibisius & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and fixed multi-pane windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a stucco retaining wall and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

403. 4628 Monroe Avenue APN: 4656030800 Contributor 1938
Builder: E.I. Crable

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables have scalloped siding. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include an interior stucco chimney with a stucco cap. Related features include a concrete walkway and a stucco wall around the entire front yard, a stucco retaining wall, and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

404. 4633 Monroe Avenue APN: 4656041100 Contributor 1937
Builder: H.H. Preibisius & Son

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A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and a rectangular accent window. Details include a side-facing stucco chimney with a stucco cap. Related features include a brick walkway. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, added metal security screen to front door, and an embellished concrete block retaining wall.

405. 4643 Monroe Avenue APN: 4656041200 Contributor 1937
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop, which is under a separate roof and has round metal supports. Fenestration consists of a corner window and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a concrete wall around the entire front yard and a detached garage. Alterations include windows replaced in original openings and a painted chimney.

406. 4651 Monroe Avenue APN: 4656041300 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a stucco retaining wall and an attached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

407. 4657 Monroe Avenue APN: 4656100400 Contributor 1938
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a bay window with multi-lite sides, double hung windows, and a side garden window. Related features include a concrete walkway and a retaining wall and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

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408. 4665 Monroe Avenue APN: 4656100500 Contributor 1939
Builder: Larry H. Imig

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch with a Moderne stoop cover and has round metal supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a cobblestone retaining wall and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

409. 4673 Monroe Avenue APN: 4656100600 Noncontributor 1939
Builder: Larry H. Imig

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a tripartite window set, double hung windows, slider windows, glass block windows, and fixed windows. Details include an interior brick chimney. Related features include an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, an added metal security screen to front door, and replaced cobblestone retaining wall. A second story above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

410. 4677 Monroe Avenue APN: 4656100700 Contributor 1950
Builder: Walter S. Broderick

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The flat roof has a wide eave projection with boxed eaves. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced front door.

411. 4678 Monroe Avenue APN: 4656101200 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch with a Moderne stoop cover and has round metal supports. Fenestration

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consists of double hung windows and glass block windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

412. 4680 Monroe Avenue APN: 4656101300 Contributor 1948
Builder: Unknown

A two-story apartment building (4680-4690 Monroe Avenue) in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in half barrel original clay tile and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of a centered, full width porch under a roof projection and has squared wood supports. Fenestration consists of casement windows and slider windows. Details include a covered balcony. Related features include attached garages. Alterations include added metal security screen to front door. A one story, garage conversion addition is visible from the public right-of-way.

413. 4711 Monroe Avenue APN: 4656103400 Noncontributor 1938
Builder: Hays & Jackson

A one story commercial building in a Mixed style. The building is rectangular in plan and its exterior walls are clad in stucco with an accent wall clad in brick. The flat roof has a parapet. The entrance consists of an off-center stoop. Fenestration consists of a fixed window and casement windows. Related features include a concrete walkway. Alterations include focal window replaced in altered opening, windows added to primary façade, changed exterior wall material exterior walls, and a replaced front door. A one story rear addition (4715 Monroe Avenue) is visible from the public right-of-way. The building is a noncontributor due to extensive alterations.

414. 4724 Monroe Avenue APN: 4656201300 Contributor 1941
Builder: Larry H. Imig

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in s-shaped replaced clay tile and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a bay window with double hung sides, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a stucco cap. Related features include an attached planter and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

415. 4751 Monroe Avenue APN: 4656200200 Contributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop, which is under a separate shed roof. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include added metal security screen to front door.

416. 4759 Monroe Avenue APN: 4656200300 Contributor 1941
Builder: John C. Weiss

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, and an added wood fence.

417. 4760 Monroe Avenue APN: 4656201100 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover and has round metal supports. Fenestration consists of slider windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

418. 4765 Monroe Avenue APN: 4656200400 Contributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered stoop. Fenestration consists of a fixed window, double hung windows, slider windows, and a side garden window. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

419. 4766 Monroe Avenue APN: 4656201000 Noncontributor 1940
Builder: The Dennstedt Company

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in flagstone. The hipped roof is clad in composition shingle and has no eaves. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a tripartite window set and slider windows. Related features include a flagstone walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway. A one story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

420. 4775 Monroe Avenue APN: 4656200500 Contributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a centered, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of double hung windows. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, an added metal security screen to front door, and an added wood fence.

421. 4776 Monroe Avenue APN: 4656200900 Noncontributor 1940
Builder: Lawrence Michel

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a fixed window and double hung windows. Details include a courtyard with a high wall and a metal gate. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, enclosed porch, and an added courtyard. There is a one story rear addition not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

422. 4780 Monroe Avenue APN: 4656200800 Contributor 1941
Builder: E.C. Ybarrondo

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in wood lap siding. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch, which is under a separate gabled roof and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and an

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octagonal accent window. Related features include a tile walkway and a detached garage. Alterations include replaced walkway and added metal security screen to front door.

423. 4783 Monroe Avenue APN: 4656200600 Contributor 1940
Builder: Victor C. Ivie

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

424. 4805 Monroe Avenue APN: 4656360100 Contributor 1947
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and an octagonal stained glass accent window. Details include a side-facing brick chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, an added metal security screen to front door, and an added stucco retaining wall with brick cap.

425. 4806 Monroe Avenue APN: 4656310600 Contributor 1939
Builder: John H. Lovett

A one-and-a-half story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall and a foundation skirt clad in brick. The gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has stucco supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco and brick chimney with a brick cap. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

426. 4815 Monroe Avenue APN: 4656360200 Contributor 1939
Builder: Stallard & Oates

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of

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an off-center stoop. Fenestration consists of double hung windows. Related features include a brick and concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, an added metal security screen to front door, and an altered porch.

427. 4818 Monroe Avenue APN: 4656310700 Contributor 1940
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop under a roof projection and has patterned metal supports. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

428. 4819 Monroe Avenue APN: 4656360300 Contributor 1940
Builder: Larry H. Imig

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and a replaced front door.

429. 4824 Monroe Avenue APN: 4656310800 Noncontributor 1939
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and slider windows. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include an added side-facing stucco chimney and re-stuccoed exterior walls. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

430. 4827 Monroe Avenue APN: 4656360400 Contributor 1939
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a

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centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

431. 4831 Monroe Avenue APN: 4656360500 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and slider windows. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced synthetic fence. A one story rear addition is not visible from the public right-of-way.

432. 4834 Monroe Avenue APN: 4656311600 Contributor 1947
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of casement windows and double hung windows. Related features include a flagstone walkway and an attached garage. Alterations include replaced walkway and added porch and an added synthetic fence. A one story rear addition is not visible from the public right-of-way.

433. 4850 Monroe Avenue APN: 4656320600 Noncontributor 1940
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate gabled roof and has round wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and slider windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, added side lites to front door, extended porch, and an added concrete wall. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

434. 4851 Monroe Avenue APN: 4656350100 Contributor 1940

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Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of slider windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, added interior stucco chimney, and re-stuccoed exterior walls.

435. 4859 Monroe Avenue APN: 4656350200 Noncontributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced front door. The house is a noncontributor due to extensive alterations.

436. 4860 Monroe Avenue APN: 4656320700 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has wood supports. Fenestration consists of double hung windows and slider windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

437. 4867 Monroe Avenue APN: 4656350300 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

438. 4868 Monroe Avenue APN: 4656320800 Noncontributor 1940

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Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with an accent wall clad in siding. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and a replaced front door. The house is a noncontributor due to extensive alterations.

439. 4877 Monroe Avenue APN: 4656350400 Noncontributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has no eaves. The entrance consists of a corner, partial width porch, which is under a separate flat roof and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an extended porch. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

440. 4878 Monroe Avenue APN: 4656320900 Contributor 1940
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

441. 4885 Monroe Avenue APN: 4656350500 Contributor 1940
Builder: Daniel B. Updegraff

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition tile and has a narrow eave projection with boxed eaves. The entrance consists of a corner stoop with a Moderne stoop cover. Fenestration consists of a fixed multi-lite window, double hung windows, and an octagonal accent window. Details include an interior stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows

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replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

442. 4886 Monroe Avenue APN: 4656321000 Contributor 1939
Builder: J.M. Liddell

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop, which is under a flat roof. Fenestration consists of a fixed window, double hung windows, and a side garden window. There is a round accent window. Details include an interior stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced front door. A one story side addition is visible from the public right-of-way.

443. 4901 Monroe Avenue APN: 4656340100 Contributor 1941
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings.

444. 4904 Monroe Avenue APN: 4656330600 Contributor 1940
Builder: Larry H. Imig

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has round metal supports. Fenestration consists of a tripartite window set, slider windows, and an octagonal accent window. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, added walkway, an added metal security screen to front door, an added metal fence, and an added concrete block retaining wall. A one story rear addition is visible from the public right-of-way.

445. 4912 Monroe Avenue APN: 4656330700 Noncontributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in

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composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch and has squared wood supports. Fenestration consists of double hung windows and slider windows. Details include a side-facing stucco chimney. Related features include a tile walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, added porch, and an added stucco retaining wall. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

446. 4915 Monroe Avenue APN: 4656340200 Contributor 1941
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in wood shingle. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and an added stucco retaining wall.

Natalie Drive

447. 4507 Natalie Drive APN: 4656102400 Contributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a detached garage. Alterations include re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

448. 4511 Natalie Drive APN: 4655502700 Contributor 1937
Builder: David Rubenstein

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and a side garden window. Details include an interior stucco chimney with a stucco cap. Related features include decorative plaster appliques, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an altered porch.

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449. 4514 Natalie Drive APN: 4655501700 Contributor 1941
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of casement windows and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

450. 4515 Natalie Drive APN: 4655502600 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has round metal supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, an added metal security screen to front door, and an added brick retaining wall.

451. 4519 Natalie Drive APN: 4655502500 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a stucco cap. Related features include a flagstone walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added metal security screen to front door.

452. 4522 Natalie Drive APN: 4655501800 Contributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner, partial width porch, which is under a separate shed roof and has round wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include an

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interior stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-sided exterior walls, replaced walkway, and replaced front door. A one story rear addition is not visible from the public right-of-way.

453. 4525 Natalie Drive APN: 4655502400 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a fixed window, double hung windows, and slider windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, and an added stucco retaining wall.

454. 4526 Natalie Drive APN: 4655501900 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and a rectangular accent window. Details include a side-facing stucco chimney with a brick cap. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an extended porch. A one story rear addition is not visible from the public right-of-way.

455. 4531 Natalie Drive APN: 4655502300 Contributor 1936
Builder: John H. Lovett

A one story single-family residence designed in the Spanish Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco. The front gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with curved rafter tails. Gables have clay attic vents. The entrance consists of a corner, partial width porch under a roof projection and has stucco supports. Fenestration consists of a fixed window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include an attached planter, a brick walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, replaced front door, and an added concrete block retaining wall.

456. 4534 Natalie Drive APN: 4655502000 Contributor 1937
Builder: John H. Lovett

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has round wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

457. 4536 Natalie Drive APN: 4655502100 Noncontributor 1936
Builder: O.D. Arnold

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in board and batten. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window and slider windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a detached garage. Alterations include focal window replaced in altered opening, windows added to primary façade, French doors added in altered opening, changed exterior wall material, an added metal security screen to front door, and an added stucco wall. A two story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

458. 4537 Natalie Drive APN: 4655503300 Contributor 1936
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables are clad in wood lap siding. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a bay window with double hung sides, double hung windows, and a bay window. Details include an interior stucco chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include windows replaced in altered openings on side façade, re-stuccoed exterior walls, replaced walkway, replaced front door, and an added concrete block retaining wall. A one story rear addition is not visible from the public right-of-way.

459. 4602 Natalie Drive APN: 4655503900 Contributor 1937
Builder: Pacific System Homes **Photo 16**

A two-story single-family residence with a one story wing, in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel original clay tile and has a narrow eave projection with exposed rafter tails.

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Gables have clay attic vents. The entrance consists of a corner stoop under a roof projection. Fenestration consists of a tripartite window set, casement windows, double hung windows, and a stained glass accent window. Details include a front-facing stucco chimney with a stucco and brick cap, a covered balcony, and a courtyard with a stucco wall and a metal gate. Related features include decorative wood appliques, a concrete walkway, and an attached garage. Alterations include replaced courtyard. A two story rear addition is not visible from the public right-of-way.

460. 4603 Natalie Drive APN: 4655503200 Contributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a fixed multi-lite window, double hung windows, and fixed multi-pane windows. Related features include a concrete walkway and a detached garage.

461. 4607 Natalie Drive APN: 4655500400 Noncontributor 1938
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of a centered, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a bay window with double hung sides, double hung windows, slider windows, fixed multi-pane windows, and a hexagonal accent window. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, and a replaced cobblestone retaining wall. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

462. 4610 Natalie Drive APN: 4655500700 Contributor 1938
Builder: The Dennstedt Company

A one story single-family residence designed in the Ranch style with Hacienda details. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and a rectangular accent window. Details include an interior stucco chimney and a courtyard with a stucco wall and a wood gate. Related features include a concrete walkway and an attached garage.

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463. 4611 Natalie Drive APN: 4655500300 Contributor 1936
Builder: Lawrence Michel

A one story single-family residence designed in the Minimal Traditional style. The building is square in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, an added metal security screen to front door, and an added stucco retaining wall with brick cap. A one story rear addition is not visible from the public right-of-way.

464. 4616 Natalie Drive APN: 4655500900 Noncontributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of slider windows. Related features include an attached garage. Alterations include focal window replaced in altered opening. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

465. 4617 Natalie Drive APN: 4655500200 Noncontributor 1936
Builder: Lawrence Michel

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a foundation skirt clad in brick. The front gabled roof is clad in s-shaped replaced clay tile and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding. The entrance consists of a corner, partial width porch under a roof projection and has patterned wood supports. Fenestration consists of a bay window with single pane sides, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a stucco cap. Related features include a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, and re-stuccoed exterior walls. The house is a noncontributor due to extensive alterations.

466. 4622 Natalie Drive APN: 4655501000 Contributor 1938
Builder: The Dennstedt Co.

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in s-shaped replaced clay tile and has a narrow eave projection with curved rafter tails. The entrance consists

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of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and added metal security screen to front door.

467. 4623 Natalie Drive APN: 4655500100 Noncontributor 1931
Builder: Unknown

A one story single-family residence designed in the Spanish Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco with a half wall clad in brick. The front gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of fixed windows and double hung windows. Details include a side-facing stucco chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, added metal security screen to front door, added stucco wall, and an added stucco retaining wall with brick cap. The house is a noncontributor due to extensive alterations.

468. 4630 Natalie Drive APN: 4654921400 Contributor 1930
Builder: Unknown

A two-story single-family residence with a one story wing, in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of casement windows, fixed multi-pane windows, and a rectangular accent window. Details include a side-facing stucco chimney, a covered balcony, and a courtyard with a stucco wall and a wood gate. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and a replaced front door.

469. 4631 Natalie Drive APN: 4654940200 Contributor 1941
Builder: Joseph C. Kelley

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding with a bulkhead clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of a corner, partial width porch under a roof projection and has patterned wood supports. Fenestration consists of a bay window with double hung sides and double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. A one story rear addition is not visible from the public right-of-way.

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470. 4637 Natalie Drive APN: 4654940100 Noncontributor 1941
Builder: John C. Weiss

A two-story single-family residence designed in the New Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The front gabled roof is clad in s-shaped replaced clay tile and has a moderate eave projection with boxed eaves. The entrance consists of an off-center, partial width porch and has stucco supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney and a balcony. Related features include a detached garage. Alterations include windows added to primary façade, re-stuccoed exterior walls, and an added metal fence. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

471. 4642 Natalie Drive APN: 4654922600 Noncontributor 1940
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has no eaves. The entrance consists of an off-center, partial width porch with a Moderne stoop cover and has round metal supports. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney with a brick cap and a courtyard with a high stucco wall and a wood gate. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, and an added concrete block retaining wall. A one story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

472. 4648 Natalie Drive APN: 4654921700 Contributor 1931
Builder: O.D. Arnold

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The front gabled roof is clad in half barrel original clay tile and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a fixed multi-lite window and slider windows. Details include a side-facing stucco chimney and a courtyard with a high stucco wall and a metal gate. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced front door, added metal security screen to front door, and an added stucco retaining wall with brick cap.

473. 4651 Natalie Drive APN: 4654931000 Noncontributor 1938
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition

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shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of casement windows and double hung windows. Details include a front-facing stucco chimney with a stucco cap. Related features include a tile walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and replaced porch. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

474. 4654 Natalie Drive APN: 4654921800 Contributor 1931
Builder: O.D. Arnold

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in original clay tile and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate flat roof and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney and a courtyard with a high stucco wall and a wood gate. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an added concrete block retaining wall.

475. 4660 Natalie Drive APN: 4654921900 Contributor 1939
Builder: Greenwood & Stevens

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has no eaves. The entrance consists of an off-center stoop. Fenestration consists of a bay window with double hung sides, double hung windows, and a rectangular accent window. Details include a side-facing brick chimney with a brick cap. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added concrete block retaining wall.

476. 4666 Natalie Drive APN: 4654922000 Noncontributor 1937
Builder: Unknown

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding with a half wall clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of a tripartite window set, double hung windows, and a rectangular accent window. Details include a side-facing stucco chimney. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, re-sided exterior walls, replaced front

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door, and an added metal security screen to front door. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

477. 4671 Natalie Drive APN: 4654931100 Noncontributor 1939
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in siding. The hipped roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and slider windows. Related features include a brick and concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an added metal security screen to front door. A second story, above garage addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

478. 4672 Natalie Drive APN: 4654922100 Noncontributor 1937
Builder: Unknown

A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch, which is under a separate gabled roof and has squared wood supports. Fenestration consists of double hung windows and a bay window. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, replaced walkway, and added porch. The house is a noncontributor due to extensive alterations.

479. 4677 Natalie Drive APN: 4654930300 Contributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding with clay attic vents. The entrance consists of a centered stoop. Fenestration consists of a fixed multi-lite window and double hung windows. Details include an interior stucco chimney with a brick cap and a courtyard with a high stucco wall and a wood gate. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added courtyard.

480. 4678 Natalie Drive APN: 4654922200 Contributor 1938
Builder: Anderson & Johnson

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a corner, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a tripartite window set, double hung windows, and slider windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

481. 4683 Natalie Drive APN: 4654930200 Contributor 1937
Builder: B.M. Torgerson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The side gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a brick walkway and a detached garage. Alterations include replaced walkway and added metal security screen to front door and an added concrete block retaining wall.

482. 4684 Natalie Drive APN: 4654922300 Contributor 1936
Builder: Anderson & Johnson

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The shed roof is clad in s-shaped replaced clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a fixed multi-lite window, double hung windows, and a Moorish accent window. Details include a side-facing stucco chimney with a stucco cap and a courtyard with a stucco wall and a metal gate. Related features include a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

483. 4689 Natalie Drive APN: 4654930100 Noncontributor 1937
Builder: The Dennstedt Company

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop. Fenestration consists of slider windows. Details include a covered balcony. Related features include an attached garage. Alterations include windows added to primary façade, re-stuccoed exterior walls, and an added

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metal security screen to front door. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

484. 4690 Natalie Drive APN: 4654922400 Contributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed multi-lite window and casement windows. Details include a side-facing stucco chimney. Related features include a brick walkway and a detached garage. Alterations include re-stuccoed exterior walls, replaced walkway, an added metal security screen to front door, and an added stucco retaining wall with brick cap.

485. 4700 Natalie Drive APN: 4654922500 Noncontributor 1942
Builder: Schenck Building Co.

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a front-facing cobblestone chimney. Alterations include changed exterior wall material exterior walls, added side lites to front door, added metal security screen to front door, and an extended porch and porch cover. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

486. 4705 Natalie Drive APN: 4654611500 Contributor 1948
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop under a roof projection. Fenestration consists of double hung windows. Details include an interior brick chimney with a brick cap. Related features include an attached planter, a flagstone walkway, and a detached garage. Alterations include replaced walkway.

487. 4710 Natalie Drive APN: 4654620700 Noncontributor 1946
Builder: Unknown

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition

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shingle and has a moderate eave projection with open rafters with fascia. The building has a gated breezeway entrance. Fenestration consists of a tripartite window set, slider windows, and fixed windows. Details include a side-facing stucco chimney. Related features include a brick walkway and an attached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on primary façade, re-stuccoed exterior walls, replaced walkway, replaced front door, and an added courtyard. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

488. 4715 Natalie Drive APN: 4654611400 Noncontributor 1938
Builder: Robert R. West

A two-story single-family residence with the second story set back, in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of slider windows. Details include an interior stucco chimney with a brick cap. Related features include a tile walkway and a detached garage. Alterations include replaced walkway and added stucco wall. A two story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

489. 4718 Natalie Drive APN: 4654620800 Contributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Ranch style with Hacienda details. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in s-shaped replaced clay tile and has a narrow eave projection with exposed rafter tails. The building has a gated breezeway entrance. Fenestration consists of casement windows. Details include a courtyard with a stucco wall. Related features include a tile walkway and an attached garage. Alterations include replaced walkway.

490. 4721 Natalie Drive APN: 4654611300 Contributor 1945
Builder: Charles H. Tifal (Tifal & King)

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner stoop with a Moderne stoop cover and has stucco supports. Fenestration consists of double hung windows and a round accent window. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage.

491. 4724 Natalie Drive APN: 4654620900 Noncontributor 1936
Builder: The Dennstedt Company

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A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding with clay attic vents. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has patterned metal supports. Fenestration consists of a fixed window and double hung windows. Details include an interior brick chimney with a brick cap. Related features include an attached planter, a concrete walkway, and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, and re-stuccoed exterior walls. The house is a noncontributor due to extensive alterations.

492. 4725 Natalie Drive APN: 4654611200 Noncontributor 1937
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a foundation skirt clad in concrete. The hipped roof is clad in composition tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has stucco supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added stucco wall. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

493. 4728 Natalie Drive APN: 4654621000 Contributor 1936
Builder: The Dennstedt Company

A one story single-family residence designed in the Ranch style with Hacienda and Minimal Traditional details. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in scalloped wood lap siding with clay attic vents. The building has a gated breezeway entrance. Fenestration consists of a fixed multi-lite window and casement windows. Details include a side-facing brick chimney with a brick cap and a courtyard with a stucco wall and a wood gate. Related features include a brick walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added synthetic fence. A one story rear addition is not visible from the public right-of-way.

494. 4729 Natalie Drive APN: 4654611100 Noncontributor 1937
Builder: The Dennstedt Company

A two-story single-family residence with the second story set back, in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel replaced clay tile and has a narrow eave projection with curved rafter tails. Gables have clay attic vents. The entrance consists of a centered, partial width porch

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under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a brick cap and a courtyard with a stucco wall and a metal gate. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls. A second story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

495. 4733 Natalie Drive APN: 4654611000 Noncontributor 1936
Builder: The Dennstedt Company

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel replaced clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has stucco supports. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include French doors added in new opening, re-stuccoed exterior walls, added walkway, altered porch, and an added stucco wall. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

496. 4737 Natalie Drive APN: 4654610900 Noncontributor 1936
Builder: The Dennstedt Company

A one story single-family residence designed in the Ranch style with Hacienda details. The building is irregular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in half barrel original clay tile and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing stucco chimney with a stucco cap and a courtyard with a stucco wall. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

497. 4743 Natalie Drive APN: 4654610800 Contributor 1937
Builder: Edmund J. Dunn

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a courtyard with a high stucco wall. Related features include a brick walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, and an added courtyard. A one story side addition is visible from the public right-of-way.

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498. 4749 Natalie Drive APN: 4654610700 Contributor 1947
Builder: Jose F. Hinojosa **Photo 17**

A one story single-family residence designed in the Ranch style with Hacienda details. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows and fixed multi-pane windows. Details include a side-facing brick chimney with a brick cap and a courtyard with a high stucco wall and a wood gate. Related features include a flagstone walkway and an attached garage. Alterations include replaced walkway.

499. 4752 Natalie Drive APN: 4654621100 Noncontributor 1939
Builder: John H. Lovett

A two-story single-family residence designed in the New Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are half-timbered. The entrance consists of an off-center, partial width porch, which is under a separate roof and has stucco supports. Fenestration consists of double hung windows. Details include a front-facing cobblestone chimney. Related features include a tile walkway and a detached garage. Alterations include windows replaced in altered openings on side façade, re-stuccoed exterior walls, replaced walkway, replaced front door, and replaced porch. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

500. 4755 Natalie Drive APN: 4654611800 Noncontributor 1951
Builder: John W. Anderson

A two-story single-family residence designed in the New Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The front gabled roof is clad in concrete tile and has a narrow eave projection with exposed rafter tails. Gables are half-timbered. The entrance consists of an off-center stoop, which is under a separate gabled roof. Fenestration consists of casement windows and double hung windows. Details include a side-facing stucco chimney. Related features include a flagstone walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on side façade, added walkway, replaced front door, and added porch. A two story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

501. 4758 Natalie Drive APN: 4654620100 Noncontributor 1941
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an

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off-center stoop. Fenestration consists of double hung windows. Details include a front-facing brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, French doors added in altered opening, re-stuccoed exterior walls, replaced walkway and replaced front door, and an extended porch. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

502. 4761 Natalie Drive APN: 4654611600 Contributor 1937
Builder: Southard Electro Steel Structures

A one story single-family residence designed in the Ranch style with Hacienda details. The building is irregular in plan and its exterior walls are clad in stucco. The shed roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof. Fenestration consists of a fixed multi-lite window and casement windows and fixed multi-pane windows. Details include a side-facing stucco chimney and a courtyard with a stucco wall and a wood gate. Related features include a brick walkway and an attached garage.

Norma Drive

503. 4505 Norma Drive APN: 4656102600 Contributor 1937
Builder: George W. Rose

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The front gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center stoop. Fenestration consists of a bay window with casement sides, casement windows, and double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway and a stucco retaining wall and an attached garage. Alterations include replaced front door. Builder George Rose lived in the house from 1937 to 1938. He built two other houses in Talmadge, which he also lived in.

504. 4506 Norma Drive APN: 4656101500 Contributor 1948
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a bay window with double hung sides, double hung windows, and an octagonal accent window. Related features include a brick walkway. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an added metal security screen to front door.

505. 4508 Norma Drive APN: 4656101600 Contributor 1941

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Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney and a courtyard with a wall and a wood gate. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added courtyard.

506. 4509 Norma Drive APN: 4656102500 Contributor 1938
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a bay window with double hung sides and fixed windows. Details include a side-facing stucco chimney. Related features include a concrete walkway and a brick retaining wall and an attached garage. Alterations include windows replaced in original openings and an added metal security screen to front door.

507. 4510 Norma Drive APN: 4656101700 Contributor 1939
Builder: Samuel Campbell

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of double hung windows and a diamond-shaped ornamental glass accent window. Details include an interior brick chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

508. 4514 Norma Drive APN: 4656101800 Contributor 1936
Builder: Brock Building Company

A one story single-family residence designed in the Spanish Colonial Revival style. The building is square in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel original clay tile and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of a centered, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed window, double hung windows, and a side garden window. Details include a side-facing stucco chimney with a stucco cap. Related

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features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

509. 4520 Norma Drive APN: 4656101900 Noncontributor 1938
Builder: Charles H. Wilkinson

A one story single-family residence altered to a Mixed style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall and an accent wall clad in lava rock. The front gabled roof is clad in composition shingle and has no eaves. The entrance consists of an off-center stoop. Fenestration consists of a bay window with single pane sides, a bay window, fixed windows, and a round accent window. Related features include a detached garage. Alterations include focal window replaced in altered opening, windows added to primary façade, changed exterior wall material exterior walls, and an added stucco wall. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

510. 4525 Norma Drive APN: 4655501600 Contributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Ranch style with Hacienda details. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, casement windows, and double hung windows. Details include a rear stucco chimney and a courtyard with a high stucco wall and a wood gate. Related features include a concrete walkway and a stucco retaining wall and an attached garage. Master Builder Arthur Dennstedt, a Construction Superintendent at The Dennstedt Company, lived in this house with his wife Ethel from 1937 to 1944.

511. 4528 Norma Drive APN: 4656102100 Contributor 1948
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop. Fenestration consists of slider windows. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and a replaced front door.

512. 4534 Norma Drive APN: 4656102200 Contributor 1939
Builder: Charles H. Wilkinson

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in

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composition with tiled ridge lines and has a narrow eave projection with exposed rafter tails. The entrance consists of a corner stoop, which is under a separate roof. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include added porch.

513. 4538 Norma Drive APN: 4656102300 Contributor 1928
Builder: Unknown

A one story single-family residence with an original partial story beneath street level, in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in s-shaped original clay tile and has no eaves. Gables have clay attic vents. The entrance consists of an off-center stoop, which is under a separate roof. Fenestration consists of casement windows, and rectangular and Moorish accent windows. Details include a rear stucco chimney. Related features include a concrete walkway and a detached garage.

514. 4539 Norma Drive APN: 4655501500 Contributor 1937
Builder: C.F. Von Gunden & Son

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with an accent wall clad in siding. The cross gabled roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. Gables are clad in wood lap siding with wood attic vents. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set, a bay window, and a rectangular accent window. Details include a side-facing stucco chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, an added walkway, and an added stucco retaining wall. A one story rear addition is not visible from the public right-of-way.

515. 4542 Norma Drive APN: 4656010300 Contributor 1939
Builder: John W. Anderson

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has patterned metal supports. Fenestration consists of a bay window with casement sides and double hung windows. Related features include a flagstone walkway and an attached garage. Alterations include re-stuccoed exterior walls.

516. 4543 Norma Drive APN: 4655501400 Contributor 1938
Builder: G.F. Samuel & Son **Photo 18**

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A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop with a Moderne stoop cover and has round metal supports. Fenestration consists of a tripartite window set and double hung windows. Details include a rear stucco chimney. Related features include a concrete walkway and a detached garage.

517. 4546 Norma Drive APN: 4656010200 Contributor 1939
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage.

518. 4550 Norma Drive APN: 4656010100 Contributor 1936
Builder: Walter W. Erdman

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has wood supports. Fenestration consists of a bay window with casement sides, double hung windows, and a stained glass accent window. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, a replaced walkway, and an added concrete wall.

519. 4551 Norma Drive APN: 4655501300 Noncontributor 1947
Builder: Unknown

A two-story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in stacked stone. The gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection and has patterned wood supports. Fenestration consists of a corner window, casement windows, and an octagonal accent window. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, an added metal security screen to front door, and an added stucco retaining wall with brick cap. A second story rear addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

520. 4554 Norma Drive APN: 4654800100 Contributor 1936

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Builder: Walter W. Erdman

Photo 19

A two-story single-family residence designed in the Tudor Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of an arched fixed multi-lite window, casement windows, and a rectangular accent window. Details include a rear brick chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door. Locally designated Historical Resources Board (HRB) #1247.

521. 4558 Norma Drive APN: 4654800200 Contributor 1938
Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has wood supports. Fenestration consists of a corner window, casement windows, and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. A one story rear addition is not visible from the public right-of-way.

522. 4562 Norma Drive APN: 4654800300 Noncontributor 1938
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco with a half wall clad in stacked stone. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of casement windows. Details include a front-facing stucco chimney. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, added walkway, and replaced porch. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

523. 4565 Norma Drive APN: 4655501200 Contributor 1945
Builder: Clarence W. Duke

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a corner window, double hung windows, and a rectangular accent window. Details include a front-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage.

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Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

524. 4566 Norma Drive APN: 4654800400 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding with wood attic vents. The entrance consists of an off-center, partial width porch, which is under a separate roof and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include an interior stucco chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

525. 4569 Norma Drive APN: 4655501100 Contributor 1931
Builder: The Dennstedt Company **Photo 20**

A one story single-family residence designed in the Ranch style with Hacienda details. The building is L-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in s-shaped original clay tile and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of an off-center stoop. Fenestration consists of a bay window with multi-lite sides, casement windows, fixed multi-pane windows, and a rectangular accent window. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls.

526. 4572 Norma Drive APN: 4654800500 Contributor 1939
Builder: The Dennstedt Company

A one story single-family residence designed in the Spanish Colonial Revival style. The building is rectangular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center stoop under a roof projection and has stucco supports. Fenestration consists of double hung windows. Related features include an attached planter, a concrete walkway, and an attached garage. Alterations include re-stuccoed exterior walls.

527. 4602 Norma Drive APN: 4654800600 Contributor 1939
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in wood lap siding. The gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables have

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wood attic vents. The entrance consists of an off-center stoop. Fenestration consists of a slider and double hung windows. Details include a front-facing brick chimney with a brick cap. Related features include a tile walkway and a wood fence around the entire front yard and an attached garage. Alterations include windows replaced in original openings and a replaced walkway.

528. 4606 Norma Drive APN: 4654800700 Contributor 1939
Builder: Jenkins Construction Co. (Chris Cosgrove) **Photo 21**

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco with a half wall and an accent wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a bay window with multi-lite sides, double hung windows, and fixed multi-pane windows. Details include a rear stucco chimney. Related features include a flagstone walkway and an attached garage.

529. 4609 Norma Drive APN: 4655503400 Contributor 1931
Builder: The Dennstedt Company **Photo 22**

A two-story single-family residence designed in the Spanish Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco. The gabled roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center stoop. Fenestration consists of an arched fixed window, casement windows, and double hung windows. Details include a side-facing stucco chimney with a brick cap, a covered balcony, and a courtyard with a stucco wall and a metal gate. Related features include a concrete walkway and a detached garage. Alterations include restuccoed exterior walls and an added courtyard. A one story rear addition is not visible from the public right-of-way. Locally designated Historical Resources Board (HRB) #1504.

530. 4610 Norma Drive APN: 4654800800 Noncontributor 1939
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a front-facing brick chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include changed exterior wall material. The house is a noncontributor due to extensive alterations.

531. 4614 Norma Drive APN: 4654800900 Noncontributor 1937
Builder: Charles H. Tifal (Tifal & King)

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A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco with an accent wall clad in siding. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection. Fenestration consists of a fixed multi-lite window and double hung windows. Details include an interior brick chimney with a brick cap and a courtyard with a stucco wall and a wood gate. Related features include a concrete walkway and an attached garage. Alterations include an added courtyard. A second story side addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

532. 4615 Norma Drive APN: 4654921300 Contributor 1936
Builder: The Dennstedt Company **Photo 23**

A one story single-family residence designed in the Ranch style with Hacienda details. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in original clay tile and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center, full width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window and casement windows. Related features include a concrete walkway and a tall stucco wall around the entire front yard and a detached garage. Alterations include re-stuccoed exterior walls. Master Builder Edward W. Dennstedt, President of The Dennstedt Company, lived in this house with his wife Gertrude from 1936 to 1946. Locally designated Historical Resources Board (HRB) #926.

533. 4618 Norma Drive APN: 4654801000 Contributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a bay window with double hung sides, double hung windows, and an octagonal accent window. Details include a rear chimney. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

534. 4622 Norma Drive APN: 4654801100 Contributor 1942
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of a centered stoop under a roof projection. Fenestration consists of double hung windows. There is a rectangular accent window. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls and a replaced front door.

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535. 4626 Norma Drive APN: 4654801200 Contributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Colonial Revival style with Cape Cod details. The building is irregular in plan and its exterior walls are clad in wood lap siding. The roof is gabled with dormers, clad in composition shingle, and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop, which is under a separate gabled roof and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing brick chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include added synthetic fence. A one story rear addition is not visible from the public right-of-way.

536. 4627 Norma Drive APN: 4654910600 Contributor 1942
Builder: V. Randolph Shelley

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Related features include a brick walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

537. 4630 Norma Drive APN: 4654801300 Contributor 1939
Builder: Cooley & Grizzle **Photo 24**

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with boxed sides, casement windows, double hung windows, a side garden window, and an octagonal accent window. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls. A one story rear addition is not visible from the public right-of-way.

538. 4634 Norma Drive APN: 4654801400 Noncontributor 1936
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. Gables have clay attic vents. The entrance consists of an off-center, partial width porch under a roof

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projection and has stucco supports. Fenestration consists of a tripartite window set. Details include an interior stucco chimney and a courtyard with a wall. Related features include a brick walkway and a tall stucco wall around part of the front yard and a detached garage. Alterations include changed exterior wall material exterior walls and a replaced walkway. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

539. 4635 Norma Drive APN: 4654910500 Contributor 1942
Builder: V. Randolph Shelley

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop, which is under a separate roof. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include an attached planter, a brick walkway, and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added stucco wall. A one story rear addition is not visible from the public right-of-way.

540. 4638 Norma Drive APN: 4654801500 Contributor 1946
Builder: San Diego Building Company

A one story single-family residence designed in the Minimal Traditional style. The building is L-shaped in plan and its exterior walls are clad in stucco with an accent wall clad in brick. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, full width porch under a roof projection and has stucco supports. Fenestration consists of a corner window, double hung windows, and an octagonal accent window. Details include a side-facing brick chimney with a brick cap. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls.

541. 4646 Norma Drive APN: 4654801600 Contributor 1941
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a front-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a low wood fence around part of the front yard and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced front door.

542. 4647 Norma Drive APN: 4654910400 Noncontributor 1937

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Builder: H.L. Cauklins

A one story single-family residence designed in the Minimal Traditional style. The building is rectangular in plan and its exterior walls are clad in stucco. The side gabled roof is clad in composition tile and has a narrow eave projection with curved rafter tails. The entrance consists of a corner stoop under a roof projection and has stucco supports. Fenestration consists of a tripartite window set and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a brick walkway and an attached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, altered porch, and an added concrete block retaining wall. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

543. 4649 Norma Drive APN: 4654910300 Contributor 1938
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover and has round metal supports. Fenestration consists of a corner window, casement windows, and double hung windows. Details include an interior stucco chimney with a stucco and brick cap. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls.

544. 4650 Norma Drive APN: 4654801700 Noncontributor 1938
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered stoop. Fenestration consists of a fixed window and double hung windows. Related features include a concrete walkway and a low wood fence around part of the front yard and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, replaced front door, and an added porch. A second story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

545. 4651 Norma Drive APN: 4654910200 Contributor 1938
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports.

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Fenestration consists of a bay window with multi-lite sides, casement windows, and double hung windows. Related features include a concrete walkway and a detached garage. Alterations include re-stuccoed exterior walls, an added metal security screen to front door, and an added wood fence. A one story rear addition is not visible from the public right-of-way.

546. 4654 Norma Drive APN: 4654801800 Contributor 1938
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of a centered, partial width porch under a roof projection. Fenestration consists of a tripartite window set and double hung windows. Details include an interior stucco chimney. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls, a replaced walkway, and an added metal security screen to front door.

547. 4655 Norma Drive APN: 4654910100 Contributor 1937
Builder: F.E. Young

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in scalloped wood lap siding. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of casement windows and double hung windows. Details include an interior stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway.

548. 4656 Norma Drive APN: 4654801900 Contributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings.

549. 4660 Norma Drive APN: 4654710100 Contributor 1939
Builder: Benjamin Bredeson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. Gables have wood attic

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vents. The entrance consists of an off-center, partial width porch under a roof projection and has round metal supports. Fenestration consists of a tripartite window set and double hung windows. Related features include an attached planter, a brick walkway, and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway. A one story rear addition not visible from the public right-of-way.

550. 4661 Norma Drive APN: 4654720900 Noncontributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables have scalloped siding. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a bay window with double hung sides, casement windows, and double hung windows. Details include a side-facing stucco chimney with a stucco cap. Related features include a concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in original openings, replaced walkway, and extended porch and porch cover. The house is a noncontributor due to extensive alterations.

551. 4662 Norma Drive APN: 4654710200 Noncontributor 1938
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in siding. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in stucco. The entrance consists of a corner, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a corner window and double hung windows. Details include an interior stucco chimney with a stucco cap. Related features include a concrete walkway. Alterations include windows replaced in original openings, changed exterior wall material, added walkway, replaced front door, extended porch, and an added wood fence. The house is a noncontributor due to extensive alterations.

552. 4667 Norma Drive APN: 4654720800 Noncontributor 1938
Builder: John H. Lovett

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a foundation skirt clad in stacked stone. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of a fixed window and double hung windows. Details include a side-facing chimney with added stacked stone cladding. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, changed exterior wall material exterior walls, and a

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replaced front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

553. 4668 Norma Drive APN: 4654710300 Contributor 1938
Builder: George W. Rose

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center, partial width porch. Fenestration consists of a corner window and casement windows. Details include a side-facing stucco chimney with a stucco cap and a courtyard with a stucco wall and a wood gate. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls, replaced walkway, replaced front door, extended porch, and replaced courtyard. Builder George Rose lived in the house from 1938 to 1940. He built two other houses in Talmadge, which he also lived in.

554. 4669 Norma Drive APN: 4654720700 Noncontributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a foundation skirt clad in brick. The gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in wood lap siding with wood attic vents. The entrance consists of a corner, partial width porch, which is under a separate shed roof and has squared wood supports. Fenestration consists of double hung windows and a rectangular accent window. Details include a side-facing stucco and brick chimney. Related features include a brick and concrete walkway and a detached garage. Alterations include focal window replaced in altered opening, windows replaced in altered openings on primary façade, re-stuccoed exterior walls, altered porch, and added stucco retaining wall with brick cap. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

555. 4674 Norma Drive APN: 4654710400 Contributor 1940
Builder: The Dennstedt Company

A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in wood lap siding. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a centered stoop. Fenestration consists of double hung windows. Details include an interior brick chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings and an added synthetic fence. A one story rear addition is not visible from the public right-of-way.

556. 4675 Norma Drive APN: 4654720600 Contributor 1938

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Builder: Anderson & Johnson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop, which is under a separate shed roof and has squared wood supports. Fenestration consists of a tripartite window set, casement windows, and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a flagstone walkway and a detached garage. Alterations include re-stuccoed exterior walls and a replaced walkway. A one story rear addition is not visible from the public right-of-way.

557. 4679 Norma Drive APN: 4654720500 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a foundation skirt clad in flagstone. The hipped roof is clad in composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of a centered, partial width porch, which is under a separate shed roof and has patterned metal supports. Fenestration consists of a corner window and double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added metal security screen to front door.

558. 4680 Norma Drive APN: 4654710500 Contributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection and has patterned metal supports. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings.

559. 4702 Norma Drive APN: 4654710600 Noncontributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of double hung windows. Related features include a concrete walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, an added metal security screen to front

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door, and an added synthetic fence. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

560. 4703 Norma Drive APN: 4654720400 Contributor 1939
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco with a foundation skirt clad in flagstone. The hipped roof is clad in half barrel composition with tiled ridge lines and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop with a Moderne stoop cover and has round metal supports. Fenestration consists of a corner window, double hung windows, slider windows, and an octagonal accent window. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

561. 4706 Norma Drive APN: 4654710700 Noncontributor 1941
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of casement windows. Related features include a tile walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and an altered porch. A one story, primary façade addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

562. 4707 Norma Drive APN: 4654720300 Contributor 1941
Builder: Cooley & Grizzle

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with exposed rafter tails. The entrance consists of an off-center stoop under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings and re-stuccoed exterior walls.

563. 4710 Norma Drive APN: 4654710800 Noncontributor 1937
Builder: Hays & Jackson

A two-story single-family residence designed in the Spanish Colonial Revival style. The building is U-shaped in plan and its exterior walls are clad in stucco. The side gabled roof is clad in

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original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of double hung windows. Details include a balcony. Related features include a tile walkway and an attached garage. Alterations include re-stuccoed exterior walls. A second story addition is visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

564. 4711 Norma Drive APN: 4654720200 Contributor 1938
Builder: G.F. Samuel & Son

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is L-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with open rafters with fascia. The entrance consists of an off-center stoop with a Moderne stoop cover. Fenestration consists of a corner window, casement windows, a side garden window, and a round accent window. Details include a side-facing stucco chimney. Related features include a concrete walkway. Alterations include re-stuccoed exterior walls.

565. 4715 Norma Drive APN: 4654720100 Contributor 1937
Builder: The Dennstedt Company

A one story single-family residence designed in the Ranch style with Hacienda details. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in original clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of a fixed multi-lite window, casement windows, double hung windows, and a side garden window. Details include a rear stucco chimney and a courtyard with a high wall and a wood gate. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings and a replaced walkway. Master Builder Kenneth L. Dennstedt, a Building Contractor at The Dennstedt Company, lived in this house with his wife Anne from 1938 to 1939.

566. 4719 Norma Drive APN: 4654520100 Contributor 1937
Builder: Hays & Jackson

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in siding with a half wall and an accent wall clad in stucco. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop. Fenestration consists of a tripartite window set and double hung windows. Details include a rear stucco chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include windows replaced in original openings, replaced walkway, and an added stucco retaining wall with brick cap. A one story detached addition is not visible from the public right-of-way.

567. 4720 Norma Drive APN: 4654710900 Contributor 1934

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Builder: Louise Severin

Photo 25

A two-story single-family residence designed in the Spanish Colonial Revival style. The building is L-shaped in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in original clay tile and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of a corner, partial width porch under a roof projection and has stucco supports. Fenestration consists of double hung windows. Details include a side-facing stucco chimney with a brick cap, a covered balcony, and a courtyard with a high stucco wall. Related features include a tile walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and a replaced walkway.

568. 4722 Norma Drive
Builder: O.D. Arnold

APN: 4654510100

Noncontributor

1931

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in original clay tile and has a narrow eave projection with exposed rafter tails. Gables have clay attic vents. The entrance consists of an off-center stoop. Fenestration consists of an arched fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney and a courtyard with a high stucco wall and a wood gate. Related features include a concrete walkway and a detached garage. Alterations include French doors added in original window opening, re-stuccoed exterior walls, replaced walkway, replaced front door, altered porch, and an added courtyard. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

569. 4725 Norma Drive
Architect: Clifford M May

APN: 4654520200

Contributor

1932

Photo 26

A one story single-family residence designed in the Ranch style with Hacienda details. The building is L-shaped in plan and its exterior walls are clad in stucco. The side gabled roof is clad in original clay tile and has a narrow eave projection with decorative rafter tails. The building has a gated breezeway entrance. Fenestration consists of a double hung window. Details include an interior stucco chimney with a stucco and clay cap and a courtyard with a stucco wood wall and a wood gate. Related features include a brick walkway and a low stucco wall around part of the front yard and a detached garage. Locally designated Historical Resources Board (HRB) #479.

570. 4726 Norma Drive
Builder: Jenkins Construction Co. (Chris Cosgrove)

APN: 4654510200

Contributor

1941

A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in wood shingle. The side gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a double hung window and

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double hung windows. Details include an interior brick chimney. Related features include a brick and concrete walkway and an attached garage. Alterations include windows replaced in original openings and an added wood fence. A one story side addition is visible from the public right-of-way.

571. 4729 Norma Drive APN: 4654520300 Contributor 1938
Builder: O.U. Miracle

A one story single-family residence designed in the Minimal Traditional style with Streamline Moderne influences. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of a corner stoop with a Moderne stoop cover. Fenestration consists of a corner window, casement windows, and an octagonal accent window. Details include a side-facing stucco chimney with a stucco cap. Related features include a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added stucco retaining wall.

572. 4733 Norma Drive APN: 4654520400 Noncontributor 1948
Builder: The Dennstedt Company

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco with a half wall clad in stacked stone. The hipped roof is clad in composition shingle and has a moderate eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of casement windows. Related features include a flagstone walkway and a detached garage. Alterations include replaced walkway and replaced front door and added side lites to front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

573. 4737 Norma Drive APN: 4654520500 Contributor 1936
Builder: Anderson & Johnson

A one story single-family residence designed in the Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in composition shingle and has a narrow eave projection with curved rafter tails. Gables are clad in scalloped wood lap siding with wood attic vents. The entrance consists of a centered stoop under a roof projection. Fenestration consists of a bay window with casement sides, casement windows, and double hung windows. Details include a side-facing stucco chimney with a stucco and brick cap. Related features include a concrete walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, an added metal security screen to front door, and added stucco retaining wall with brick cap.

574. 4738 Norma Drive APN: 4654510300 Contributor 1931
Builder: Unknown **Photo 27**

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A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The flat roof has a parapet and is fronted by a shed roof clad in half barrel original clay tile and has with a narrow eave projection and decorative rafter tails. The entrance consists of an off-center stoop. Fenestration consists of a corner window, casement windows, and a round accent window. Details include a front-facing stucco chimney and a courtyard with a stucco wall and a metal gate. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls and an added courtyard. A one story rear addition is not visible from the public right-of-way.

575. 4740 Norma Drive APN: 4654510400 Noncontributor 1957
Builder: Thorsten R. Ohman

A two-story single-family residence designed in the New Traditional style. The building is square in plan and its exterior walls are clad in stucco. The cross gabled roof is clad in replaced clay tile and has no eaves. The entrance consists of an off-center stoop. Fenestration consists of casement windows. Related features include a tile walkway and a detached garage. Alterations include re-stuccoed exterior walls and a replaced front door. A one story, primary façade addition is visible from the public right-of-way. The noncontributing building postdates the district's period of significance.

576. 4743 Norma Drive APN: 4654520600 Noncontributor 1942
Builder: Jenkins Construction Co. (Chris Cosgrove)

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in wood shingle with a half wall clad in stacked stone. The hipped roof is clad in composition shingle and has a narrow eave projection with boxed eaves. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of double hung windows and fixed windows. Details include an interior cobblestone chimney. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings and a replaced front door. A one story rear addition is not visible from the public right-of-way. The house is a noncontributor due to extensive alterations.

577. 4744 Norma Drive APN: 4654510500 Contributor 1936
Builder: Unknown

A one story single-family residence designed in the Ranch style with Hacienda details. The building is L-shaped in plan and its exterior walls are clad in stucco with a foundation skirt clad in concrete. The hipped roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. The building has a gated breezeway entrance. Fenestration consists of double hung windows and slider windows. Details include a rear chimney with a brick cap and a courtyard with a stucco wall and a wood gate. Related features include a concrete

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walkway and an attached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, and an added concrete wall.

578. 4749 Norma Drive APN: 4654520700 Contributor 1937
Builder: Robert R. West

A one story single-family residence designed in the Minimal Traditional style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped roof is clad in composition shingle and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center stoop under a roof projection and has squared wood supports. Fenestration consists of a tripartite window set and double hung windows. Details include a rear stucco chimney with a brick cap. Related features include a brick walkway and an attached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door. A one story rear addition is not visible from the public right-of-way.

579. 4752 Norma Drive APN: 4654400100 Contributor 1937
Builder: Southard Electro Steel Structures

A one story single-family residence designed in the Ranch style with Hacienda and Streamline Moderne details. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of a centered stoop. Fenestration consists of glass block windows. Details include an interior chimney with a stucco cap and a courtyard with a stucco wood wall and a wood gate. Related features include a tile walkway and an attached garage. Alterations include replaced courtyard.

580. 4758 Norma Drive APN: 4654400200 Contributor 1938
Builder: The Dennstedt Company **Photo 28**

A one story single-family residence designed in the Ranch style with Hacienda details. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel original clay tile and has a narrow eave projection with curved rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of casement windows, double hung windows, and fixed multi-pane windows. Details include a courtyard with a stucco wall and a wood gate. Related features include a concrete walkway and an attached garage. Alterations include re-stuccoed exterior walls and an added metal security screen to front door.

581. 4761 Norma Drive APN: 4654400600 Contributor 1936
Builder: Verl R. Houston

A two-story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in s-shaped replaced clay tile and has a narrow eave projection with decorative rafter tails. Gables

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have clay attic vents. The entrance consists of a corner, partial width porch, which is under a shed roof and has squared wood supports. Fenestration consists of a fixed multi-lite window and double hung windows. Details include a side-facing stucco chimney, a covered balcony, and a courtyard with a stucco wall. Related features include a tile walkway and a detached garage. Alterations include windows replaced in original openings, a replaced walkway, and an added courtyard.

582. 4766 Norma Drive APN: 4654400300 Contributor 1938
Builder: Henry L. Clark **Photo 29**

A one story single-family residence designed in the Ranch style with Minimal Traditional details. The building is irregular in plan and its exterior walls are clad in wood lap siding. The hipped and gabled roof is clad in composition shingle and has a narrow eave projection with boxed eaves. Gables have scalloped siding. The building has a gated breezeway entrance. Fenestration consists of a bay window with double hung sides, casement windows, and double hung windows. Details include a courtyard with a high wall and a wood gate. Related features include a flagstone walkway and a detached garage. Builder Henry L. Clark built and lived in this house from 1938 to 1939.

583. 4770 Norma Drive APN: 4654401000 Contributor 1937
Architect: Jose F Hinojosa

A one story single-family residence designed in the Ranch style with Hacienda details. The building is U-shaped in plan and its exterior walls are clad in stucco. The hipped roof is clad in half barrel original clay tile and has a narrow eave projection with decorative rafter tails. The entrance consists of an off-center, partial width porch under a roof projection and has squared wood supports. Fenestration consists of double hung windows. Details include a rear stucco chimney and a courtyard with a high stucco wood wall and a wood gate. Related features include a brick walkway and an attached garage. Alterations include re-stuccoed exterior walls.

584. 4774 Norma Drive APN: 4654400500 Contributor 1937
Architect: Birge Clark Architects

A one story single-family residence designed in the Spanish Colonial Revival style. The building is irregular in plan and its exterior walls are clad in stucco. The hipped and gabled roof is clad in half barrel original clay tile and has no eaves. Gables have clay attic vents. The entrance consists of an off-center stoop under a roof projection. Fenestration consists of a fixed window, slider windows, and a side garden window. Details include an interior stucco chimney with a stucco cap. Related features include a flagstone walkway and a detached garage. Alterations include windows replaced in original openings, re-stuccoed exterior walls, replaced walkway, and added side lites to front door.

585. Highland Avenue south of Monroe Ave APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson

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A pair of gates on the east and west sides of Highland Avenue south of Monroe Avenue, marking the entrance to Talmadge Park Estates from the south. The gates have a flat arch frame crossing the sidewalk and an arched giraffe neck arm that supports a decorative light fixture. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego and refurbished circa 2014-2017 with period appropriate materials and fixtures.

586. Euclid Avenue south of Monroe Avenue APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson

A pair of gates on the east and west sides of Euclid Avenue south of Monroe Avenue and north of the alley, marking the entrance to Talmadge Park Estates from the south. The gates have a symmetrical arch frame spanning the sidewalk with a decorative light fixture in the middle of the structure. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego and refurbished circa 2014-2017 with period appropriate materials and fixtures.

587. 48th Street south of Monroe Avenue APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson

A pair of gates on the east and west sides of 48th Street south of Monroe Avenue and north of the alley, marking the entrance to Talmadge Park Estates from the south. The gates have a symmetrical arch frame spanning the sidewalk with a decorative light fixture in the middle of the structure. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego and refurbished circa 2014-2017 with period appropriate materials and fixtures.

588. Estrella Avenue south of Monroe Avenue APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson

A pair of gates on the east and west sides of Estrella Avenue south of Monroe Avenue and north of the alley, marking the entrance to Talmadge Park Estates from the south. The gates have a symmetrical arch frame spanning the sidewalk with a decorative light fixture in the middle of the structure. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego. The west side gate was refurbished circa 2014-2017 with period

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appropriate materials and fixtures. The east side gate was destroyed by an automobile collision and has been replaced with a replica gate made of period appropriate materials and fixtures.

589. 49th Street south of Monroe Avenue APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson

A pair of gates on the east and west sides of 49th Street south of Monroe Avenue and north of the alley, marking the entrance to Talmadge Park Estates from the south. The gates have a symmetrical arch frame spanning the sidewalk with a decorative light fixture in the middle of the structure. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego and refurbished circa 2014-2017 with period appropriate materials and fixtures.

590. Monroe Avenue east of 49th Street APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson **Photo 30**

A pair of gates on the north and south sides of Monroe Avenue east of 49th Street and west of the alley, marking the entrance to Talmadge Park Estates from the east. The gates have a symmetrical arch frame spanning the sidewalk with a decorative light fixture in the middle of the structure. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego and refurbished circa 2014-2017 with period appropriate materials and fixtures.

591. Madison Avenue east of 49th Street APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson

A pair of gates on the north and south sides of Madison Avenue east of 49th Street and west of the alley, marking the entrance to Talmadge Park Estates from the east. The gates have a flat arch frame crossing the sidewalk and an arched giraffe neck arm that supports a decorative light fixture. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego and refurbished circa 2014-2017 with period appropriate materials and fixtures.

592. Adams Avenue east of 49th Street APN: N/A Contributing Structure 1926-1928
Engineer: Frank R. Carlson **Photo 31**

A pair of gates on the north and south sides of Adams Avenue east of 49th Street and west of the alley, marking the entrance to Talmadge Park Estates from the east. The gates have a flat arch

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frame crossing the sidewalk and an arched giraffe neck arm that supports a decorative light fixture. The gates are constructed of wrought iron and are approximately ten feet wide and fifteen feet tall. The architectural features include fanciful curves and shapes reminiscent of Andalusian fused ironwork. Designed by Frank R. Carlson, the gates were cast in 1927 at Union Machine Works in San Diego and refurbished circa 2014-2017 with period appropriate materials and fixtures.

593. Lot at NW corner of Monroe Avenue and Max Drive APN: 4655911700 Noncontributor
 N/A

Undeveloped lot, designated as part of Kensington/College Open Space, which otherwise surrounds and is not included within the historic district.

594. Lot SE of intersection of Monroe Ave and Aldine Dr APN: 4656100800 Noncontributor
 N/A

A vacant lot, which has never been developed.

Talmadge Park Estates Historic District Resources

Note: Resources with multiple addresses are noted with an asterisk (*). Refer to resource description for additional address information.

#	Address	APN	Year Built	Status
1	4492 44 th Street	4655810100	1939	Contributor
2	4494 44 th Street	4655810200	1938	Contributor
3	4498 44 th Street	4655810300	1938	Contributor
4	4502 44 th Street	4655810400	1941	Contributor
5	4508 44 th Street	4655810500	1938	Contributor
6	4518 44 th Street	4655810600	1938	Contributor
7	4522 44 th Street	4655810700	1947	Contributor
8	4527 44 th Street	4655820900	1939	Contributor
9	4528 44 th Street	4655810800	1939	Contributor
10	4534 44 th Street	4655810900	1938	Contributor
11	4535 44 th Street	4655820800	1938	Contributor
12	4537 44 th Street	4655820700	1928	Contributor
13	4540 44 th Street	4655811000	1939	Contributor
14	4541 44 th Street	4655820600	1927	Contributor
15	4544 44 th Street	4655811100	1939	Contributor
16	4545 44 th Street	4655820500	1936	Contributor
17	4548 44 th Street	4655811200	1939	Contributor
18	4549 44 th Street	4655820400	1935	Noncontributor

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#	Address	APN	Year Built	Status
19	4552 44 th Street	4655811300	1938	Contributor
20	4555 44 th Street	4655820300	1936	Contributor
21	4557 44 th Street	4655820200	1928	Noncontributor
22	4558 44 th Street	4655811400	1938	Contributor
23	4560 44 th Street	4655811500	1938	Contributor
24	4561 44 th Street	4655820100	1928	Contributor
25	4562 44 th Street	4655811600	1941	Contributor
26	4566 44 th Street	4655811700	1938	Contributor
27	4567 44 th Street	4655420100	1928	Contributor
28	4570 44 th Street	4655410100	1938	Contributor
29	4571 44 th Street	4655420200	1928	Contributor
30	4574 44 th Street	4655410200	1939	Contributor
31	4575 44 th Street	4655420300	1928	Contributor
32	4576 44 th Street	4655410300	1928	Contributor
33	4580 44 th Street	4655410400	1930	Noncontributor
34	4581 44 th Street	4655420400	1937	Contributor
35	4582 44 th Street	4655410500	1940	Contributor
36	4586 44 th Street	4655410600	1942	Contributor
37	4587 44 th Street	4655420500	1949	Noncontributor
38	4588 44 th Street	4655410700	1939	Contributor
39	4592 44 th Street	4655410800	1938	Contributor
40	4593 44 th Street	4655420600	1939	Contributor
41	4596 44 th Street	4655410900	1939	Contributor
42	4521 45 th Street	4655911200	1927	Contributor
43	4527 45 th Street	4655911100	1927	Contributor
44	4533 45 th Street	4655911000	1938	Contributor
45	4534 45 th Street	4655910600	1929	Contributor
46	4537 45 th Street	4655910900	1939	Noncontributor
47	4540 45 th Street	4655910700	1938	Contributor
48	4545 45 th Street	4655910800	1927	Contributor
49	4496 47 th Street*	4656100900	1950	Noncontributor
50	4502 47 th Street*	4656101400	1941	Contributor
51	4505 47 th Street	4656103200	1941	Contributor
52	4511 47 th Street	4656103100	1939	Contributor
53	4519 47 th Street	4656103000	1940	Noncontributor
54	4525 47 th Street	4656102900	1938	Contributor
55	4527 47 th Street	4656102800	1938	Contributor

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#	Address	APN	Year Built	Status
56	4540 47 th Street	4656102700	1937	Contributor
57	4544 47 th Street	4656201800	1940	Contributor
58	4545 47 th Street	4656202800	1940	Contributor
59	4552 47 th Street	4656201900	1942	Contributor
60	4555 47 th Street	4656202700	1940	Contributor
61	4561 47 th Street	4656202400	1941	Contributor
62	4562 47 th Street	4656202000	1947	Contributor
63	4565 47 th Street	4656202300	1939	Noncontributor
64	4568 47 th Street	4656202100	1941	Contributor
65	4575 47 th Street	4655650300	1940	Contributor
66	4580 47 th Street	4655660100	1941	Noncontributor
67	4585 47 th Street	4655650200	1940	Contributor
68	4590 47 th Street	4655660200	1931	Contributor
69	4594 47 th Street	4655660300	1940	Contributor
70	4606 47 th Street	4655610600	1941	Noncontributor
71	4614 47 th Street	4655610500	1941	Noncontributor
72	4615 47 th Street	4655620400	1940	Contributor
73	4624 47 th Street	4655610400	1941	Contributor
74	4625 47 th Street	4655620300	1940	Contributor
75	4633 47 th Street	4655620200	1941	Contributor
76	4634 47 th Street	4655610300	1940	Noncontributor
77	4644 47 th Street	4655610200	1941	Contributor
78	4510 48 th Street	4656200700	1939	Noncontributor
79	4520 48 th Street	4656204100	1941	Contributor
80	4521 48 th Street	4656310500	1941	Contributor
81	4525 48 th Street	4656310400	1940	Contributor
82	4534 48 th Street	4656204000	1940	Contributor
83	4537 48 th Street	4656310300	1939	Noncontributor
84	4540 48 th Street	4656203900	1939	Contributor
85	4545 48 th Street	4656310200	1939	Contributor
86	4550 48 th Street	4656203800	1940	Noncontributor
87	4552 48 th Street	4656203700	1939	Noncontributor
88	4555 48 th Street	4656310100	1940	Contributor
89	4565 48 th Street	4655760400	1940	Contributor
90	4568 48 th Street	4656203600	1940	Contributor
91	4570 48 th Street	4655640500	1939	Noncontributor
92	4577 48 th Street	4655760300	1940	Contributor

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#	Address	APN	Year Built	Status
93	4585 48 th Street	4655760200	1940	Contributor
94	4586 48 th Street	4655640600	1940	Contributor
95	4590 48 th Street	4655640700	1941	Contributor
96	4595 48 th Street	4655760100	1941	Contributor
97	4604 48 th Street	4655630600	1940	Contributor
98	4605 48 th Street	4655710600	1940	Noncontributor
99	4612 48 th Street	4655630700	1941	Contributor
100	4615 48 th Street	4655710500	1941	Noncontributor
101	4622 48 th Street	4655630800	1941	Contributor
102	4625 48 th Street	4655710400	1940	Contributor
103	4632 48 th Street	4655630900	1940	Contributor
104	4633 48 th Street	4655710300	1940	Noncontributor
105	4641 48 th Street	4655710200	1940	Contributor
106	4655 48 th Street	4655710100	1941	Contributor
107	4519 49 th Street	4656330500	1940	Noncontributor
108	4522 49 th Street	4656321100	1941	Contributor
109	4527 49 th Street	4656330400	1941	Contributor
110	4528 49 th Street	4656321200	1940	Contributor
111	4535 49 th Street	4656330300	1940	Contributor
112	4536 49 th Street	4656321300	1940	Contributor
113	4544 49 th Street	4656321400	1941	Noncontributor
114	4545 49 th Street	4656330200	1940	Contributor
115	4552 49 th Street	4656321500	1941	Contributor
116	4553 49 th Street	4656330100	1940	Contributor
117	4560 49 th Street	4655750500	1939	Contributor
118	4561 49 th Street	4655740500	1941	Noncontributor
119	4569 49 th Street	4655740400	1940	Contributor
120	4570 49 th Street	4655750600	1940	Contributor
121	4576 49 th Street	4655750700	1940	Contributor
122	4579 49 th Street	4655740300	1941	Contributor
123	4581 49 th Street	4655740200	1941	Contributor
124	4584 49 th Street	4655750800	1940	Noncontributor
125	4594 49 th Street	4655750900	1941	Contributor
126	4595 49 th Street	4655740100	1941	Noncontributor
127	4604 49 th Street	4655720600	1941	Noncontributor
128	4605 49 th Street	4655730700	1942	Noncontributor
129	4611 49 th Street	4655730600	1940	Noncontributor

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#	Address	APN	Year Built	Status
130	4614 49 th Street	4655720700	1940	Contributor
131	4621 49 th Street	4655730500	1940	Contributor
132	4624 49 th Street	4655720800	1940	Contributor
133	4629 49 th Street	4655730400	1940	Contributor
134	4630 49 th Street	4655720900	1941	Contributor
135	4635 49 th Street	4655730300	1941	Noncontributor
136	4638 49 th Street	4655721000	1940	Contributor
137	4645 49 th Street	4655730200	1941	Noncontributor
138	4646 49 th Street	4655721100	1941	Contributor
139	4653 49 th Street	4655730100	1941	Noncontributor
140	4656 49 th Street	4655721200	1940	Contributor
141	4661 49 th Street	4655100600	1941	Noncontributor
142	4662 49 th Street*	4655100500	1940	Noncontributor
143	4668 49 th Street*	4655100400	1941	Contributor
144	4675 49 th Street	4655100700	1940	Contributor
145	4681 49 th Street	4655100800	1941	Noncontributor
146	4689 49 th Street	4655100900	1940	Contributor
147	4705 49 th Street	4655101100	1950	Contributor
148	4714 49 th Street	4655101300	1950	Noncontributor
149	4715 49 th Street	4655101200	1940	Contributor
150	4658 Adams Avenue	4654930600	1940	Contributor
151	4672 Adams Avenue	4654930700	1939	Contributor
152	4675 Adams Avenue	4655610100	1941	Noncontributor
153	4676 Adams Avenue	4654930800	1937	Contributor
154	4704 Adams Avenue	4655010100	1940	Noncontributor
155	4714 Adams Avenue	4655010200	1940	Noncontributor
156	4724 Adams Avenue	4655010700	1941	Contributor
157	4725 Adams Avenue	4655620100	1941	Contributor
158	4750 Adams Avenue	4655031000	1941	Contributor
159	4765 Adams Avenue	4655630100	1940	Contributor
160	4774 Adams Avenue	4655030300	1941	Contributor
161	4786 Adams Avenue	4655030200	1940	Noncontributor
162	4806 Adams Avenue	4655101700	1940	Contributor
163	4816 Adams Avenue	4655101600	1940	Contributor
164	4825 Adams Avenue	4655711200	1942	Contributor
165	4864 Adams Avenue	4655102500	1940	Contributor
166	4875 Adams Avenue	4655100300	1941	Noncontributor

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#	Address	APN	Year Built	Status
167	4876 Adams Avenue	4655101400	1941	Noncontributor
168	4905 Adams Avenue	4655101000	1941	Contributor
169	4650 Aldine Drive	4656102000	1948	Noncontributor
170	4666 Aldine Drive	4656101000	1949	Contributor
171	4670 Aldine Drive	4656101100	1939	Noncontributor
172	4603 Constance Drive	4654921200	1936	Contributor
173	4604 Constance Drive	4654910700	1941	Contributor
174	4607 Constance Drive	4654921100	1936	Contributor
175	4614 Constance Drive	4654910800	1937	Noncontributor
176	4615 Constance Drive	4654921000	1937	Noncontributor
177	4618 Constance Drive	4654910900	1939	Noncontributor
178	4619 Constance Drive	4654920900	1936	Noncontributor
179	4620 Constance Drive	4654911000	1937	Noncontributor
180	4623 Constance Drive	4654920800	1937	Contributor
181	4626 Constance Drive	4654911100	1937	Contributor
182	4627 Constance Drive	4654920700	1937	Contributor
183	4637 Constance Drive	4654920600	1937	Noncontributor
184	4638 Constance Drive	4654721000	1936	Contributor
185	4642 Constance Drive	4654721100	1938	Noncontributor
186	4643 Constance Drive	4654920500	1937	Noncontributor
187	4651 Constance Drive	4654920400	1937	Contributor
188	4654 Constance Drive	4654721200	1936	Contributor
189	4659 Constance Drive	4654920300	1937	Contributor
190	4664 Constance Drive	4654721300	1936	Noncontributor
191	4665 Constance Drive	4654920200	1939	Contributor
192	4703 Constance Drive	4654920100	1936	Noncontributor
193	4704 Constance Drive	4654721400	1937	Noncontributor
194	4707 Constance Drive	4654620600	1936	Contributor
195	4710 Constance Drive	4654721500	1938	Contributor
196	4711 Constance Drive	4654620500	1939	Contributor
197	4714 Constance Drive	4654721600	1936	Contributor
198	4719 Constance Drive	4654620400	1939	Contributor
199	4720 Constance Drive	4654721700	1937	Contributor
200	4725 Constance Drive	4654620300	1939	Noncontributor
201	4728 Constance Drive	4654521500	1937	Contributor
202	4733 Constance Drive	4654620200	1941	Noncontributor
203	4734 Constance Drive	4654521400	1936	Noncontributor

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#	Address	APN	Year Built	Status
204	4742 Constance Drive	4654521300	1938	Noncontributor
205	4748 Constance Drive	4654521200	1936	Noncontributor
206	4749 Constance Drive	4654610400	1940	Contributor
207	4752 Constance Drive	4654521100	1940	Noncontributor
208	4757 Constance Drive	4654610300	1938	Contributor
209	4758 Constance Drive	4654521000	1938	Contributor
210	4763 Constance Drive	4654610200	1936	Noncontributor
211	4766 Constance Drive	4654520900	1932	Noncontributor
212	4771 Constance Drive	4654610100	1935	Noncontributor
213	4775 Constance Drive	4654400900	1936	Contributor
214	4778 Constance Drive	4654520800	1946	Contributor
215	4781 Constance Drive	4654400800	1936	Noncontributor
216	4787 Constance Drive	4654400700	1939	Contributor
217	4520 Estrella Avenue	4656311100	1939	Noncontributor
218	4525 Estrella Avenue	4656320500	1940	Noncontributor
219	4526 Estrella Avenue	4656311200	1941	Contributor
220	4527 Estrella Avenue	4656320400	1940	Contributor
221	4536 Estrella Avenue	4656311300	1941	Contributor
222	4539 Estrella Avenue	4656320300	1940	Noncontributor
223	4545 Estrella Avenue	4656320200	1939	Contributor
224	4546 Estrella Avenue	4656311400	1949	Noncontributor
225	4550 Estrella Avenue	4656311500	1939	Contributor
226	4555 Estrella Avenue	4656320100	1940	Contributor
227	4565 Estrella Avenue	4655750400	1941	Contributor
228	4566 Estrella Avenue	4655760500	1940	Contributor
229	4572 Estrella Avenue	4655760600	1941	Contributor
230	4575 Estrella Avenue	4655750300	1942	Contributor
231	4585 Estrella Avenue	4655750200	1940	Contributor
232	4588 Estrella Avenue	4655760700	1941	Contributor
233	4595 Estrella Avenue	4655750100	1942	Contributor
234	4596 Estrella Avenue	4655760800	1941	Noncontributor
235	4604 Estrella Avenue	4655710700	1941	Contributor
236	4605 Estrella Avenue	4655720500	1942	Contributor
237	4616 Estrella Avenue	4655710800	1939	Contributor
238	4617 Estrella Avenue	4655720400	1941	Contributor
239	4625 Estrella Avenue	4655720300	1941	Contributor
240	4626 Estrella Avenue	4655710900	1941	Noncontributor

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#	Address	APN	Year Built	Status
241	4633 Estrella Avenue	4655720200	1941	Contributor
242	4634 Estrella Avenue	4655711000	1941	Noncontributor
243	4644 Estrella Avenue	4655711100	1940	Noncontributor
244	4645 Estrella Avenue	4655720100	1941	Noncontributor
245	4653 Estrella Avenue	4655100100	1941	Noncontributor
246	4663 Estrella Avenue	4655100200	1941	Contributor
247	4496 Euclid Avenue	4656200100	1939	Contributor
248	4502 Euclid Avenue	4656201200	1939	Noncontributor
249	4510 Euclid Avenue	4656201400	1940	Contributor
250	4517 Euclid Avenue	4656203000	1939	Contributor
251	4518 Euclid Avenue	4656201500	1940	Noncontributor
252	4526 Euclid Avenue	4656201600	1939	Contributor
253	4527 Euclid Avenue	4656203100	1939	Contributor
254	4532 Euclid Avenue	4656201700	1939	Contributor
255	4543 Euclid Avenue	4656203200	1939	Contributor
256	4544 Euclid Avenue	4656204200	1947	Contributor
257	4551 Euclid Avenue	4656203300	1939	Noncontributor
258	4553 Euclid Avenue	4656203400	1939	Noncontributor
259	4554 Euclid Avenue	4656202500	1939	Contributor
260	4561 Euclid Avenue	4656203500	1940	Contributor
261	4562 Euclid Avenue	4656202200	1940	Noncontributor
262	4569 Euclid Avenue*	4655640400	1939	Noncontributor
263	4572 Euclid Avenue	4655650400	1939	Contributor
264	4580 Euclid Avenue	4655650500	1940	Noncontributor
265	4581 Euclid Avenue	4655640300	1941	Noncontributor
266	4588 Euclid Avenue	4655650600	1939	Contributor
267	4589 Euclid Avenue	4655640200	1939	Noncontributor
268	4593 Euclid Avenue	4655640100	1940	Contributor
269	4594 Euclid Avenue	4655650700	1939	Contributor
270	4606 Euclid Avenue	4655620600	1939	Contributor
271	4611 Euclid Avenue	4655630400	1939	Contributor
272	4614 Euclid Avenue	4655620700	1950	Contributor
273	4621 Euclid Avenue	4655630300	1941	Contributor
274	4624 Euclid Avenue	4655620800	1940	Contributor
275	4633 Euclid Avenue	4655630200	1940	Contributor
276	4634 Euclid Avenue	4655620900	1940	Contributor
277	4644 Euclid Avenue	4655621000	1939	Contributor

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#	Address	APN	Year Built	Status
278	4520 Highland Avenue	4655821700	1927	Contributor
279	4521 Highland Avenue	4655910500	1928	Contributor
280	4524 Highland Avenue	4655821800	1927	Noncontributor
281	4528 Highland Avenue	4655821900	1927	Contributor
282	4529 Highland Avenue	4655910400	1939	Contributor
283	4533 Highland Avenue	4655910300	1938	Noncontributor
284	4534 Highland Avenue	4655822000	1927	Contributor
285	4535 Highland Avenue	4655910200	1939	Contributor
286	4540 Highland Avenue	4655822100	1927	Noncontributor
287	4545 Highland Avenue	4655910100	1962	Noncontributor
288	4548 Highland Avenue	4655822200	1927	Contributor
289	4551 Highland Avenue	4655412000	1962	Noncontributor
290	4554 Highland Avenue	4655421200	1927	Contributor
291	4559 Highland Avenue	4655411900	1962	Noncontributor
292	4560 Highland Avenue	4655421100	1927	Contributor
293	4564 Highland Avenue	4655421000	1938	Noncontributor
294	4565 Highland Avenue	4655411800	1962	Noncontributor
295	4569 Highland Avenue	4655411700	1941	Noncontributor
296	4570 Highland Avenue	4655420900	1927	Contributor
297	4571 Highland Avenue	4655411600	1928	Noncontributor
298	4577 Highland Avenue	4655411500	1937	Contributor
299	4580 Highland Avenue	4655420800	1950	Contributor
300	4583 Highland Avenue	4655411400	1939	Contributor
301	4589 Highland Avenue	4655411300	1938	Contributor
302	4590 Highland Avenue	4655420700	1939	Noncontributor
303	4593 Highland Avenue	4655411100	1938	Contributor
304	4599 Highland Avenue	4655411000	1939	Contributor
305	4704 Jean Drive	4655020100	1940	Contributor
306	4720 Jean Drive	4655020200	1940	Noncontributor
307	4725 Jean Drive	4655030500	1941	Contributor
308	4728 Jean Drive	4655020300	1947	Noncontributor
309	4740 Jean Drive	4655020400	1941	Noncontributor
310	4741 Jean Drive	4655030400	1940	Contributor
311	4748 Jean Drive	4655020500	1941	Contributor
312	4751 Jean Drive	4655030100	1940	Noncontributor
313	4758 Jean Drive	4655101900	1941	Contributor
314	4804 Jean Drive	4655102000	1941	Noncontributor

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#	Address	APN	Year Built	Status
315	4807 Jean Drive	4655101800	1941	Contributor
316	4814 Jean Drive	4655102100	1941	Contributor
317	4826 Jean Drive	4655102200	1941	Noncontributor
318	4829 Jean Drive	4655101500	1940	Contributor
319	4834 Jean Drive	4655102300	1941	Contributor
320	4846 Jean Drive	4655102400	1940	Contributor
321	4704 Lorraine Drive	4655102600	1939	Contributor
322	4718 Lorraine Drive	4655102700	1941	Contributor
323	4724 Lorraine Drive	4655102800	1941	Contributor
324	4734 Lorraine Drive	4655102900	1942	Contributor
325	4701 Madison Avenue	4655650100	1940	Contributor
326	4710 Madison Avenue	4655620500	1942	Noncontributor
327	4754 Madison Avenue	4655630500	1939	Noncontributor
328	4508 Max Drive	4655911800	1965	Noncontributor
329	4512 Max Drive	4655911900	1941	Noncontributor
330	4514 Max Drive	4655912000	1937	Contributor
331	4515 Max Drive	4656030100	1929	Contributor
332	4517 Max Drive	4656030200	1938	Contributor
333	4518 Max Drive	4655912100	1939	Contributor
334	4522 Max Drive	4655912200	1946	Contributor
335	4526 Max Drive	4656020100	1937	Noncontributor
336	4527 Max Drive	4656030300	1938	Noncontributor
337	4532 Max Drive	4656020200	1938	Contributor
338	4535 Max Drive	4656030400	1928	Contributor
339	4536 Max Drive	4656020300	1940	Contributor
340	4539 Max Drive	4656030500	1928	Contributor
341	4540 Max Drive	4656020400	1938	Contributor
342	4545 Max Drive	4656030600	1939	Contributor
343	4548 Max Drive	4656020500	1939	Contributor
344	4552 Max Drive	4656020600	1940	Contributor
345	4560 Max Drive	4656020700	1940	Noncontributor
346	4606 Max Drive	4656020800	1940	Noncontributor
347	4614 Max Drive	4656020900	1940	Contributor
348	4620 Max Drive	4656021000	1940	Contributor
349	4624 Max Drive	4656021100	1939	Contributor
350	4628 Max Drive	4656021200	1939	Contributor
351	4632 Max Drive	4656100100	1939	Noncontributor

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#	Address	APN	Year Built	Status
352	4640 Max Drive	4656100200	1939	Contributor
353	4641 Max Drive	4656030700	1938	Contributor
354	4650 Max Drive	4656100300	1939	Contributor
355	4704 Miracle Drive	4655010900	1939	Contributor
356	4714 Miracle Drive	4655010800	1940	Contributor
357	4715 Miracle Drive	4655030900	1941	Contributor
358	4725 Miracle Drive	4655030800	1941	Noncontributor
359	4726 Miracle Drive	4655010600	1939	Noncontributor
360	4734 Miracle Drive	4655010500	1941	Contributor
361	4735 Miracle Drive	4655030700	1941	Contributor
362	4744 Miracle Drive	4655010400	1939	Contributor
363	4745 Miracle Drive	4655030600	1949	Contributor
364	4760 Miracle Drive	4655011000	1941	Noncontributor
365	4405 Monroe Avenue	4655840100	1940	Contributor
366	4409 Monroe Avenue	4655840200	1944	Contributor
367	4410 Monroe Avenue	4655821000	1940	Noncontributor
368	4411 Monroe Avenue	4655840300	1942	Contributor
369	4415 Monroe Avenue	4655840400	1937	Noncontributor
370	4418 Monroe Avenue	4655821100	1935	Contributor
371	4419 Monroe Avenue	4655840500	1936	Contributor
372	4426 Monroe Avenue	4655821200	1935	Noncontributor
373	4432 Monroe Avenue	4655821300	1937	Contributor
374	4440 Monroe Avenue	4655821400	1941	Contributor
375	4450 Monroe Avenue	4655821500	1937	Contributor
376	4464 Monroe Avenue	4655821600	1936	Noncontributor
377	4470 Monroe Avenue	4655911600	1939	Noncontributor
378	4476 Monroe Avenue	4655911500	1951	Contributor
379	4484 Monroe Avenue	4655911400	1930	Contributor
380	4490 Monroe Avenue	4655911300	1942	Contributor
381	4545 Monroe Avenue	4655920700	1975	Noncontributor
382	4553 Monroe Avenue	4655920800	1936	Contributor
383	4554 Monroe Avenue	4656031800	1942	Contributor
384	4560 Monroe Avenue	4656031700	1936	Contributor
385	4561 Monroe Avenue	4656040100	1936	Contributor
386	4568 Monroe Avenue	4656031600	1937	Noncontributor
387	4573 Monroe Avenue	4656040200	1937	Noncontributor
388	4576 Monroe Avenue	4656031500	1938	Contributor

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#	Address	APN	Year Built	Status
389	4581 Monroe Avenue	4656040300	1936	Contributor
390	4582 Monroe Avenue	4656031400	1938	Contributor
391	4585 Monroe Avenue	4656040400	1938	Noncontributor
392	4588 Monroe Avenue	4656031300	1937	Contributor
393	4593 Monroe Avenue	4656040500	1937	Contributor
394	4596 Monroe Avenue	4656031200	1936	Contributor
395	4599 Monroe Avenue	4656040600	1936	Contributor
396	4602 Monroe Avenue	4656031100	1938	Contributor
397	4605 Monroe Avenue	4656040700	1939	Contributor
398	4609 Monroe Avenue	4656040800	1940	Contributor
399	4610 Monroe Avenue	4656031000	1939	Contributor
400	4615 Monroe Avenue	4656040900	1940	Contributor
401	4618 Monroe Avenue	4656030900	1937	Contributor
402	4625 Monroe Avenue	4656041000	1937	Contributor
403	4628 Monroe Avenue	4656030800	1938	Contributor
404	4633 Monroe Avenue	4656041100	1937	Contributor
405	4643 Monroe Avenue	4656041200	1937	Contributor
406	4651 Monroe Avenue	4656041300	1937	Contributor
407	4657 Monroe Avenue	4656100400	1938	Contributor
408	4665 Monroe Avenue	4656100500	1939	Contributor
409	4673 Monroe Avenue	4656100600	1939	Noncontributor
410	4677 Monroe Avenue	4656100700	1950	Contributor
411	4678 Monroe Avenue	4656101200	1939	Contributor
412	4680 Monroe Avenue*	4656101300	1948	Contributor
413	4711 Monroe Avenue*	4656103400	1938	Noncontributor
414	4724 Monroe Avenue	4656201300	1941	Contributor
415	4751 Monroe Avenue	4656200200	1941	Contributor
416	4759 Monroe Avenue	4656200300	1941	Contributor
417	4760 Monroe Avenue	4656201100	1939	Contributor
418	4765 Monroe Avenue	4656200400	1940	Contributor
419	4766 Monroe Avenue	4656201000	1940	Noncontributor
420	4775 Monroe Avenue	4656200500	1940	Contributor
421	4776 Monroe Avenue	4656200900	1940	Noncontributor
422	4780 Monroe Avenue	4656200800	1941	Contributor
423	4783 Monroe Avenue	4656200600	1940	Contributor
424	4805 Monroe Avenue	4656360100	1947	Contributor
425	4806 Monroe Avenue	4656310600	1939	Contributor

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#	Address	APN	Year Built	Status
426	4815 Monroe Avenue	4656360200	1939	Contributor
427	4818 Monroe Avenue	4656310700	1940	Contributor
428	4819 Monroe Avenue	4656360300	1940	Contributor
429	4824 Monroe Avenue	4656310800	1939	Noncontributor
430	4827 Monroe Avenue	4656360400	1939	Contributor
431	4831 Monroe Avenue	4656360500	1940	Contributor
432	4834 Monroe Avenue	4656311600	1947	Contributor
433	4850 Monroe Avenue	4656320600	1940	Noncontributor
434	4851 Monroe Avenue	4656350100	1940	Contributor
435	4859 Monroe Avenue	4656350200	1940	Noncontributor
436	4860 Monroe Avenue	4656320700	1940	Contributor
437	4867 Monroe Avenue	4656350300	1940	Contributor
438	4868 Monroe Avenue	4656320800	1940	Noncontributor
439	4877 Monroe Avenue	4656350400	1940	Noncontributor
440	4878 Monroe Avenue	4656320900	1940	Contributor
441	4885 Monroe Avenue	4656350500	1940	Contributor
442	4886 Monroe Avenue	4656321000	1939	Contributor
443	4901 Monroe Avenue	4656340100	1941	Contributor
444	4904 Monroe Avenue	4656330600	1940	Contributor
445	4912 Monroe Avenue	4656330700	1940	Noncontributor
446	4915 Monroe Avenue	4656340200	1941	Contributor
447	4507 Natalie Drive	4656102400	1938	Contributor
448	4511 Natalie Drive	4655502700	1937	Contributor
449	4514 Natalie Drive	4655501700	1941	Contributor
450	4515 Natalie Drive	4655502600	1937	Contributor
451	4519 Natalie Drive	4655502500	1937	Contributor
452	4522 Natalie Drive	4655501800	1940	Contributor
453	4525 Natalie Drive	4655502400	1937	Contributor
454	4526 Natalie Drive	4655501900	1937	Contributor
455	4531 Natalie Drive	4655502300	1936	Contributor
456	4534 Natalie Drive	4655502000	1937	Contributor
457	4536 Natalie Drive	4655502100	1936	Noncontributor
458	4537 Natalie Drive	4655503300	1936	Contributor
459	4602 Natalie Drive	4655503900	1937	Contributor
460	4603 Natalie Drive	4655503200	1937	Contributor
461	4607 Natalie Drive	4655500400	1938	Noncontributor
462	4610 Natalie Drive	4655500700	1938	Contributor

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#	Address	APN	Year Built	Status
463	4611 Natalie Drive	4655500300	1936	Contributor
464	4616 Natalie Drive	4655500900	1937	Noncontributor
465	4617 Natalie Drive	4655500200	1936	Noncontributor
466	4622 Natalie Drive	4655501000	1938	Contributor
467	4623 Natalie Drive	4655500100	1931	Noncontributor
468	4630 Natalie Drive	4654921400	1930	Contributor
469	4631 Natalie Drive	4654940200	1941	Contributor
470	4637 Natalie Drive	4654940100	1941	Noncontributor
471	4642 Natalie Drive	4654922600	1940	Noncontributor
472	4648 Natalie Drive	4654921700	1931	Contributor
473	4651 Natalie Drive	4654931000	1938	Noncontributor
474	4654 Natalie Drive	4654921800	1931	Contributor
475	4660 Natalie Drive	4654921900	1939	Contributor
476	4666 Natalie Drive	4654922000	1937	Noncontributor
477	4671 Natalie Drive	4654931100	1939	Noncontributor
478	4672 Natalie Drive	4654922100	1937	Noncontributor
479	4677 Natalie Drive	4654930300	1937	Contributor
480	4678 Natalie Drive	4654922200	1938	Contributor
481	4683 Natalie Drive	4654930200	1937	Contributor
482	4684 Natalie Drive	4654922300	1936	Contributor
483	4689 Natalie Drive	4654930100	1937	Noncontributor
484	4690 Natalie Drive	4654922400	1937	Contributor
485	4700 Natalie Drive	4654922500	1942	Noncontributor
486	4705 Natalie Drive	4654611500	1948	Contributor
487	4710 Natalie Drive	4654620700	1946	Noncontributor
488	4715 Natalie Drive	4654611400	1938	Noncontributor
489	4718 Natalie Drive	4654620800	1937	Contributor
490	4721 Natalie Drive	4654611300	1945	Contributor
491	4724 Natalie Drive	4654620900	1936	Noncontributor
492	4725 Natalie Drive	4654611200	1937	Noncontributor
493	4728 Natalie Drive	4654621000	1936	Contributor
494	4729 Natalie Drive	4654611100	1937	Noncontributor
495	4733 Natalie Drive	4654611000	1936	Noncontributor
496	4737 Natalie Drive	4654610900	1936	Noncontributor
497	4743 Natalie Drive	4654610800	1937	Contributor
498	4749 Natalie Drive	4654610700	1947	Contributor
499	4752 Natalie Drive	4654621100	1939	Noncontributor

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#	Address	APN	Year Built	Status
500	4755 Natalie Drive	4654611800	1951	Noncontributor
501	4758 Natalie Drive	4654620100	1941	Noncontributor
502	4761 Natalie Drive	4654611600	1937	Contributor
503	4505 Norma Drive	4656102600	1937	Contributor
504	4506 Norma Drive	4656101500	1948	Contributor
505	4508 Norma Drive	4656101600	1941	Contributor
506	4509 Norma Drive	4656102500	1938	Contributor
507	4510 Norma Drive	4656101700	1939	Contributor
508	4514 Norma Drive	4656101800	1936	Contributor
509	4520 Norma Drive	4656101900	1938	Noncontributor
510	4525 Norma Drive	4655501600	1937	Contributor
511	4528 Norma Drive	4656102100	1948	Contributor
512	4534 Norma Drive	4656102200	1939	Contributor
513	4538 Norma Drive	4656102300	1928	Contributor
514	4539 Norma Drive	4655501500	1937	Contributor
515	4542 Norma Drive	4656010300	1939	Contributor
516	4543 Norma Drive	4655501400	1938	Contributor
517	4546 Norma Drive	4656010200	1939	Contributor
518	4550 Norma Drive	4656010100	1936	Contributor
519	4551 Norma Drive	4655501300	1947	Noncontributor
520	4554 Norma Drive	4654800100	1936	Contributor
521	4558 Norma Drive	4654800200	1938	Contributor
522	4562 Norma Drive	4654800300	1938	Noncontributor
523	4565 Norma Drive	4655501200	1945	Contributor
524	4566 Norma Drive	4654800400	1939	Contributor
525	4569 Norma Drive	4655501100	1931	Contributor
526	4572 Norma Drive	4654800500	1939	Contributor
527	4602 Norma Drive	4654800600	1939	Contributor
528	4606 Norma Drive	4654800700	1939	Contributor
529	4609 Norma Drive	4655503400	1931	Contributor
530	4610 Norma Drive	4654800800	1939	Noncontributor
531	4614 Norma Drive	4654800900	1937	Noncontributor
532	4615 Norma Drive	4654921300	1936	Contributor
533	4618 Norma Drive	4654801000	1939	Contributor
534	4622 Norma Drive	4654801100	1942	Contributor
535	4626 Norma Drive	4654801200	1940	Contributor
536	4627 Norma Drive	4654910600	1942	Contributor

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#	Address	APN	Year Built	Status
537	4630 Norma Drive	4654801300	1939	Contributor
538	4634 Norma Drive	4654801400	1936	Noncontributor
539	4635 Norma Drive	4654910500	1942	Contributor
540	4638 Norma Drive	4654801500	1946	Contributor
541	4646 Norma Drive	4654801600	1941	Contributor
542	4647 Norma Drive	4654910400	1937	Noncontributor
543	4649 Norma Drive	4654910300	1938	Contributor
544	4650 Norma Drive	4654801700	1938	Noncontributor
545	4651 Norma Drive	4654910200	1938	Contributor
546	4654 Norma Drive	4654801800	1938	Contributor
547	4655 Norma Drive	4654910100	1937	Contributor
548	4656 Norma Drive	4654801900	1939	Contributor
549	4660 Norma Drive	4654710100	1939	Contributor
550	4661 Norma Drive	4654720900	1937	Noncontributor
551	4662 Norma Drive	4654710200	1938	Noncontributor
552	4667 Norma Drive	4654720800	1938	Noncontributor
553	4668 Norma Drive	4654710300	1938	Contributor
554	4669 Norma Drive	4654720700	1937	Noncontributor
555	4674 Norma Drive	4654710400	1940	Contributor
556	4675 Norma Drive	4654720600	1938	Contributor
557	4679 Norma Drive	4654720500	1941	Contributor
558	4680 Norma Drive	4654710500	1941	Contributor
559	4702 Norma Drive	4654710600	1941	Noncontributor
560	4703 Norma Drive	4654720400	1939	Contributor
561	4706 Norma Drive	4654710700	1941	Noncontributor
562	4707 Norma Drive	4654720300	1941	Contributor
563	4710 Norma Drive	4654710800	1937	Noncontributor
564	4711 Norma Drive	4654720200	1938	Contributor
565	4715 Norma Drive	4654720100	1937	Contributor
566	4719 Norma Drive	4654520100	1937	Contributor
567	4720 Norma Drive	4654710900	1934	Contributor
568	4722 Norma Drive	4654510100	1931	Noncontributor
569	4725 Norma Drive	4654520200	1932	Contributor
570	4726 Norma Drive	4654510200	1941	Contributor
571	4729 Norma Drive	4654520300	1938	Contributor
572	4733 Norma Drive	4654520400	1948	Noncontributor
573	4737 Norma Drive	4654520500	1936	Contributor

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#	Address	APN	Year Built	Status
574	4738 Norma Drive	4654510300	1931	Contributor
575	4740 Norma Drive	4654510400	1957	Noncontributor
576	4743 Norma Drive	4654520600	1942	Noncontributor
577	4744 Norma Drive	4654510500	1936	Contributor
578	4749 Norma Drive	4654520700	1937	Contributor
579	4752 Norma Drive	4654400100	1937	Contributor
580	4758 Norma Drive	4654400200	1938	Contributor
581	4761 Norma Drive	4654400600	1936	Contributor
582	4766 Norma Drive	4654400300	1938	Contributor
583	4770 Norma Drive	4654401000	1937	Contributor
584	4774 Norma Drive	4654400500	1937	Contributor
585	Gate: Highland Avenue south of Monroe Avenue	N/A	1926-1928	Contributor
586	Gate: Euclid Avenue south of Monroe Avenue	N/A	1926-1928	Contributor
587	Gate: 48 th Street south of Monroe Avenue	N/A	1926-1928	Contributor
588	Gate: Estrella Avenue south of Monroe Avenue	N/A	1926-1928	Contributor
589	Gate: 49 th Street south of Monroe Avenue	N/A	1926-1928	Contributor
590	Gate: Monroe Avenue east of 49 th Street	N/A	1926-1928	Contributor
591	Gate: Madison Avenue east of 49 th Street	N/A	1926-1928	Contributor
592	Gate: Adams Avenue east of 49 th Street	N/A	1926-1928	Contributor
593	Lot at northwest corner of Monroe Avenue and Max Drive	4655911700	N/A	Noncontributor
594	Lot southeast of intersection of Monroe Avenue and Aldine Drive	4656100800	N/A	Noncontributor

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1926-1951

Significant Dates

1926-1928

1932

1935

1939

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dennstedt Company, The

May, Clifford Magee

Severin, Louise

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Talmadge Park Estates Historic District is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development representing an evolution of San Diego's suburban development in the wake of the Great Depression, into the incorporation of the Federal Housing Administration (FHA) small/minimum house principles for neighborhood planning, and through World War II housing shortage and construction restrictions. As an early automobile suburb, its location also became more easily accessible as the pattern for expansion reached beyond the city's center and into unincorporated areas to the east. Under Criterion C in the area of Architecture, the district embodies distinctive characteristics of style, type, and period of construction of the residential architectural trends of its era including Revival styles such as Spanish Colonial Revival; the small Ranch, which originated in this neighborhood; and Minimal Traditional. The subdivision also provided a means for local builders, a number of whom lived in the neighborhood, to apply early principles of FHA guidelines to infill lot development just prior to the city's influx of larger, master planned communities. The period of significance begins in 1926 when the district's streets were laid out, streetlights installed, and gates constructed and closes in 1951 when district buildout was essentially complete.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early History (Pre-History–1850)

The Kumeyaay, referred to as Diegueño by the Spanish, were the original native inhabitants of San Diego County and had lived in the region for over 10,000 years. For the majority of this time, Kumeyaay lands extended from the Pacific Ocean, south to Ensenada in Baja Norte, Mexico, east to the sand dunes of the Colorado River in Imperial Valley, and north to Warner Springs Valley.¹¹ The area remained undeveloped through the Spanish and Mexican periods of California even with the establishment of the Mission and military fortified Presidio of San Diego in 1769.¹² By 1845, the Mexican territory was facing threat of invasion by the Americans and the Mexican president issued a proclamation directing officers of the state to defend themselves. Under this order, Pio Pico, Alta California's last Mexican governor, sold most of the missions' land holdings to raise money needed to finance Mexico's defense. Governor Pico then granted the San Diego Mission, including its cattle and lands to San Diegan Santiago Arguella. The deed was recorded in 1846. Arguella, former Comandante of the San Diego Royal Presidio from 1830-1835, never occupied the previous mission lands, but his heirs retained ownership

¹¹ Viejas Band of Kumeyaay Indians, "Kumeyaay Indian Nation," <https://viejasbandofkumeyaay.org/viejas-community/kumeyaay-history/> (accessed January 5, 2023).

¹² Daniel Tucker, "The Sycuan Band of the Kumeyaay Nation," *Journal of San Diego History* 53 (Fall 2007): 148-149, <https://sandieghistory.org/journal/v53-3/pdf/Sycuan.pdf> (accessed April 22, 2023).

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long after Arguella's death in 1862.¹³ An official patent for the Ex-Mission was granted in 1876. The land on which Talmadge Park Estates Historic District sits was part of the Ex-Mission San Diego Alcalá granted to Arguella. The original mission holdings included what became the Kensington, Talmadge, Tierrasanta, Mission Valley, La Mesa, and San Diego State University neighborhoods, which were divided and sold over the years following California's statehood.

Speculative developers were interested in San Diego's large natural harbor, which was conducive to commerce and trade. One of the most successful investors in San Diego was Alonzo Horton. In 1867, Horton purchased 960 acres adjacent to the harbor and began to develop a modern city.¹⁴ He built a wharf and subdivided the land into gridded lots and streets known as Horton's Addition. The area would later comprise downtown San Diego, shifting the city's central core several miles away from its historic origins in Old Town.¹⁵ He began an aggressive promotional campaign to attract other developers to San Diego and within five years various new subdivisions were laid out around Horton's Addition. A two-year boom period occurred and then steadied thereafter until 1875 when the population dropped dramatically. Focus then turned to the railroad in hopes of luring others to invest in the town.¹⁶

Railroad and Local Streetcar Suburbs

By the 1880s, the transcontinental rail service arrived in San Diego and ushered a wave of new development and steady growth. The boom in San Diego led to the growth of additional local railroads expanding to areas north to La Jolla, east to southern farming districts in the county, and west to Coronado by winding around the bay.¹⁷ By the end of the 1880s, the population surpassed 35,000 and land investment and speculation created thirty new real estate tracts county-wide.¹⁸

New trolley lines branched out from the center core to adjacent areas north and east. Lines traveled from southeast San Diego up to the University Heights mesa, up Fourth Street to Normal Street, and east-west along the southern edge of Mission Valley.¹⁹ These first-ring subdivisions were the initial Streetcar Suburbs in San Diego.²⁰ New residents relied on the trolley lines to commute to and from the downtown business and commercial centers. This surge also provided new improvements including paving, electrical streetlights, railways, sewage

¹³ Ruth Alter, "Mission Trails Regional Park: Early History," Mission Trails Regional Park, <https://mtrp.org/early-history/> (accessed January 10, 2023).

¹⁴ Richard Pourade, *The History of San Diego: The Glory Years*, San Diego: Union-Tribune Publishing Company, 1964, <https://sandiegohistory.org/archives/books/gloryyears/ch1/> (accessed April 22, 2023).

¹⁵ Clare B. Crane, "The Pueblo Lands," *The Journal of San Diego History* 37, no. 2 (Spring 1991), <https://sandiegohistory.org/journal/1991/april/pueblo-2/> (accessed April 22, 2023).

¹⁶ Pourade, *The Glory Years*.

¹⁷ Douglas L. Lowell, "The California Southern Railroad and the Growth of San Diego Part I," *The Journal of San Diego History*, 31, no. 4 (Fall 1985), <https://sandiegohistory.org/journal/1985/october/railroad-8/> (accessed April 22, 2023).

¹⁸ IS Architecture, City of San Diego, "Uptown Historic Context and Oral History Report," November 24, 2003, 18, <https://geog.sdsu.edu/Research/Projects/ISYS/images/Uptown%20Historic%20Context.pdf> (accessed April 22, 2023).

¹⁹ *Ibid.*, 20.

²⁰ *Ibid.*, 59.

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systems, and new construction. For a variety of reasons, the San Diego boom quickly went bust and the City's population settled to 17,000 by the 1890s.²¹

Steady growth continued into the dawn of the twentieth century as health and resort tourism brought more people to San Diego. The construction of the Panama Canal in 1903 initiated another surge in population due to San Diego's natural and commercial harbor. In celebration of the completion of the Panama Canal, the Chamber of Commerce indicated that San Diego would host the Panama California Exposition in 1915. An economic upswing resulted, and the city's population nearly doubled during this period. Growth was further accelerated by John D. Spreckels' downtown modernism campaign that brought on multi-storied concrete buildings. As downtown began to change, more families sought out residences within the first-ring streetcar suburbs that were created during the previous boom.²²

Suburban Expansion, the Automobile, and the Small House

By the 1920s, the early pioneers' vision of a thriving city was realized as San Diego's population doubled to nearly 150,000.²³ Growth was fueled primarily by the Navy's presence and activity in the region which resulted in the construction of several installations throughout the county from 1917 to 1930. To accommodate the growing population, new subdivisions developed in all directions from East San Diego to Pacific Beach.

Following World War I, improving the quality of American domestic life through home ownership, standardized home building practices, and neighborhood improvements were emphasized. The small house movement stressed the quality of design and construction in a compact, efficient layout, typically with no more than six rooms. These residences varied in architectural style depending on the region. The small house movement was further aided by the automobile industry, which meant that people spent less leisure time at home and thus required less living and entertainment space.

The automobile sales industry in San Diego during this period mimicked those occurring across the country. The automobile's popularity and ownership continued to reach new heights throughout the 1920s resulting in a decreased dependency on the trolley line. In addition to being faster than the electric streetcar, the automobile freed motorists from the fixed routes of rail-based transportation. This unprecedented mobility had a profound impact on urban form.²⁴ The automobile enabled commuters to expand beyond the first-ring neighborhoods into the outer areas of the city that were previously undeveloped regions too far from streetcar lines. These areas were ripe for development in the automobile era creating second-ring suburbs that were outside the bounds of the streetcar system.

²¹ Ibid., 21.

²² Ibid., 22.

²³ Ibid., 27.

²⁴ California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011, 3, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>. (Hereafter cited as CalTrans.)

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In 1926, San Diego's El Cajon Boulevard was reclassified as U.S. Highway 80 causing automobile-oriented development along El Cajon Boulevard to increase. Many of these areas were just within the city limits or in unincorporated areas that were later annexed to cities. Subdivisions such as Talmadge, Redland Gardens, El Cerrito Heights, Redland Gardens Extension, and others surrounding El Cajon Blvd were mapped out by the mid- to late-1920s.²⁵ New residential tracts, some adjacent to major arterial streets such as El Cajon Boulevard, were established with the automobile in mind. These new subdivisions featured irregular streets patterns, sidewalks, and other capital improvements. Second-ring suburb residential growth included a garage as a standard feature of their residential properties. Previously, garages were typically small, separate buildings located at the rear of the lots, with access from an alley or a driveway running beside the house from the street to the rear of the lot. Efforts to enlarge and integrate the garage into the design of the house itself became more prevalent in the 1920s and 1930s.²⁶

Criterion A: Community Planning and Development

Early Development (1926-1934)

Brothers Roy and Guy Lichty were real estate partners. They developed four subdivisions. Two were located on the Kensington Mesa (Talmadge Park Units 1 and 2) and two on the Talmadge Mesa (Talmadge Park Unit 3 and Talmadge Park Estates Unit 1). They were geographically separated by Fairmount Canyon; therefore, the two Kensington subdivisions were not contiguous with the two Talmadge Mesa subdivisions.

In 1925, taking advantage of connections with Hollywood investors,²⁷ Roy Lichty was able to use silent screen stars, the Talmadge sisters (Norma, Natalie, and Constance), to promote the first subdivision (Talmadge Park Unit 1), which was dubbed the "Movie Girl Subdivision."²⁸ Talmadge Park Units 2 and 3 and Talmadge Park Estates Unit 1 share that origin story, which then became the legacy of all future subdivisions developed on the Talmadge Mesa.

Roy Lichty's original marketing strategy for Talmadge Park Units 1 through 3 was to bring Hollywood glamour and money to San Diego. The inclusion of Talmadge Park Unit 3 was based on a plan to build a bridge over Fairmount Canyon to connect Talmadge Park Unit 1 to Talmadge Park Unit 3.²⁹ The bridge was never built, and consequently, the western Talmadge Park subdivisions (Units 1 and 2) remained disconnected from the eastern Talmadge Park subdivision (Unit 3).

²⁵ Ruth Todd, "Draft Outline for College Area Historic Context Statement," Page & Turnbull, San Francisco, April 26, 2021. 4.

²⁶ CalTrans, "Tract Housing in California, 1945-1973," 3.

²⁷ Notable Los Angeles and Hollywood investors included I.C. Freud, President of the Southern California Realty Corporation; Joseph M. Schenck, husband of Norma Talmadge and head of United Artists; and Louis B. Mayer, vice president of Metro-Goldwyn Studios; "Charity to Get Proceeds from First Lot Sale," *San Diego Union*, December 20, 1925.

²⁸ Thomas H. Baumann, *Kensington - Talmadge, 1910-1997* (San Diego: Ellipsys International Publications Inc., 1997), 56-57.

²⁹ *Ibid*, 61-62.

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The Talmadge Park Unit 3 subdivision map was filed in 1926. Lichty subsequently filed the Talmadge Park Estates Unit 1 map in 1928 adjacent to Talmadge Park Unit 3 on the Talmadge Mesa and joined the two subdivisions together with ornamental gates and streetlights along their non-canyon street subdivision borders.³⁰

The reason that the two Talmadge Mesa subdivisions have slightly different names has to do with who owned the land. According to Lot & Block Accessors Books, the Southern California Realty Corporation, with I.C. Freud, a Los Angeles capitalist, as its president, was the predominate owner of the lots in Talmadge Park Units 1, 2, and 3, whereas the Union Trust Company of San Diego was the primary landowner in Talmadge Park Estates Unit 1.

Shifting away from Hollywood glamour, the ongoing marketing of the combined subdivisions on the Talmadge Mesa focused on the unifying gates and raising families from cradle to college.³¹ As a result of the physical separation from the Kensington Mesa subdivision and further economic shifts due to the Great Depression, the newer subdivisions moved further away from the upper-middle class development in Kensington and instead developed into a neighborhood for working and middle-class families. These two socioeconomic divisions continue to exist.

Typical of subdivisions at this time, all the Talmadge subdivisions had deed restrictions. The *Talmadge Park Estates Homebuilders Guide* (**Figure 3**) stated, “Talmadge Park Estates is protected by sensible tract restrictions which will promote a neighborhood homogenous in character.”³² In addition, the deed restriction read, “That neither said premises nor any portion thereof shall at any time nor shall the interest therein ever be leased, sole, devised, conveyed to or inherited or be otherwise acquired by or become the property of any person other than of the Caucasian race.”³³ These restrictions were systemic racism and sadly were not unique. It was not until the U.S. Supreme Court’s landmark decision in *Shelley v. Kraemer* (1948) made racial covenants illegal.

The subdivisions’ real estate developers were brothers Roy and Guy Lichty.³⁴ Typical of this era, the Lichty brothers acquired land, filed a subdivision map with the city or county, and laid out streets and house lots. With Talmadge, Lichty promoted various site improvements including the construction of paved streets, curbs, sidewalks, water and sewer connections, electrical service, decorative gates, and streetlights.³⁵ The Lichtys, like other developers of their time, realized that if they initially built a few houses, it would help promote the development. This is evident in the Lot & Block Books records that reveal this initial homebuilding process for the Lichty brothers.

³⁰ City of San Diego, “Talmadge Gates Historic District,” 1-3.

³¹ “Wise Eyes Are Northeast,” *San Diego Union*, April 29, 1928; “Here’s the Realty Profit Chart,” *San Diego Evening Tribune*, March 30, 1929.

³² *Talmadge Park Estates Homebuilders Guide*, 1940, Private Collection.

³³ *Talmadge Park Estates Homebuilders Guide*; and Ronald V. May & Dale Ballou May, “Edward W. and Gertrude A. Dennstedt House.” 2009. Historical Designation Report, 45, https://sandiego.cfwebtools.com/images/files/HRB%20926_reduced.pdf (accessed April 22, 2023).

³⁴ *Ibid.*, 67-68.

³⁵ Ames and McClelland, “Historic Residential Suburbs,” 26.

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In typical pre-World War II subdivisions, prospective homeowners would purchase an individual lot and hire a builder for the construction of the house. The builder worked by contract directly with the lot owner. These transactions were often recorded in Notice of Completion documents filed in the County Recorder's office. On occasion, some builders also purchased lots on speculation, constructing and selling houses for profit. Thus, the housing industry consisted of a large number of independent and/or small-scale contractors. These prewar tracts were primarily filled in with houses in a slow and irregular manner and had a wide range of construction dates.³⁶ They often exhibited a higher level of architectural variety and included an eclecticism of early twentieth century residential architectural styles including Period Revival styles.³⁷ This pattern of development can certainly be observed in the district and is evident in the number of Spanish Colonial Revival style houses throughout the neighborhood.

Spanish Colonial Revival style architecture remained popular for over a decade following the success of the 1915 Panama-California Exposition in Balboa Park, resulting in one of the greatest local building booms in San Diego.³⁸ This architectural style was the primary architectural style in the district from the establishment of the first subdivision until 1934, during the Great Depression.

By January 1927, over \$500,000 was invested in Talmadge Park Estates Unit 3.³⁹ A 1927 promotional advertisement states, "Unit 3 is well under way, with sewer system one-half complete and cement work, grading and water system being installed."⁴⁰ Included in these improvements were the characteristic acorn streetlights and decorative iron gates that were spread throughout the subdivision.⁴¹

The gates over the sidewalks that define the boundary and entryways for the district were constructed from 1926 to 1928, and were used as a key marketing tool to potential homebuyers.⁴² The gates provide a distinctive identity to the neighborhood and announce its primary points of ingress. The gated streets of Monroe Avenue and 49th Street define the southern and eastern boundaries of the district. These streets also define the city-designated Talmadge Gates Historic District (CHRID HRB #422).⁴³

Notices of Completion show that the first two full years (1927-1928) of development for Talmadge Park Unit 3 were steady, with a total of twenty-four single-family residences constructed. Most of these were located along the west end of the subdivision along 44th Street,

³⁶ Ibid.

³⁷ CalTrans, "Tract Housing in California," 5.

³⁸ McAlester, *Field Guide to American Houses*, 522, 534.

³⁹ "Talmadge Park Improvements Show All Promises Have Been Fulfilled," *San Diego Union*, January 8, 1927.

⁴⁰ Ibid.

⁴¹ City of San Diego, "Talmadge Gates Historic District," 1-3.

⁴² "Lineal Footage of Steel in Magnificent Ornamental Gateways for Greater Talmadge Park Almost Equal Height of Mt. Everest, World's Highest Mountain Peak; Tract's Free Public Luncheon-Lectures Attract Throngs," *San Diego Union*, May 19, 1929.

⁴³ Ibid.

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45th Street, Highland Avenue, Max Drive, and one on Norma Drive. These early properties were reflective of the popular Spanish Colonial Revival architecture that previously swept San Diego following the 1915 Exposition. Garages were detached and designed in a style consistent with the architecture of the main residence.

By 1928, the housing industry began to show some signs of slowing. As a result, Lichty launched an aggressive campaign to market the benefits of investing and living in Talmadge Park Unit 3. This began in 1929 with Lichty's partnership with early investor and business owner Mrs. Alma Staggs, who ran the Talmadge Tavern.⁴⁴ According to the City Directory in 1927, the Talmadge Tavern was located at 44th Street and Monroe Avenue at the western entrance to Talmadge Park Unit 3 and was, coincidentally, the first building constructed within the district in 1926. Lichty advertised free lunches and economic lectures at the Tavern on Sunday, Tuesday, Thursday, and Friday. These lectures were led by the nationally prominent economist, Captain Nelson G. Welburn. His lectures often addressed, "the intrinsic worth of real estate as the soundest of investments."⁴⁵

Lichty's campaigns took advantage of the proposed surrounding development and amenities in his Talmadge promotions in hopes of increasing lot sales. Marketing focused on Talmadge's proximity to every level of education and framed it as an idyllic place to raise children.⁴⁶ Planning and construction of adjacent elementary and high schools, which were within walking distance of the tract, were well underway.

An important boost came in 1928, when Talmadge Park Estates Unit 1 opened while San Diego State College was preparing to move across the canyon one mile northeast from the new subdivision. This inspired plans for the extension of Euclid Avenue through Talmadge by bridge over the Montezuma Canyon to connect to the newly established campus. Roy Lichty pursued the placement of increasingly ambitious plans for the greater Talmadge area in newspapers, including a business district in a Spanish Colonial revival style.⁴⁷ By 1929, Talmadge was promoted as the "Kindergarten to College" subdivision.⁴⁸ Neither the bridge nor the larger business district were realized as the realities of the economic downfall were imminent.

After the stock market crashed in 1929, triggering the Great Depression, housing construction declined precipitously, almost coming to a standstill. Notice of Completion records for Talmadge Park Unit 3 showed only two houses were built in 1929, following eleven homes built in 1928. Additionally, financial support from the original Los Angeles investors dried up. Although advertisements published by Lichty claimed otherwise, development in Talmadge Park Unit 3

⁴⁴ "East End Subdivision Sets Interesting Construction Record in Erecting More Than 100 New Dwellings in Nine Months," *San Diego Union*, November 7, 1926.

⁴⁵ "Supervisor Hastings lauded for Boulevard Linking Eastside Showplace: Prominent Economist Converted to San Diego by Development, Announces Free Public Lecture Series." *San Diego Union*, May 5, 1929.

⁴⁶ "Schools, Yes: But Homes too, Says Lichty," *San Diego Union*, December 9, 1928; "Eastside Enjoys Activity," *San Diego Union*, February 9, 1930.

⁴⁷ "Board Approves Map of 'Estates,'" *San Diego Union*, April 24, 1928; City of San Diego, "Talmadge Gates Historic District."

⁴⁸ "Here's the Reality Profit Chart," *San Diego Evening Tribune*, March 30, 1929.

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continued to be slow for the next several years. Between 1930 and 1934, fewer than twenty new houses had been built within the district, including no reported construction in 1933 and only one house in 1934. In 1932, Cliff May built his first ranch house in his characteristic Hacienda style at 4725 Norma Drive (#569).⁴⁹

FHA Era and Wartime Build Up During the Depression (1935-1944)

As housing construction declined, discussion of the ideal small house took on new urgency with the collapse of the home building industry and the rising rate of mortgage foreclosures.⁵⁰ The 1931 President's Conference for the Design of Residential Neighborhoods established recommendations on reforming the nation's housing system. The primary objectives included creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and stimulating the building industry. The conference culminated in the creation of a new national priority to lower American housing costs while improving their design and efficiency.⁵¹ The 1934 National Housing Act, which established the Federal Housing Administration (FHA), attempted to stabilize the housing market and expand opportunities for home ownership. Essentially the FHA was created to ensure the objectives of the President's Conference were realized through its approval of properties for mortgage insurance and the publication of housing and subdivision standards. In the following years, the FHA instituted a national program that regulated home building practices for many decades.⁵²

The FHA's *Principles of Planning Small Houses* first published in 1936 and revised in 1940, detailed a series of floor plans and features for small houses that offered "maximum accommodation within a minimum of means."⁵³ Each type was void of nonessential spaces, picturesque features, and unnecessary items that would increase cost. The simplest FHA design became known as the "FHA minimum house" later termed Minimal Traditional.⁵⁴ One story versions measured between 534 and 624 square feet and were designed for a family of three adults or two adults and two children. It included a kitchen, multi-purpose living room, two bedrooms, and one bathroom. Less popular were two-story homes that included bedrooms on the upper floor. The 1940 revised publication was more flexible and allowed for expandability to accommodate growing families and could include additional features such as gables, porches, roof types, windows, shutters, and fireplaces.⁵⁵ FHA guidelines also placed emphasis on marketability and maximizing resale value for new residential construction.

Revised mortgage financing by the FHA was provided to potential homeowners in order to make housing more affordable and available to a larger number of Americans. By reducing down payments and providing longer loan terms for the home buyer, lenders were spurred to make

⁴⁹ Gail and Richard Garbini, "The Colonel Arthur J. And Frances O'Leary House is the prototype for fifty other ranch style homes built in San Diego after World War II," City of San Diego Historic Site Designation Report, 2, https://sandiego.cfwebtools.com/images/files/cr_479.pdf 2 (accessed April 22, 2023).

⁵⁰ Ames and McClelland, "Historic Residential Suburbs," 60.

⁵¹ Ibid.

⁵² Ibid., 31.

⁵³ Ibid, 61.

⁵⁴ Ibid 62.

⁵⁵ Ibid.

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more loans. By making mortgage financing accessible, FHA stimulated demand which led to a revival of the building industry and increasing the rate of home ownership.⁵⁶

Following the establishment of the FHA, architects and builders relied on its support to stay in business during the late 1930s and enthusiastically embraced small house design. Builders knew that following FHA guidelines was the quickest way to ensure construction funds and home purchase mortgages for their projects. Professional journals talked extensively about floor plan efficiency and strategies for reducing costs; house plans and pattern books for homes that met FHA criteria were widely published.

As the building industry began to slowly resume in the wake of the FHA, Talmadge Park Unit 3 obtained San Diego's first approved building loan under the FHA in 1935. The application was for a new-construction loan for retired US Navy Lt. James A. Newell at 4720 Norma Drive (#567). The Spanish Colonial Revival home was completed by Master Builder Louise M. Severin in June 1935 and was ruled new construction for the purposes of the FHA loan.⁵⁷ Severin was one of the earliest known female builders in San Diego and is known to have built six houses in the district.⁵⁸

Concurrent to the uprise in FHA building efforts, Guy Lichty convinced residents to apply for annexation to the city in 1935 as Talmadge was still located in the unincorporated area at the east end of the city limits. With the annexation complete in 1936, it enabled the subdivisions to partake in the city's municipal amenities such as water, garbage, fire and police protection, and other civic benefits, thus, attracting more interest from builders and potential homeowners. According to Guy Lichty, "So general is the demand for homes in Talmadge Park, unit 3, now that it is part of the city, six of the community's leading building-contractors are putting construction crews into the tract. They are the Dennstead Co. [*sic*], W.E. and Louise Severin, Anderson & Johnson, W.W. Erdmann, Johnny Lovett, and R.C. Brock. Other builders will naturally have crews in action in short order."⁵⁹ To accommodate new home buyers, Lichty expanded his office to provide advisory services on home-buying and building, as well as understanding FHA financing.⁶⁰

The 1936 increase in development caused the Lichtys to plan an enlargement of their office in a neighboring community.⁶¹ According to Lot & Block Books and the City Directories, by 1939, Guy Lichty had moved their real estate office to the entrance of Talmadge Park Estates Unit 1 at the corner of Monroe Avenue and Euclid Avenue. The building still exists at that location.

⁵⁶ CalTrans, "Tract Housing in California, 1945-1973," 31.

⁵⁷ "First Building Loan Under FHA Here Approved," San Diego Union, February 8, 1935.

⁵⁸ Talmadge Park Estates Historic District, "Biography of Louise Severin," <https://www.tpehd.org/biographies-1/louise-severin> (accessed April 22, 2023); and Michael Good, "The Lady Contractor," *San Diego Uptown News*, December 16, 2016.

⁵⁹ "Building Plans Announced for Talmadge Park," *San Diego Union*, June 21, 1936.

⁶⁰ *Ibid.*

⁶¹ "Talmadge Park Building Booms," *San Diego Union*, August 2, 1936.

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Within the district, building construction picked up to forty-two homes built in 1936 with twenty-one designed utilizing the FHA's Minimal Traditional style for the first time. The following year, the construction numbers increased to sixty-six, nearly doubling from the year before. Construction peaked between 1939 and 1941 with 314 residences completed in the two subdivisions.⁶²

In 1939, Talmadge Park Estates 1 was formally opened for development.⁶³ Although advertising for Talmadge Park Estates Unit 4 began in the late 1920s, the subdivision's formal opening was delayed for a decade due to the Great Depression. To commemorate this opening and ongoing record sales, the *Talmadge Park Estates Homebuilders Guide* was published outlining everything a potential homeowner should know about the subdivision, its builders, and the FHA loan insurance program information.⁶⁴

One of the vital steps toward acquiring a home of your own is the selection of the best plan of financing for your own particular needs. Homesites in Talmadge Park Estates have been approved by F.H.A. building and loan associations, banks, life insurance companies, and other lending agencies as highly desirable for maximum loans. Never in the history of home building has such low interest, long-term financing been available.⁶⁵

In addition to the FHA-insurance loan program of 1934, the local aerospace industry had a big impact on the Talmadge Park Estates Historic District's development. Due to the build-up to World War II, the U.S. began to expand its defense system and resources were funneled to military bases and aerospace production plants. In October 1935, Consolidated Aircraft moved from Buffalo, New York to San Diego. According to the president, Reuben H. Fleet, Consolidated Aircraft was bringing \$9 million of unfilled orders to its new plant. Fleet was also predicting that Consolidated would need to hire approximately 5000 employees within a year of relocating to San Diego. During this time, they needed to recruit workers from other cities to meet their manufacturing needs. This created an influx in housing requests that the FHA builders in the district helped to meet. By the beginning of World War II in 1941, Consolidated employed 25,000 workers.⁶⁶ According to City Directories, a large number of military men, women and aerospace factory workers lived in the district during this period.

Due to the Depression's negative impact on development, the FHA and the build up to World War II, Minimal Traditional homes became "the little house that could."⁶⁷ This was certainly how Talmadge Park Estates Historic District's development was impacted. Also due to the Great Depression, Talmadge Park Estates Unit 1 did not start its build out until the middle of 1939.

⁶² Notices of Completion and Lot & Block Books.

⁶³ "Today Formal opening of Talmadge Park Estates," *San Diego Union*, September 4, 1939.

⁶⁴ "Many Homes Sold in Talmadge Park," *San Diego Union*, April 28, 1940.

⁶⁵ *Talmadge Park Estates Homebuilders Guide*.

⁶⁶ City of San Diego, "San Diego Modernism Historic Context," 30.

⁶⁷ McAlester, *Field Guide to American Houses*, 588.

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By 1942, the War Production Board prohibited non-essential construction to conserve labor and building materials for the war effort. This event severely curtailed market-driven housing construction for the duration of the war.⁶⁸ In Talmadge, Notices of Completion show that construction went from 103 completed projects in 1941 to sixteen completed projects in 1942. No houses were built in 1943 and only one house was built in 1944. Both the prohibition of construction and dwindling number of undeveloped lots in the district contributed to the end of Talmadge's prewar building boom.

Postwar Buildout (1945-1951)

The prohibition on market-driven housing was lifted when World War II ended in 1945. By the postwar period, Talmadge was close to fully developed with only thirty-four new residences added between 1945 and 1951. As the few remaining lots were infilled, new homes continued to follow many of the architectural conventions of the Minimal Traditional style, even as the Ranch style was becoming more common elsewhere. Because lot sizes in the district were planned decades before, they were not large enough to accommodate the needs of the postwar sprawling Ranch style homes, thus limiting their construction in the district. By 1951, 99% of the homes in the district had been built.⁶⁹ The handful of houses that were built afterward were representative of Ranch or Mediterranean styles.

Criterion C: Architecture

Talmadge Park Estates Historic District is a cohesive 1920s to early 1950s single-family residential neighborhood with good physical integrity that strongly conveys its significance as an excellent collection of architectural trends that span popular styles of its era such as Period Revival architecture, Ranch, and Minimal Traditional. From the construction of the first house, the district experienced the economic ups and downs of the development build-out from 1926 to 1951. By far the most intense development period was during the late 1930s and early 1940s. These houses were predominately in the Minimal Traditional styles.

Talmadge also provided a space for experimentation with modern design concepts, such as the Ranch style, which had its modern beginnings in the district. More than any other designer, builder Cliff May, son-in-law to Roy Lichty, developed and popularized the Ranch style, with his first house built in 1932 on Norma Drive. As a sixth generation Californian, of Hispanic descent, May grew up in San Diego and was inspired by the old Spanish and Mexican adobe buildings he was exposed to while visiting family as a child. In his early career, he crafted Monterey style furniture and seeking an appropriate setting to showcase his creations, May began designing and building houses for them. By 1937, May had designed and built nearly fifty homes in the San Diego area, before relocating to Los Angeles.⁷⁰ The early Ranch style created and popularized by May, often identified as "Hacienda" or "California Ranch,"⁷¹ influenced several other builders in the district to construct homes utilizing the same style or layout, using a

⁶⁸ CalTrans, "Tract Housing in California, 1945-1973," 3.

⁶⁹ Notices of Completion.

⁷⁰ Mary A. van Balgooy, "Designer of the Dream: Cliff May and the California Ranch House," *Southern California Quarterly* 86, no. 2 (Summer 2004), 127-144, <https://www.jstor.org/stable/41172211> (accessed September 7, 2023).

⁷¹ "Hacienda-Type Home is Built for S.D. Couple," *San Diego Union*, September 16, 1934.

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more modest scale and detailing. The district contains nineteen of these California Ranch houses. These homes, many of which were built by The Dennstedt Company, are often confused with Cliff May houses.

Because the subdivision was already established and partially developed by the time FHA support was available to the industry, it was attractive to both builders and homeowners as a low-risk investment. The FHA guidelines encouraged builders to develop and adapt innovative solutions for providing residential buildings on a moderate scale using infill lots, thereby creating what became a precursor to the later tract house. The Talmadge subdivision builders during this era were able to conceive a systematic solution to mass producing the Minimal Traditional home on varying empty lots in the neighborhood in a short period of time. This is evident in the large numbers of these residences constructed in the span of three years within the district. It appears these practices were passed down as larger master planned neighborhoods were later developed.

The Talmadge Park Estates Historic District is also important for its high concentration of residents involved in the building industry during and following the Depression. At least thirteen building contractors were known to have lived and worked in the district. The six most prolific builders in the district all had principal owners who were also residents: John H. Lovett, The Dennstedt Company (Edward W. Dennstedt, Arthur Dennstedt), Cooley & Grizzle (Harold W. Grizzle), Charles H. Wilkinson, Hays & Jackson (Richard Jackson), and Chris Cosgrove. Additionally, Scott King of Tifal & King, LeRoy Preisibius of H.H. Preisibius & Son, Lawrence Michel, and Orville U. Miracle lived and worked within the district. A review of city Directories and Notices of Completion show that many of these builders were living in the district in the mid-1930s through the postwar period while they were completing projects in the neighborhood. Clearly, they all recognized the potential possessed by the district and built homes for themselves and others. The district also served as a unique cross section of the work that local, independent architects and builders were able to produce as they adapted to the changing circumstances of the building industry as it moved from the late 1920s into the 1950s.

The district's period of significance ends in 1951 when it was essentially built out and its architectural character had been achieved. Five of the district's buildings have been locally designated as San Diego Historical Resources based on their architectural and historical merit, in addition to the local designation of a historic gates district.⁷² Based upon Talmadge Maintenance Assessment District records, there are 141 surviving original historic streetlights and eight pairs of historic gates within the district.

Period Revivals

In San Diego, eclectic and revivalist architectural styles became popular starting in the early twentieth century. Examples of many styles including Colonial, Tudor, Dutch, French and Italian Renaissance can be found in neighborhoods across the city. Spanish Colonial Revival, also known as Spanish Eclectic, was the most numerous and had the most significant impact on the city's architectural landscape. Within the district, examples of Colonial Revival, Tudor, and

⁷² City of San Diego, "Talmadge Gates Historical District."

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Spanish Colonial Revival style resources remain evident. These styles were primarily built between 1926 and 1934. Of these examples, the vast majority were built in the Spanish Colonial Revival style.

Spanish Colonial Revival

Popularized by the Panama-California Exposition in 1915, this style was most common between 1915 and 1940. The lead architect of the Exposition, Bertram Goodhue, became enamored with Spanish Colonial and Moorish architecture on trips to Mexico and Persia. His Exposition building designs blended elements of Spanish missions and churches and of palaces in Mexico, Spain, and Italy. Goodhue is also credited for designing the Marine Corps Recruit Depot in 1923 in the same style. Following extensive publicity of the exposition, a simplified expression of Goodhue's revival style quickly became one of the most widespread architectural styles in San Diego. Master Architects Richard Requa, Thomas Shepherd, Herbert Mann, Frank Mead, Herbert Jackson and William Templeton Johnson, and Master Builders Louise Severin, Ralph Hurlburt, and Charles Tifal contributed significantly to San Diego's heritage of Spanish Colonial Revival architecture.⁷³ Examples of Severin and Tifal's work in the style are located in the Talmadge Park Estates Historic District.

Character defining features for this style include:⁷⁴

- Low pitched/ flat roof, usually with little or no eave overhang
- Red tile roof covering
- One or more prominent arches above entry door or principal window
- Arches above doors, principal windows, or beneath porch roofs
- Stucco wall surface; tooled or smooth surface
- Asymmetrical façade
- Doors emphasized by adjacent columns, carved stonework, patterned tiles, etc.
- Doors leading to exterior gardens usually paired and glazed with multiple panes
- At least one large focal window
- Decorative window grilles
- Fountains
- Walled entry courtyards
- Arcaded walkways

Colonial Revival

Colonial architecture itself was based on European styles colonists brought with them to North America. The popularity of Colonial Revival styles began after American Centennial celebrations in 1876. It again gathered popularity after the first World War and tailed off in the 1940s. Each time, it was spurred by renewed national pride and used by fashionable architects for wealthy clients. Early versions in San Diego were built at the turn of the century by those

⁷³ Ibid, 21.

⁷⁴ McAlester, *Field Guide to American Houses*, 189.

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who could afford large pieces of land outside of the city.⁷⁵

Character defining features for this style include:⁷⁶

- Rectangular shape
- Symmetrical façade, often with side porches
- 1-3 stories
- Gabled or hipped roof with narrow overhang, medium pitch
- Windows: Multi-pane, double-hung with shutters, bay windows
- Entrance: Centered and prominent with columns, pilasters, or extended pediment to create a covered porch; fanlight or transom, sidelights, paneled door
- Brick or wood clapboard siding exterior
- Dormers, classical columns, two-story pilasters or quoins at corners, and dentils under eaves

A principal substyle of the Colonial Revival style is the Cape Cod. This substyle was widely published in home magazines in the 1930s and 1940s. Many favored its New England folk-house form and reference to colonial America. Cape Cod houses, including examples in the district, are typically one story with a side-gabled roof. They are often symmetrical, although experimentation with asymmetrical elements is common.⁷⁷

Tudor Revival

Tudor style architecture was loosely adapted from a variety of late Medieval and early Renaissance English prototypes, including anything from thatched roof cottages to grand manors. The revival of English domestic architecture gained momentum in the late nineteenth century in both the United States and Great Britain. Generally, American Tudor Revival style buildings are united by an emphasis on steeply pitched, front facing gables. In the twentieth century, Tudor Revival homes became less stately and began to feature half-timbering more prominently. The style's popularity exploded in the 1920s as masonry veneering techniques improved. Tudor Revival style architecture varies widely in materials and detailing, and regional substyles are common.⁷⁸

Character defining features for this style include the following:⁷⁹

- Large chimneys
- Façade dominated by one or more front-facing gables
- Decorative half-timbering (about one third of examples)
- Front door or entry porch with round or Tudor arch
- Tall, narrow windows, commonly in groups and with multi-pane glazing

⁷⁵ Kirby Wallace, "Colonial Revival Architecture: Origins, Architects, and Builders in Mission Hills," <http://www.preservesandiego.com/images/crarchitecture-sm.pdf> (accessed April 22, 2023).

⁷⁶ McAlester, *Field Guide to American Houses*, 409-414.

⁷⁷ McAlester, *Field Guide to American Houses*, 587.

⁷⁸ *Ibid.*, 454-455.

⁷⁹ *Ibid.*, 449-454.

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- Steeply pitched roof, often side gabled

Mid-Century Period

In San Diego, both Moderne and Minimal Traditional styles were popular during the cautious 1935 to 1945 Depression and war years. Modernism did not fully emerge until the post-War burst of prosperity and the resulting construction boom; but some Modernist examples had already appeared in the mid-1930s. Not all San Diego architecture after 1945 was Modernist; however, after 1945 most residential architecture relied on traditional stylistic treatments on slightly newer house forms such as Ranch.⁸⁰

Minimal Traditional

Minimal Traditional became the dominant architectural style in Talmadge by 1937 and continued as the primary architectural style throughout the remainder of the buildout of the district. Within the Minimal Traditional style, the key subtypes that apply to Talmadge include Streamline Moderne and Colonial Revival.

The Minimal Traditional home was created in response to the introduction of the Federal Housing Administration (FHA) program in 1934, which restarted homebuying as the United States, including San Diego, recovered from the Depression. The FHA published guidelines (Principles of Planning Small Houses) that encouraged the efficient use of materials and space to provide the greatest value to the homebuyer.⁸¹ The compact footprints of Minimal Traditional homes also fit Talmadge's narrow lots.

Construction of Minimal Traditional homes also coincided with the war effort, and San Diego was an exceptional example of this trend. Already home to pioneering aircraft manufacturers, such as Ryan Aircraft, San Diego's aerospace industry had a major boost in 1935 when Consolidated Aircraft relocated from Buffalo, New York, to San Diego.⁸² The combination of the FHA program and prewar industry produced a housing boom in Talmadge. From 1935 to 1942, over eighty-six percent of the houses in Talmadge were constructed, mostly in the Minimal Traditional style.

To add variety and show off the craftsmanship of the builder, Minimal Traditional homes often had signature rafter tails, scalloped siding details and porch covers, distinctive wood attic vents known as "bird nests," patterned railings, and other details.

The interiors of these houses also reflected the skill of builders with arched and detailed room dividers, beautifully tiled kitchen and bathrooms, and built-in bookshelves and storage. Simplicity and modernity were reflected in the use of Art Deco style bathrooms and kitchens.

⁸⁰ City of San Diego. "San Diego Modernism Historic Context," 26-27.

⁸¹ McAlester, *Field Guide to American Houses*, 588-589.

⁸² City of San Diego. "San Diego Modernism Historic Context," 30.

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Character defining features of Minimal Traditional houses include:⁸³

- Simple, compact massing
- Low-pitched cross-gabled, hipped, side-gabled roofs with shallow eaves and exposed rafter tails
- Stucco or wood wall covering, often in combination
- Brick or stone accent cladding, as foundation skirt, half-wall, bay window bullnose, or less commonly, as an accent wall
- Most commonly one story
- Small entrance porch or stoop
- Wood front door, typically paneled
- Bay windows with brick or stone bulkhead
- Double hung or casement secondary windows, usually wood
- Small accent windows
- Fixed multi-lite picture windows
- Ornamentation of gable siding, porch covers, and wood attic vents

Ranch

There are both early examples of ranch houses in Talmadge, as well as later examples that were built in the 1960s after the period of significance. The style is loosely based on early Spanish Colonial architecture in the American Southwest. Sprawling Ranch style homes were made possible by increasingly large lot sizes that became more common with the rise in automobile ownership. The style was introduced to the nation when Cliff May published his book *Sunset Western Ranch Houses* in 1946. It included some of his own designs for modern interpretations of Spanish Colonial residences. Ranch style design gained popularity in part due to its reputation as an approachable and casual modern style.⁸⁴

Character defining features of Ranch houses include:

- Informal, asymmetric façade
- Broad low one story
- Attached garage
- Moderate to wide eave overhangs
- Sheltered entry
- Wide picture windows
- High, horizontal secondary windows
- Built low to the ground
- Stucco, board and batten, and lap siding
- Brick half walls⁸⁵

⁸³ City of Anaheim Preservation Department, "Architectural Styles Guide," Accessed November 2022, <https://www.anaheim.net/DocumentCenter/View/37926/Minimal-Traditional> (accessed April 22, 2023).

⁸⁴ McAlester, *Field Guide to American Houses*, 598.

⁸⁵ *Ibid.*, 597-600.

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Substyle: California Ranch/Hacienda/Spanish Ranch

An early substyle of Ranch architecture was developed and popularized by architect Cliff May. His early works were all in the California Ranch substyle, which drew inspiration from the pitched-roof Spanish Colonial homes of Southern California.⁸⁶ This style was most common in California and the Southwest and was constructed from 1930s-80s. May first introduced this Hacienda home in Talmadge in the 1930s at 4725 Norma Drive (#569).⁸⁷

Character defining features of California Ranch houses include:⁸⁸

- U-shape floorplan wrapped around a veranda
- French doors and concrete floors connecting indoor and outdoor spaces
- Rough-hewn garage doors, shutters, and window grills
- Garage attached to the house beside the primary facade of the house
- Typically clay tile roof, including stacked tiles with visible mortar
- Low profile chimneys
- Gated entrances with limited visibility from the outside
- Floorplans adapted to pie-shaped, narrow, and other irregular-shaped lots

Streamline Moderne

Streamline Moderne (also known as Art Moderne) first gained national attention when architect Eliel Saarinen submitted his modernist design to the 1922 *Chicago Tribune* design competition for a headquarters building. Around 1930, streamlined industrial designs began to gain popularity and influence other industries.⁸⁹ The district contains thirty-two homes in the Streamline Moderne style built between 1934 and 1945.

Character defining features of this style include:⁹⁰

- Curved corners
- Horizontal grooves, lines, balustrades
- Windows that turn corners
- Smooth stucco wall surfaces
- Asymmetrical façade
- Flat roof

⁸⁶ McAlester, *Field Guide to American Houses*, 696.

⁸⁷ Gail and Richard Garbini, "The Colonel Arthur J. And Frances O'Leary House is the prototype for fifty other ranch style homes built in San Diego after World War II," City of San Diego Historic Site Designation Report, 2, https://sandiego.cfwebtools.com/images/files/cr_479.pdf (accessed April 22, 2023).

⁸⁸ Editorial Staff of Sunset Magazine & Cliff May, *Sunset Western Ranch House* (San Francisco: Lane Publishing Co., 1947), 16, 25-26, 31, 36, 38-41.

⁸⁹ McAlester, *Field Guide to American Houses*, 581.

⁹⁰ Ibid.

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Architects and Builders

Buildings in the Talmadge Park Estates were often designed-built by numerous architects and builders rather than by a single developer. Most commonly, permits and/or Notice of Completions reflected that the buildings were designed and/or built for the owner by a contracted builder. Some properties were purchased on speculation by local builders and then sold for profit. In other cases, multiple buildings were designed by a single architect/designer or constructed by a single builder, reflecting the general pattern of single-family homes being erected in this area for owner occupation. Architects' names on original construction permits or Notice of Completions for the district's buildings were less common than owner/builder names.

These historic records also show that many of the subdivision's builders constructed more than one residence. These notable practitioners were regarded for the quality and/or number of their projects within the boundary of the district. Firms such as those headed by Lovett, Dennstedt, and Cooley & Grizzle lead the number of built residences in the area numbering over 50 each. Lovett alone was credited with over eighty projects in Talmadge.

Many of these firms were established builders when the stock market crashed in 1929 sending the financial and building market plummeting. With the onset of FHA guidelines and the pressing need for homes, these builders had to adapt quickly to the changing built environment.

The following is a discussion of the most notable architect/designer and builders, listed in order of productivity within the district.

John H. Lovett, Builder/Resident⁹¹

John Harold Lovett was born in 1897 in Colorado Springs, Colorado. Upon being discharged from the Navy, he started his career as a realtor, then developed an interest in carpentry and started a supplemental career building homes in 1927. During this time, Lovett utilized a state loan program that was in place to construct affordable housing for veterans.

Although he sometimes constructed homes for civilians, he continued to focus on veteran housing until his career ended in the 1960s. Lovett's cumulative knowledge of real estate, financing, veteran benefits, and construction allowed him to effectively use incentives offered by the Veterans Welfare Board. He played an important role in the growth and development of Talmadge and built eighty-three homes within the district, many of which are in the Minimal Traditional style. Lovett is responsible for the most houses of any builder in the district.

In 1930, John Lovett also partnered with Benjamin Torgerson, a local Master Builder. They served together on the San Diego Building Contractors Association and were both instrumental in promoting the building industry during the Depression as well as during the building boom of the 1940s.

⁹¹ Paul and Sarai Johnson, "The John H Lovett Spec House No. 1.," City of San Diego Historic Designation Report, 2020, 10, 28-32, <https://sandiego.cfwebtools.com/images/files/CR%204351%20Bancroft%20Street.pdf> (accessed April 22, 2023).

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John Lovett lived with his wife Lucille at 4715 49th Street (#149) in the district. Lucille worked as a bookkeeper and salesperson for her husband's construction company. John was a resident from 1939 until his death in 1965 and Lucille remained there until her death in 2003.

The Dennstedt Building Company, Builder/Resident⁹²

The Dennstedts are important to the history of San Diego, having built many single-family residences, commercial buildings, and apartments from the 1920s through the 1940s. Seven different companies associated with the Dennstedt family were established between 1926 and 1988, three of which were identified as Master Builders by the San Diego Historical Resources Board.

Brothers A.L., C.A., E.L. and A.E. Dennstedt, moved to San Diego from Minnesota in 1926 and established The Dennstedt Company. The company specialized in custom Spanish Eclectic style houses and developed a reputation for hiring skilled craftsmen and retaining them long-term. By 1929, The Dennstedt Company had built hundreds of houses and were advertising themselves as the largest homebuilder in San Diego. They adopted the business strategy of buying vacant lots in existing subdivisions, finding buyers who were willing to contract with them to build a house on the lot, and offering clients financing for both the lot purchase and home construction costs. In this way, they became prolific builders of custom houses.

In 1933, A.L. sold his interest in the company as a result of a dispute with his brothers, likely over whether to enter the tract housing market and work with low-cost FHA loans. Joined by his brother A.E. in 1934, they continued to build custom houses, using their method of selling lots to clients who were willing to contract with them to build their houses. They never built tract housing. They eventually began building speculation houses for clients with FHA loans. The company lasted until 1941, at which point residential construction largely stopped as America entered World War II.

C.A. and E.L. Dennstedt took over the original branch of the company. They benefitted from FHA funding made available in response to the housing shortage, as well as from a building boom that began around 1936. They also continued selling lots to clients who agreed to contract with them to build houses. In the late 1930s, they changed their company name to "The Original Dennstedt Company" to differentiate themselves from the "A.L. and A.E. Dennstedt Building Company." They also began building minimal traditional FHA tract housing. Their work from this period was still of a high quality although they did not reach the same level of style and attention to detail as their earlier custom houses. After World War II, the company shifted to building in modernist styles.

As highlighted in the *Talmadge Park Estates Homebuilders Guide*, the Dennstedts were significant Talmadge builders. According to Notices of Completion, the various Dennstedt Companies constructed fifty-eight houses in the district. Their body of work includes the Edward

⁹² City of San Diego, "Biographies of Established Masters," 69-70.

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and Gertrude Dennstedt Residence, built in 1936 at 4615 Norma Drive (#532). The Spanish Ranch style house is locally designated as a historic resource. Edward Dennstedt and his wife Gertrude lived in the house from 1936 until 1946.

Edward's son, Arthur Dennstedt, was the superintendent of The Original Dennstedt Company. He built and lived in another Spanish Ranch style home at 4525 Norma Drive (#510). Arthur and his family lived there from its construction in 1937 until 1944.

Cooley & Grizzle, Builder/Resident⁹³

According to the Notices of Completion and City Directories, George E. Cooley & Harold W. Grizzle are responsible for the construction of forty-eight homes within the district. They were active in the neighborhood from 1937 to 1948. Harold W. Grizzle lived at 4505 47th Street (#51) from 1941 to 1946.

In the early 1930s, prior to his partnership with Grizzle, Cooley was partners with the locally designated Master Builder Benjamin Torgerson. Torgerson himself built five homes within the district following their split. Cooley and Torgerson had pooled their resources to continue building custom Spanish Eclectic style homes for wealthy clients when the building industry slowed due to the Depression.

Charles H. Wilkinson, Builder/Resident

Census records and City Directories show that Charles Howard Wilkinson was born on March 28, 1893, in Chicago, Illinois. He trained as a carpenter and moved to San Diego with his wife Edna in the early 1930s. Charles and Edna first appeared in San Diego City Directories in 1934. Upon completing 4676 Adams Avenue (#153) in 1937, Wilkinson and his family moved into the residence.

As highlighted in the *Talmadge Park Estates Homebuilders Guide*, Wilkinson was a significant Talmadge builder. Notices of Completion show that between 1938 and 1941, Wilkinson built twenty-six Minimal Traditional homes within the district. In 1948, he built two more homes. Historical research did not reveal when Wilkinson moved out of Talmadge however, it appears that sometime between 1943 and 1947, he moved to the South Park neighborhood of San Diego. Charles died on May 4, 1957, in San Diego. He and his wife are buried at Fort Rosecrans National Cemetery.

Hays & Jackson, Builder/Resident⁹⁴

⁹³ Ronald V. and Dale Ballou May, "Benjamin M. Torgerson, Lois Torgerson, George E. Cooley, and Bertha Cooley Speculation House No. 1," 33, City of San Diego Historic Designation Report, 2011, <https://sandiego.cfwebtools.com/images/files/Marlborough.pdf> (accessed April 22, 2023).

⁹⁴ Kiley and Alexandra Wallace, "Carl and Matilda Hays Speculation House #2, 4849 Canterbury Drive, San Diego, CA," 26, City of San Diego Historic Designation Report, January 2021, <https://sandiego.cfwebtools.com/images/files/Historic%20Nomination%20Report%20-%204849%20Canterbury%20Dr%20-%20LOW%20Res.pdf> (accessed April 22, 2023).

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Locally designated Master Builder Carl B. Hays was born in Ohio in 1884. He moved to San Diego in the early 1920s. In the 1923 San Diego City Directory, he is listed as a partner in the real estate firm Hays, Howard & McCoy, along with C. E. Howard and E. L. McCoy. Hays and McCoy remained partners until 1924. This was likely the period when Hays and McCoy perfected their signature floor plan that they used in Kensington, Talmadge, North Park, and many other communities. The 1928 San Diego City Directory listed Hays and his wife as owning a real estate company. In 1936, he partnered with Richard M. Jackson to start the firm Hays & Jackson. Their partnership lasted until Hays' retirement in 1942.

Several advertisements in the *San Diego Union* during Hays' career characterized him as one of the influential builders in the nearby upscale neighborhood of Kensington Heights. He was included in a 1937 photograph of industry leaders such as A.L. & A.E. Dennstedt, Henry F. Landt, R.S. Brock, John Lovett, Raymond Perrigo, Lawrence Michael, Van Brady, and George Forbes. According to Notices of Completion, Hays and Jackson built twenty-four houses within the district. Richard M. Jackson lived in the district and Carl B. Hays built a house for his son, who, according to the City Directory, worked for his father's company.

Chris Cosgrove (Jenkins Construction Co.), Builder/Resident⁹⁵

Jenkins Construction constructed homes in the district from 1937 to 1947. The company was owned by Bernard F. Jenkins (1891-1981). Jenkins was an officer in the US Navy and president of the Building Contractors Association. In the early 1960s, he headed Belleview Center Company, a real estate development business specializing in commercial properties.

Locally designated Master Builder Chris Cosgrove worked for the Jenkins Construction Co. from 1939 to 1946. His responsibilities included being a salesman, draftsman, and manager. In 1941, while working for Jenkins Construction Co., Cosgrove built and lived at 4701 Madison Avenue (#325) within the district. In 1942, while working for Jenkins Construction Co., Cosgrove also built the locally designated house at 4825 Adams Avenue (#164).

Charles H. Tifal⁹⁶

Charles Tifal was born in Wisconsin in 1882 and relocated to San Diego circa 1920. Beginning in the early 1920s, Hurlburt and Tifal designed and constructed buildings, primarily high-end custom residences, in a myriad of styles including French Eclectic, Spanish Eclectic, Arts and Crafts, Tudor, Italian Renaissance and variants with North African and American Pueblo territorial design elements. In 1942, Tifal was no longer working with Hurlburt and was partnered with Scott King. Tifal & King built the Alvarado Road Pump House, cottage, and garage. Tifal died at age 86 in February of 1968.

⁹⁵ Ronald V. May and Kiley Wallace, "Gabriel and Marie Berg House," 39, City of San Diego Historic Designation Report, 2019,

<https://sandiego.cfwebtools.com/images/files/Hi%20Res%20Nomination%20Report%204825%20Adams.pdf> (accessed April 22, 2023).

⁹⁶ City of San Diego. "Biographies of Established Masters," 87.

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G. F. Samuel & Son⁹⁷

G. F. Samuel & Son were a father and son building company. Gilbert F. the father and Gordon F. the son. Gilbert was born in Missouri in 1887 and Gordon was born in Missouri in 1911. Gordon shows up working with his father in the San Diego City Directory in 1937. Their partnership lasted until 1942. During that five-year time span, they built twenty houses in the district, in the Minimal Traditional and Streamline Moderne styles. They are also featured in the *Talmadge Park Estates Homebuilders Guide*. Gordon did not live in the district while he was building out the neighborhood. He did move back in 1947 into a house he had built in 1940. He remained there until 1960.

Once WWII began, Gordon ended the building partnership with his father and went to work in the aircraft and defense industry to support the war effort. After WWII, Gordon went into the oil well business in Oklahoma and Texas with his childhood friend and TV celebrity, Art Linkletter. Gordon died in 1995 at the age of 84. His father, Gilbert, died in 1954 at the age of 65.⁹⁸

Anderson and Johnson⁹⁹

Robert A. Anderson and Leonard Johnson built sixteen houses within the district. They advertised as Anderson & Johnson in the 1924 classified section of the San Diego City Directory. According to the San Diego Directories, they remained partners until the 1970s. Frequently builders, either together or separately, bought lots, built on them, and then sold them upon completion. Two of their residential properties have been locally designated in Kensington.

Robert Anderson's parents immigrated from Denmark and became naturalized citizens in 1894. The 1920 Census shows Robert and his brother Willie as living with their parents in Buse, Minnesota. Both brothers' occupations were listed as "general carpentry" in that census. Willie later worked for his brother. In 1927, Robert married Cora and they lived at 4745 Hawley Boulevard, the business address listed in the *Talmadge Park Estates Homebuilders Guide*. The family lived there until at least 1939.

Leonard Johnson was born in Sweden in 1892. In 1913, he immigrated to New York City. In 1924, he appeared in the San Diego Directory at 1811 Adams Avenue, with his work association listed as Anderson & Johnson. By 1926, Johnson was married to another Swede, named Helga, and they lived on Marlborough Drive in Kensington with their two children.

In 1948, Johnson designed and built their home in Kensington on 4343 Ridgeway Drive, an individually designated historic resource listed on the City of San Diego's Historic Resource Register. The home is an early example of a custom Ranch style home. Johnson and Helga lived

⁹⁷ Talmadge Park Estates Historic District, "Samuel & Son," <https://www.tpehd.org/biographies-1/samuel-%26-son> (accessed April 22, 2023).

⁹⁸ Ronald V. & Dale Ballou May, "The Willis and Jane Cotton Fletcher House/Ralph L. Frank, Architect," City of San Diego Historic Designation Report, 2008, pp. 21-22, 87, https://sandiego.cfwebtools.com/search.cfm?local=true&res_id=1335&local_id=1&display=resource&key_id=66 (accessed April 22, 2023).

⁹⁹ Talmadge Park Estates Historic District, "Anderson and Johnson," <https://www.tpehd.org/biographies-1/anderson-and-johnson> (accessed April 22, 2023).

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there until their deaths, Helga in 1976, and Leonard in 1980. Their son inherited the residence and sold it in 1982.

Stallard & Oates¹⁰⁰

Stallard & Oates are featured in the *Talmadge Park Estates Homebuilders Guide*. They built ten homes within Talmadge between 1938 and 1941, during the major building boom. William B. Stallard was born in Omaha, Nebraska in 1896. His father was a real estate agent, and his mother was a housewife born in Wales. His WWI draft card listed him as an electrician for the Western Pacific Railroad. By 1923, Stallard was living in San Diego. In the mid-1920s he worked for a builder who was the son of Master Builder Martin V. Melhorn. By 1927, the City Directory listed Stallard as a “carpenter.” In the 1930 Census, William Stallard, his wife Opal, and their son Bobby lived at 1321 Vine Street, San Diego. William was a building contractor and Opal was a stenographer in a title office. William and Opal divorced in 1932. William died in 1956 at age 60 while vacationing in Flagstaff, Arizona.

Pirl A. Oates was born in 1896 in Havana, Arkansas and grew up in a rural area. Pirl enlisted in the Navy during WWI from 1917 to 1919. He married his wife Esther in 1920. By 1922, they were living in San Diego. Pirl died at age 90 in 1986 in Vista, California, thirty years after his business partner William Stallard passed away.

William B. Stallard and Pirl A. Oates became business partners in the mid-1920s. They remained in business until the early 1950s. One of their most well-known projects was the 1930 Spanish style bungalow courtyard apartments on 2417 Broadway in Golden Hill.

Louise Severin¹⁰¹

Louise Mary Henkensmeier was born in Kansas City, Missouri, in 1892. After moving to San Diego in the 1910s, she apprenticed in the construction trades and had passed the exams required to earn a general contractor’s license by the start of the 1920s. Around the same time, she married Hilmer Severin, who eventually joined her in an assisting role in her construction business. From the late 1920s and through the Great Depression, Louise Severin established herself as builder by buying clusters of lots in existing subdivision blocks in high-end neighborhoods, particularly Kensington. During the Depression, Severin and her husband along with Louise’s mother, Elizabeth Henkensmeier, pooled family funds to buy and sell lots, build homes, and remain solvent.¹⁰² In 1935, Severin was granted the first FHA loan in San Diego for the construction of a home at 4720 Norma Drive (#567).¹⁰³ During World War II, Louise Severin continued to build FHA houses for defense contractors and returning veterans.

¹⁰⁰ Talmadge Park Estates Historic District, “Stallard and Oates,” <https://www.tpehd.org/biographies-1/stallard-%26-oates> (accessed April 22, 2023).

¹⁰¹ City of San Diego. “Biographies of Established Masters,” 85-86.

¹⁰² Ronald V. and Dale Ballou May, “Commander Wilbur V. and Martha E. Shown / and Louise Severin House,” Historic Designation Report, 2005, <https://www.legacy106.com/CommanderWilburVandM.htm> (accessed April 22, 2023).

¹⁰³ “First Building Loan Under FHA Here Approved,” *San Diego Union*, February 28, 1935; and “First U.S. Loan Granted for This New S.D. Home,” *San Diego Union*, March 3, 1935.

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Severin completed the designs and personally supervised construction crews for each project. Many of her family members worked for her as carpenters and building assistants. She and other family members would move frequently to be near their current projects or to occupy a speculation house until it was sold. Severin completed six residences within the district between 1934 and 1939.

Louise Severin is best known for her interpretations of Spanish Eclectic styles, including the Spanish Ranch substyle and the Monterey style. Distinctive elements of her work include rusticated stucco textures, wide windows, tapered stucco chimneys with inset panels, parapets topped with Mission tiles, front walled garden or patio areas, and large rooms.¹⁰⁴

Clifford Magee May¹⁰⁵

Clifford Magee May was born in San Diego in 1908. He was a sixth-generation San Diego native and a descendant of the pioneering Estudillo family. May is credited with popularizing the Ranch house and was the originator of the Spanish Ranch style. Originally a furniture designer, he had no formal training in architecture when he began designing homes, finding inspiration in his familiarity with his own family's and the region's Spanish Colonial architectural heritage.¹⁰⁶

Around 1932, May built his first house, for his wife and himself, with the help of engineering contractor Orville U. Miracle. By 1937, May had designed approximately fifty houses in San Diego, mostly in Talmadge Park and La Jolla Hermosa.

May's early Hacienda homes featured a deliberately rustic, hand-crafted character. What distinguished his designs from the Spanish Revival style houses by his contemporaries was their low, spreading quality and close relationship to the outdoors. They were also organized around ground-level galleries and patios rather than raised porches and featured attached garages to help maximize livable space in the rear of lots.¹⁰⁷

May moved to Los Angeles in 1937, where he remained for the rest of his career. In Los Angeles, he continued to produce custom Ranch houses in addition to designing standard plans for tract housing. Among the first of these was the Riviera Ranch subdivision in west Los Angeles, begun in 1939 in partnership with John A. Smith.¹⁰⁸

Orville U. Miracle¹⁰⁹

Orville U. Miracle was born in 1871 in Wisconsin. While living in the Midwest, Miracle built concrete sidewalks and curbs. He moved to San Diego in 1924. In 1927, he started the Miracle Construction Company. That same year he won a contract to pave the sidewalks in Oceanside,

¹⁰⁴ City of San Diego. "Biographies of Established Masters," 85-86.

¹⁰⁵ City of San Diego. "Biographies of Established Masters," 38-39.

¹⁰⁶ May often spent time growing up with family members at the Las Flores Adobe, Rancho Santa Margarita, and the Estudillo House in Old Town. Van Balgooy, "Designer of the Dream," 129.

¹⁰⁷ CalTrans, "Tract Housing in California, 1945-1973," 73.

¹⁰⁸ Ibid.

¹⁰⁹ Talmadge Park Estates Historic District, "Orville U. Miracle," <http://www.tpehd.org/biographies-1/orville-u.-miracle> (accessed April 22, 2023).

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California. Shortly thereafter, Talmadge developer Roy Litchy hired Miracle to start building sidewalks within Talmadge Park. The O.U. Miracle stamp remains visible in in the district sidewalks.

Roy Litchy's daughter was married to Cliff May. Thus, Cliff May met O. U. Miracle through his father-in-law. The Miracle Construction Company went into partnership with Cliff May and built May's first Ranch style house in 1932 in Talmadge. The name of their company became Cliff May Miracle Company. This first home became a prototype for fifty other Ranch style houses built within San Diego during the May Miracle partnership before WWII.¹¹⁰

O. U. Miracle had an office within Talmadge Park Estates Historic District from 1928 until 1938. This was during the time his company was paving the sidewalks and building two homes. Miracle and his wife lived in the neighborhood from 1933 until 1938. Their home (not extant) was located next to their Miracle Construction Company office at the entrance to Talmadge Park Estates Unit 1 at Monroe Avenue and Euclid Avenue.

Frank R. Carlson

Frank R. Carlson was the engineer who designed Talmadge's historic gates. According to Voter Registration records, he lived in the district in 1928 at 4751 Monroe Avenue (#415). This was during the time the gates were being built and installed. His house was next to the gate he designed at the southeastern corner of Euclid and Monroe Avenues.

Additional Architects and Builders (alphabetical order following Section 8 page 190)

Anderson and Johnson
Carlson, Frank R.
Cooley & Grizzle
Cosgrove, Chris
Hays & Jackson
Lovett, John H.
Miracle, Orville U.
Samuel & Son, G.F.
Stallard & Oates
Tifal, Charles H.
Wilkinson, Charles H.

¹¹⁰ City of San Diego. "Biographies of Established Masters," 38.

Talmadge Park Estates Historic District
Name of Property

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Talmadge Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property approximately 139 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 32.758690 Longitude: -117.100980

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- | | |
|------------------------|------------------------|
| 2. Latitude: 32.766337 | Longitude: -117.095699 |
| 3. Latitude: 32.763323 | Longitude: -117.088469 |
| 4. Latitude: 32.758670 | Longitude: -117.088482 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is defined by Monroe Avenue on the south, 44th Street on the west, and 49th Street on the east. The homes on both sides of these boundary defining street are included within the district. The north boundary is irregular and follows the contours of Norma Drive, Constance Drive, Natalie Drive, Adams Avenue, Miracle Drive, and Jean Drive. Homes on both sides of these streets are included in the district. The northeast corner of the boundary captures the first two properties on Lorraine Drive and 49th Street radiating out from the Talmadge Traffic Circle.

Boundary Justification (Explain why the boundaries were selected.)

The district corresponds to the original boundaries that delineated the 1926 Talmadge Park Unit 3 and 1928 Talmadge Park Estates Unit 1 subdivisions. It is also bounded by the original decorative iron entry gates that were placed around the edges of the two subdivisions as part of the initial improvements carried out by its developers, Roy and Guy Lichty.

11. Form Prepared By

name/title: Camille Jorgensen, Historian; Eileen Magno, Principal Historian
organization: Heritage Architecture & Planning
name/title: Laura Henson, Geoffrey Hueter, David Moty, Priscilla Ann Berge, Deborah Sanders, Ralph Teyssier, Cameron Lindsay-Hewett
organization: Talmadge Historical Society
street & number: 832 Fifth Avenue
city or town: San Diego state: California zip code: 92101
e-mail: heritage@heritagearchitecture.com
telephone: (619) 239-7888
date: April 2023; Revised August 2023, October 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Talmadge Park Estates
City or Vicinity: San Diego
County: San Diego
State: California
Photographer: Deborah Sanders, Ralph Teyssier, Geoffrey Hueter, Laura Henson
Date Photographed: November 2022 – March 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 35 4545 45th Street (#48), view north
- Photo 2 of 35 4540 47th Street (#56), view northwest
- Photo 3 of 35 4555 47th Street (#60), view northeast
- Photo 4 of 35 4676 Adams Avenue (#153), view north
- Photo 5 of 35 4825 Adams Avenue (#164), view south
- Photo 6 of 35 4651 Constance Drive (#187), view northeast
- Photo 7 of 35 4775 Constance Drive (#213), view northeast
- Photo 8 of 35 4517 Euclid Avenue (#250), view east
- Photo 9 of 35 4634 Euclid Avenue (#276), view west
- Photo 10 of 35 4520 Highland Avenue (#278), view west
- Photo 11 of 35 4515 Max Drive (#331), view southeast

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- Photo 12 of 35 4522 Max Drive (#334), view northwest
- Photo 13 of 35 4535 Max Drive (#338), view south
- Photo 14 of 35 4704 Miracle Drive (#355), view northwest
- Photo 15 of 35 4576 Monroe Avenue (#388), view north
- Photo 16 of 35 4602 Natalie Drive (#459), view northwest
- Photo 17 of 35 4749 Natalie Drive (#498), view north
- Photo 18 of 35 4543 Norma Drive (#516), view northeast
- Photo 19 of 35 4554 Norma Drive (#520), view west
- Photo 20 of 35 4569 Norma Drive (#525), view south
- Photo 21 of 35 4606 Norma Drive (#528), view west
- Photo 22 of 35 4609 Norma Drive (#529), view northeast
- Photo 23 of 35 4615 Norma Drive (#532), view northeast
- Photo 24 of 35 4630 Norma Drive (#537), view southeast
- Photo 25 of 35 4720 Norma Drive (#567), view west
- Photo 26 of 35 4725 Norma Drive (#569), view southeast
- Photo 27 of 35 4738 Norma Drive (#574), view west
- Photo 28 of 35 4758 Norma Drive (#580), view west
- Photo 29 of 35 4766 Norma Drive (#582), view northwest
- Photo 30 of 35 Monroe Avenue, south side gate east of 49th Street (#590), view west
- Photo 31 of 35 Adams Avenue, south side gate east of 49th Street (#592), view west
- Photo 32 of 35 Madison Avenue, streetlight at northeast corner of Madison Avenue and Estrella Avenue, view southeast

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- Photo 33 of 35 Adams Avenue, streetscape north and south sides, view southwest
- Photo 34 of 35 Norma Drive, streetscape east side, view southeast
- Photo 35 of 35 Norma Drive, streetscape south side, view northwest

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

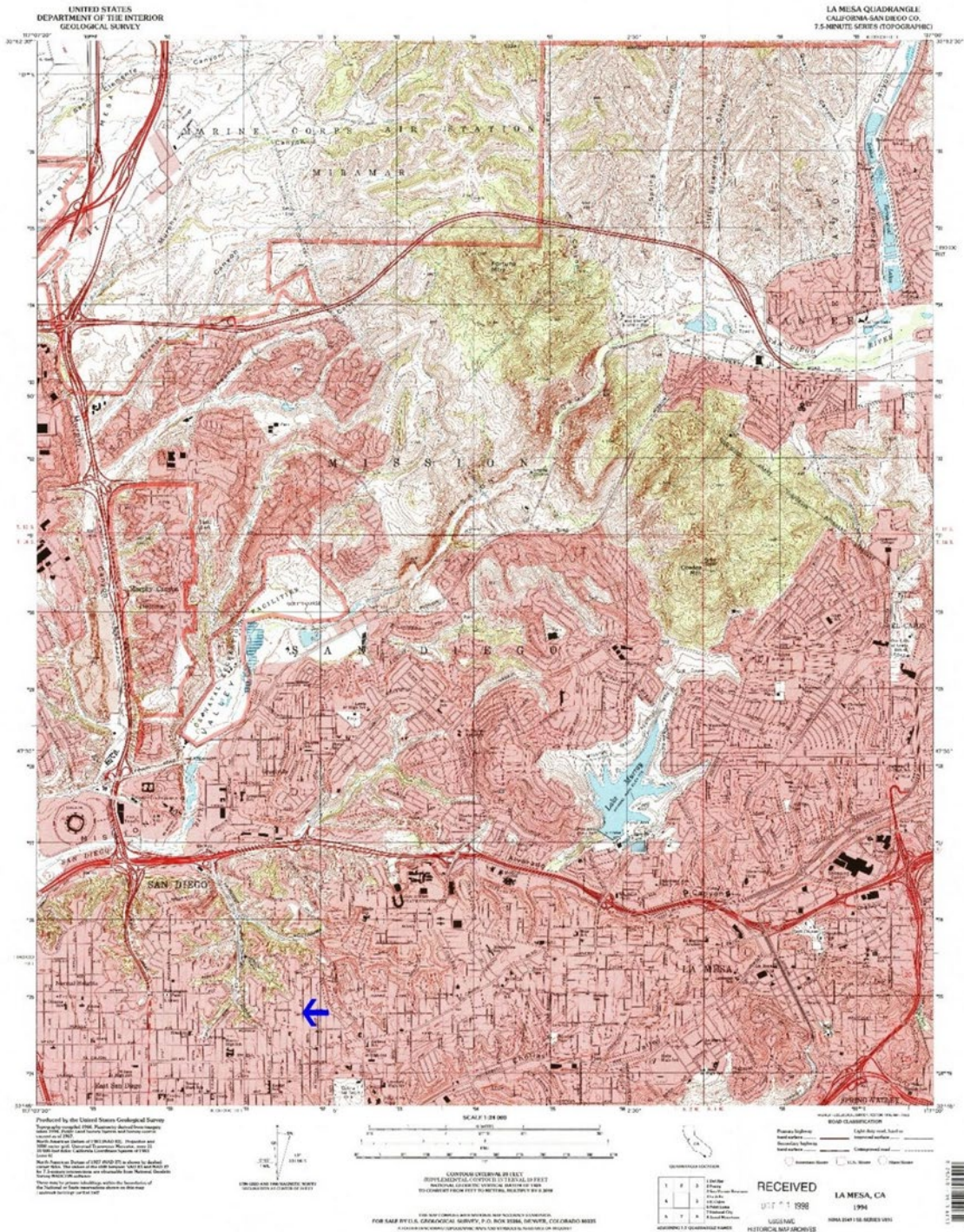
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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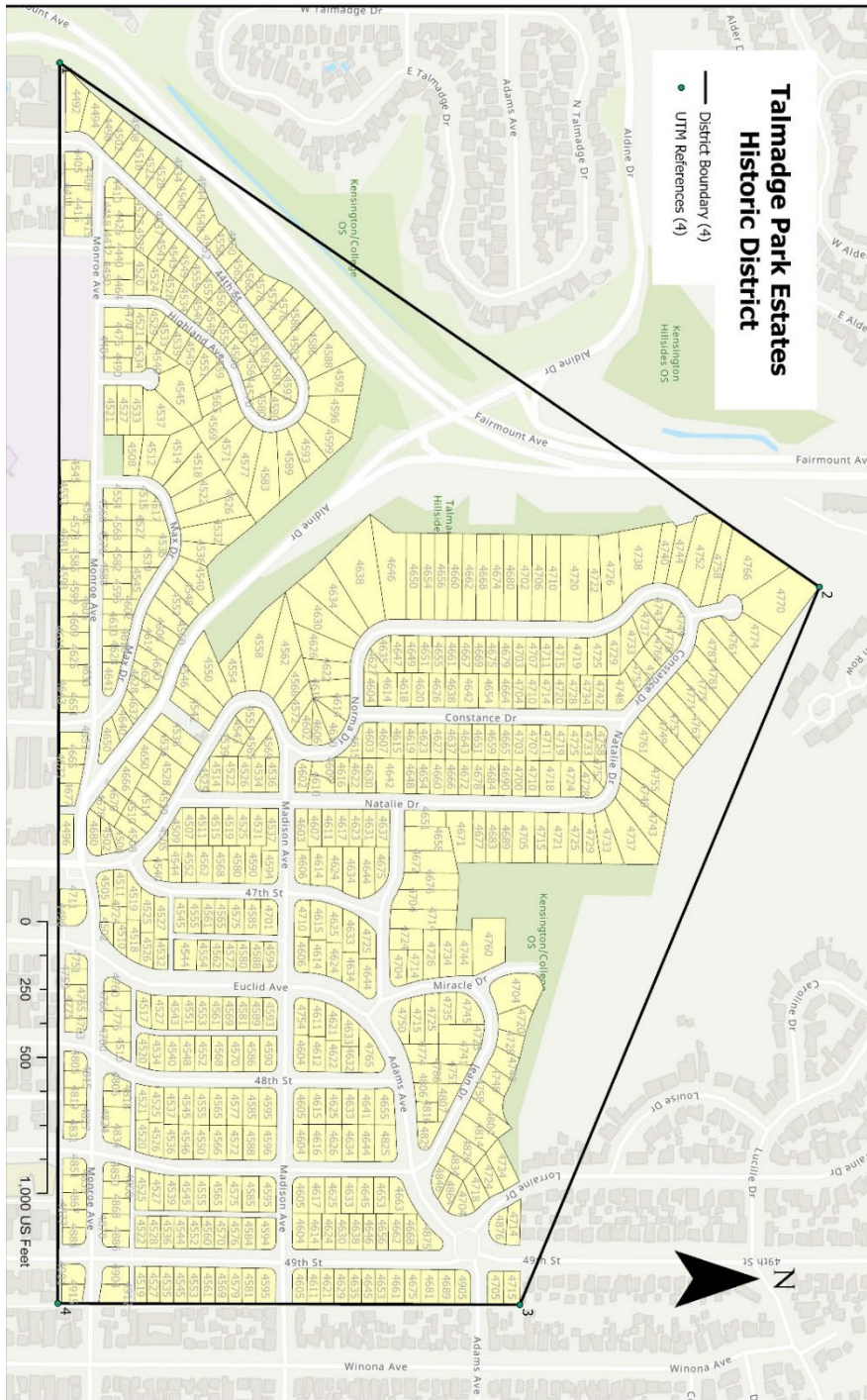
Location Map



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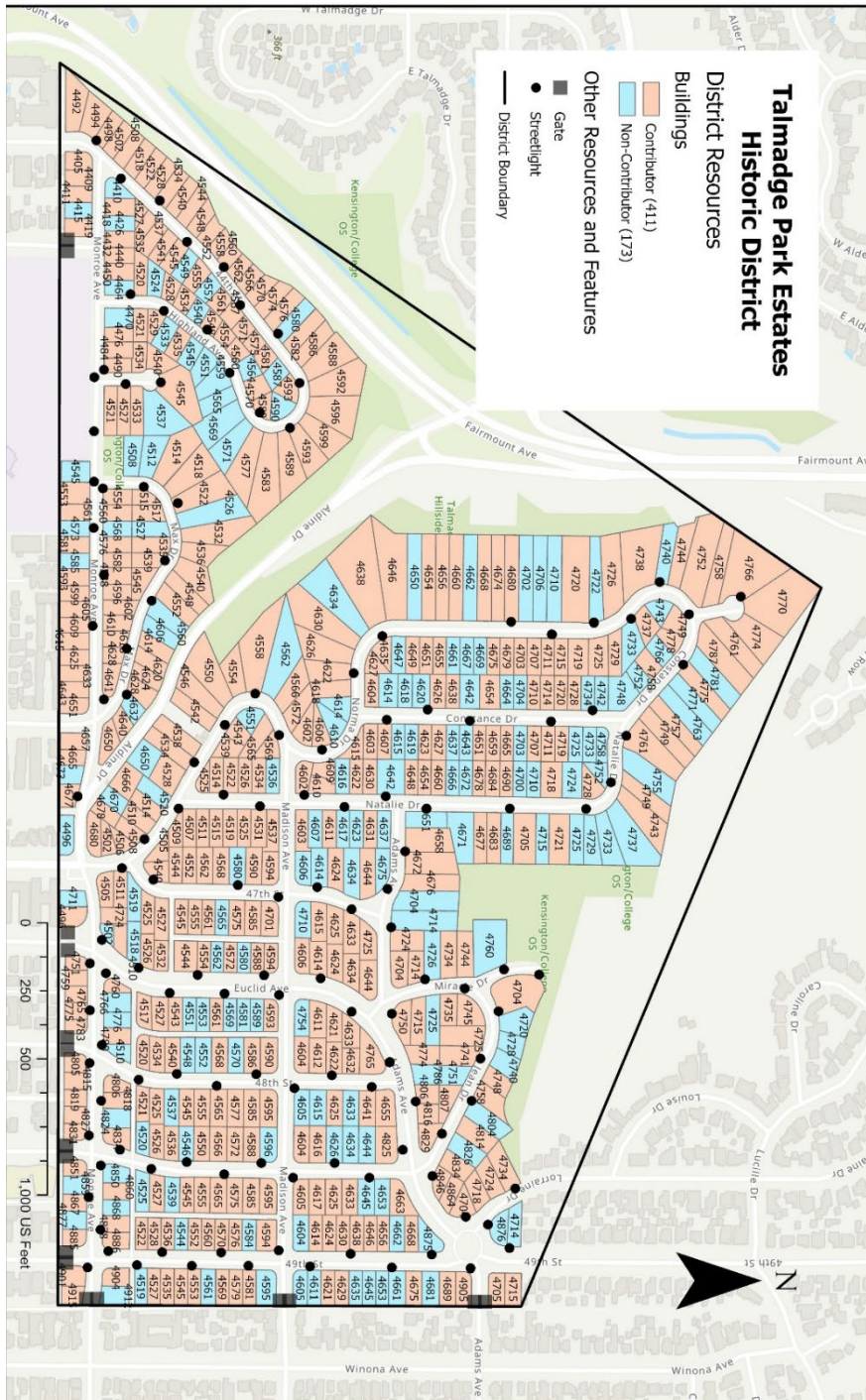
Boundary Map



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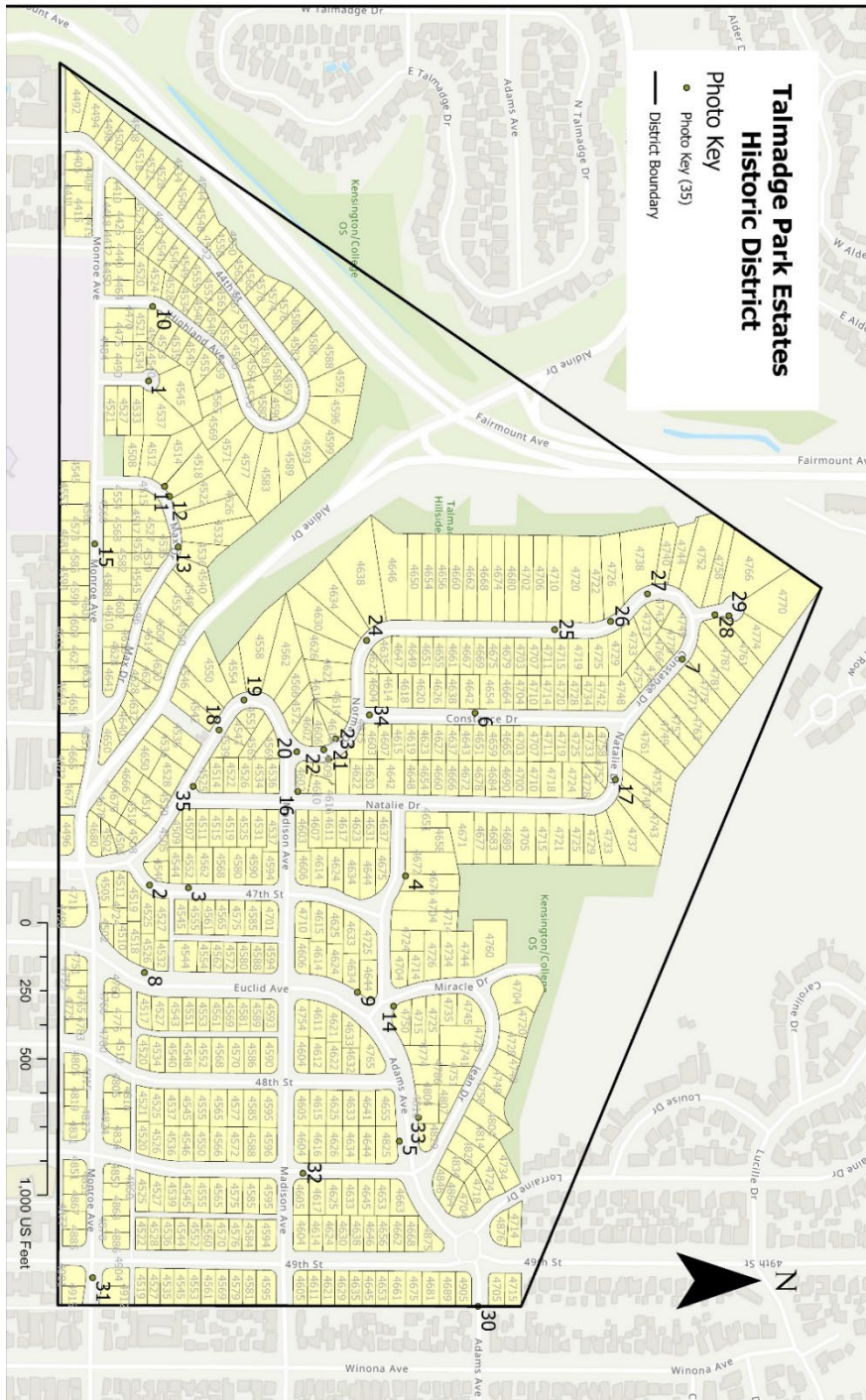
Sketch Map



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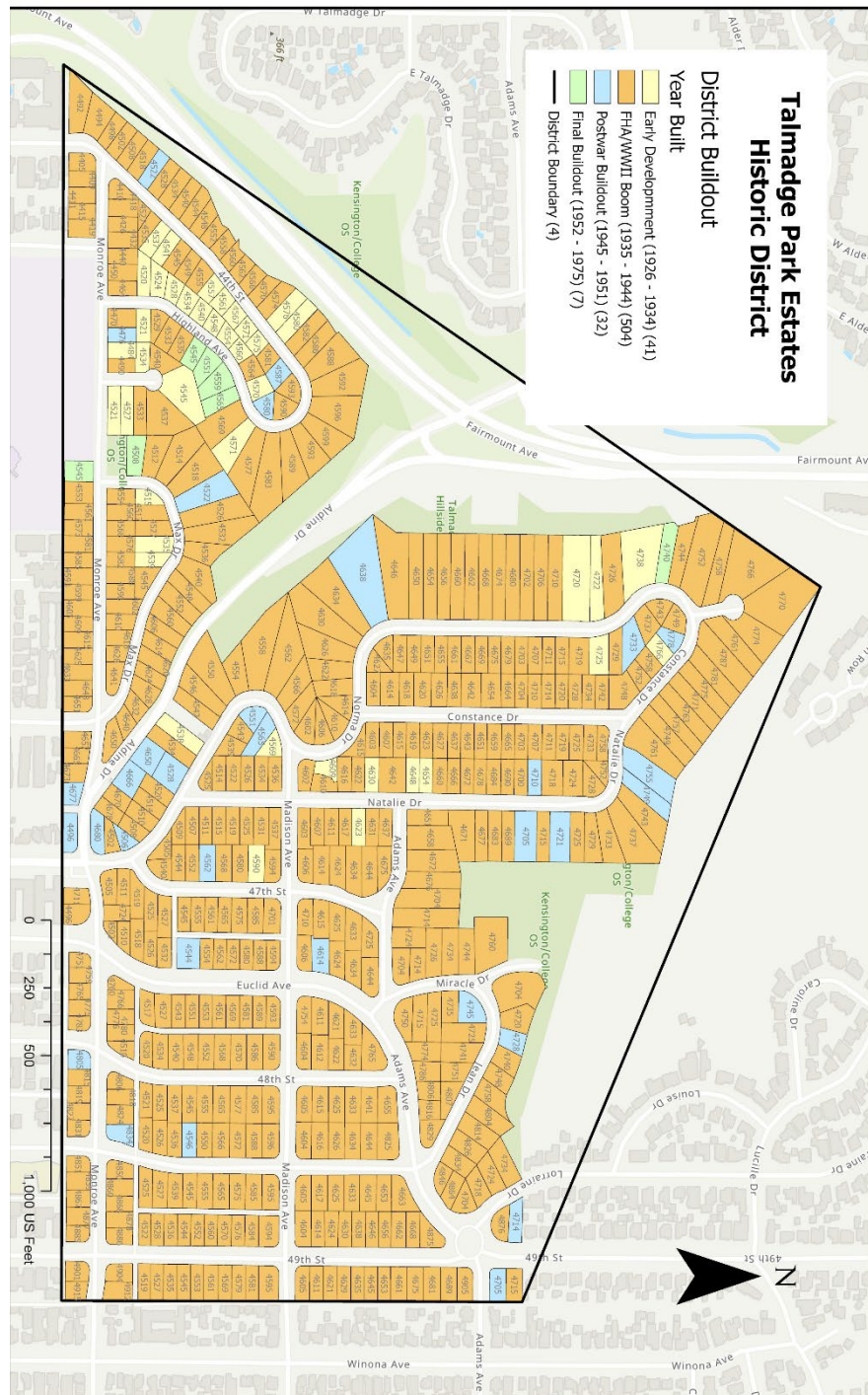
Photo Key



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District Build Out Map



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Figure 1 Talmadge Gates at 49th Street and Monroe Avenue, 1927;
<https://talmadge.org/2017/01/23/talmadges-historic-gates/>



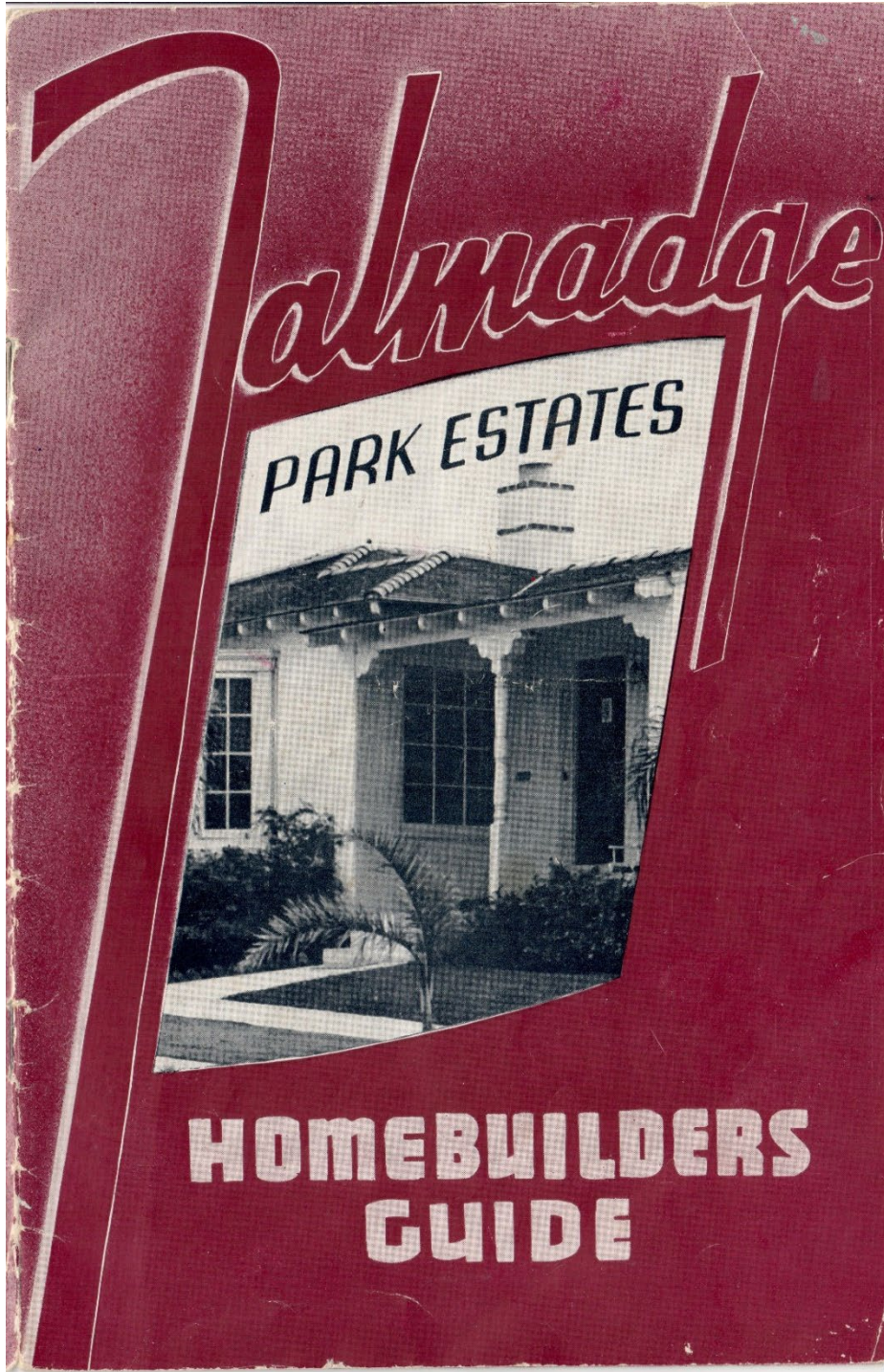
Figure 2 Talmadge Gates at Adams and 49th Street, 1927;
<https://talmadge.org/2017/01/23/talmadges-historic-gates/>



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Figure 3 *Talmadge Park Estates Homebuilders Guide*



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Photo 1 4545 45th Street (#48), view north



Photo 2 4540 47th Street (#56), view northwest



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Photo 3 4555 47th Street (#60), view northeast



Photo 4 4676 Adams Avenue (#153), view north



Talmadge Park Estates Historic District
Name of Property

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Photo 5 4825 Adams Avenue (#164), view south



Photo 6 4651 Constance Drive (#187), view northeast



Talmadge Park Estates Historic District
Name of Property

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Photo 7 4775 Constance Drive (#213), view northeast



Photo 8 4517 Euclid Avenue (#250), view east



Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Photo 9 4634 Euclid Avenue (#276), view west



Photo 10 4520 Highland Avenue (#278), view west



Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Photo 11 4515 Max Drive (#331), view southeast



Photo 12 4522 Max Drive (#334), view northwest



Talmadge Park Estates Historic District
Name of Property

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County and State

Photo 13 4535 Max Drive (#338), view south



Photo 14 4704 Miracle Drive (#355), view northwest



Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Photo 15 4576 Monroe Avenue (#388), view north



Photo 16 4602 Natalie Drive (#459), view northwest



Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Photo 17 4749 Natalie Drive (#498), view north



Photo 18 4543 Norma Drive (#516), view northeast



Talmadge Park Estates Historic District
Name of Property

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Photo 19 4554 Norma Drive (#520), view west



Photo 20 4569 Norma Drive (#525), view south



Talmadge Park Estates Historic District
Name of Property

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County and State

Photo 21 4606 Norma Drive (#528), view west



Photo 22 4609 Norma Drive (#529), view northeast



Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Photo 23 4615 Norma Drive (#532), view northeast



Photo 24 4630 Norma Drive (#537), view southeast



Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Photo 25 4720 Norma Drive (#567), view west



Photo 26 4725 Norma Drive (#569), view southeast



Talmadge Park Estates Historic District
Name of Property

San Diego, CA
County and State

Photo 27 4738 Norma Drive (#574), view west



Photo 28 4758 Norma Drive (#580), view west



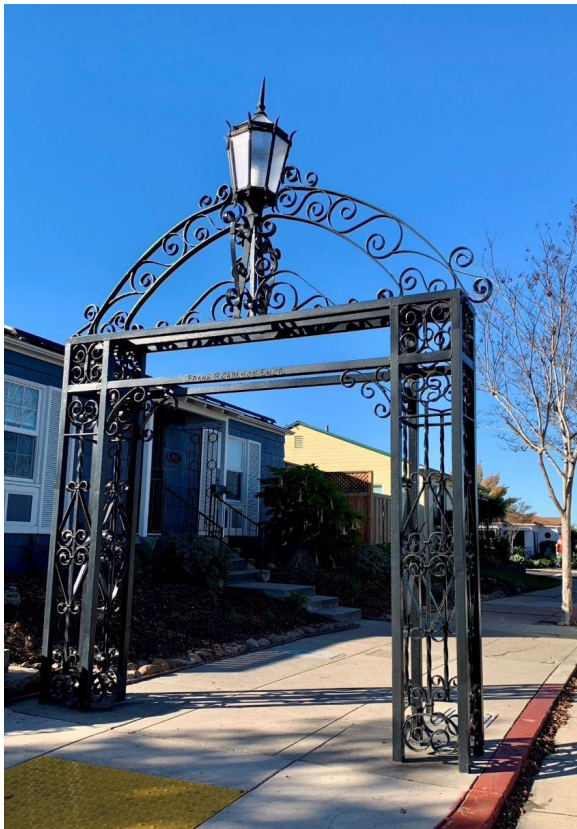
Talmadge Park Estates Historic District
Name of Property

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Photo 29 4766 Norma Drive (#582), view northwest



Photo 30 Monroe Avenue, south side gate east of 49th Street (#590), view west



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Photo 31 Adams Avenue, south side gate east of 49th Street (#592), view west



Photo 32 Madison Ave, streetlight at northeast corner of Madison Avenue and Estrella Avenue (#593), view southeast



Talmadge Park Estates Historic District
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Photo 33 Adams Avenue, streetscape north and south sides, view southwest



Photo 34 Norma Drive, streetscape east side, view southeast



Photo 35 Norma Drive, streetscape south side, view northwest

