

Appendix D
Historic Resource Assessment

Final

The Village at Fairview Project: 2321–2335 N. Fairview Street

Historic Resource Assessment Report

Prepared for
Maribel F. Leyland
City of Burbank Housing Authority Manager, Community Development
150 N. 3rd Street, 2nd Floor
Burbank, CA 91502

December 2024



Final

The Village at Fairview Project: 2321–2335 N. Fairview Street

Historic Resource Assessment Report

Prepared for:

Maribel F. Leyland
City of Burbank Housing Authority Manager, Community Development
150 N. 3rd Street, 2nd Floor
Burbank, CA 91502

December 2024

Prepared by:

ESA
633 West 5th St., Suite 830
Los Angeles, CA 90071

Project Director:

David Crook

Report Authors:

Shannon Papin, M.A.
Valerie Smith, M.S.
Anokhi Varma, M.A.

633 West 5th Street
Suite 830
Los Angeles, CA 90071
213.599.4300
esassoc.com



Atlanta	Pasadena	San Francisco
Bend	Pensacola	San Jose
Irvine	Petaluma	Santa Barbara
Los Angeles	Portland	Sarasota
Mobile	Rancho Cucamonga	Seattle
Oakland	Sacramento	Tampa
Orlando	San Diego	Thousand Oaks
Palm Beach County		

OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

CONTENTS

The Village at Fairview Project – Historic Resource Assessment Report

	<u>Page</u>
Introduction	1
Project Location and Description	2
Area of Potential Effect	2
Regulatory Framework	7
Federal	7
State	8
Local Cultural Heritage Ordinance and Eligibility Criteria	10
Setting	10
City of Burbank	10
Development of the Surrounding Area, Tract 9443, and Project Site	11
Archival Research	26
Historic Contexts	37
Integrity	44
Evaluation of the Subject Properties	44
Subject Property Evaluations	44
Impacts Analysis	62
Direct Impacts – CEQA	62
Indirect Impacts – CEQA	62
Impacts – Section 106	63
Conclusion	64
References	65

Appendices

- A. Resumes of Key Personnel
- B. Sanborn Maps
- C. Aerial Images
- D. Topographic Maps
- E. Occupancy
- F. Historical Society Outreach

Figures

Figure 1	Regional and Local Vicinity.....	3
Figure 2	Project Area Map.....	4
Figure 3	Area of Potential Effects Map.....	5
Figure 4	Topographic map from 1902 with the approximate study area outlined in red.....	13
Figure 5	Topographic map from 1920 with the approximate study area outlined in red.....	13
Figure 6	Topographic map from 1926 with the approximate study area outlined in red.....	14
Figure 7	Aerial image map from 1928 with the approximate study area outlined in red.....	14
Figure 8	Aerial image from 1938 with the approximate study area outlined in red.....	15
Figure 9	Topographic map from 1948 with the approximate study area outlined in red.....	15
Figure 10	Aerial image from 1952 with the approximate study area outlined in red.....	16
Figure 11	Topographic map from 1966 with the approximate study area outlined in red.....	16
Figure 12	Aerial image from 2024 with the approximate study area outlined in red.....	17
Figure 13	Tract 4489, 1921 showing the approximate study area outlined in red.....	18
Figure 14	Tract 9443, 1927, showing the approximate study area outlined in red.....	19
Figure 15	Sanborn map from 1966 with the approximate study area outlined in red.....	19
Figure 16	Parcel map with the approximate study area outlined in red.....	20
Figure 17	Sanborn maps from 1953, 1956, and 1966 (left to right) showing the development of Lots 188–191 (bottom to top).....	23
Figure 18	A 2024 aerial shows the footprint of the buildings on Lots 188–191.....	24
Figure 19	2321 N. Fairview, view facing northwest.....	29
Figure 20	2321 N. Fairview, view facing east.....	30
Figure 21	2325 N. Fairview (Building 1), view facing west.....	31
Figure 22	2325 N. Fairview (Building 1), view facing southeast.....	31
Figure 23	2327 N. Fairview (Building 2), view facing southwest.....	32
Figure 24	2327 N. Fairview (Building 2), view facing south.....	32
Figure 25	2331 N. Fairview (Building 1), view facing west.....	33
Figure 26	2331 N. Fairview (Building 1), view facing northwest.....	33
Figure 27	2333 N. Fairview (Building 2), view facing north.....	34
Figure 28	2333 N. Fairview (Building 2), view facing north.....	34
Figure 29	2335 N. Fairview (Building 1), view facing northwest.....	35
Figure 30	2335 N. Fairview (Building 1), view facing northwest.....	35
Figure 31	2335 N. Fairview (Building 2) with a view north.....	36
Figure 32	2335 N. Fairview (Building 2) with a view north.....	36

Tables

Table 1	City of Burbank Building and Safety Department Building Permits for 2321 N. Fairview Street.....	21
Table 2	City of Burbank Building and Safety Department Building Permits for 2325–2327 N. Fairview Street.....	22
Table 3	City of Burbank Building and Safety Department Building Permits for 2331–2333 N. Fairview Street.....	22
Table 4	City of Burbank Building and Safety Department Building Permits for 2335 N. Fairview Street.....	23
Table 5	Previously Recorded Historic Architectural Resources (within 0.25 Miles of the Project Site).....	26
Table 6	Resources Older than 50 Years within the Area of Direct Impact (ADI)/Subject Properties.....	28
Table 7	Resources Older than 50 Years (within the Area of Indirect Impact).....	28
Table 8	Resources Constructed after 1974 (within the Area of Indirect Impact).....	28

THE VILLAGE AT FAIRVIEW PROJECT

Historic Resource Assessment Report

Introduction

This Historic Resource Assessment Report documents the methods and results of an evaluation completed for the City of Burbank as the Responsible Entity, and the United States Department of Housing and Urban Development (HUD) as lead federal agency under Section 106. As a federal Undertaking, the Project includes federal funding and the Project is subject to federal environmental regulations, including Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended (54 United States Code [U.S.C.] 306108) and the National Environmental Policy Act (NEPA) (42 United States Code [U.S.C.] 4331(a)). Before a federal Undertaking is implemented, Section 106 requires federal agencies to consider the effects of the Undertaking on historic properties. The California Environmental Quality Act (CEQA) Impacts Analysis included in the report is in support of a Class 32 Categorical Exemption and in anticipation of the potential redevelopment of the site.

The Project Site is within Tract 9443 in the City of Burbank and consists of four assessor parcels: 2464-005-030, 031, 073, and 033. The parcels are currently developed with combined total of seven buildings consisting of one and two-story single-family, and multi-family residential buildings, all of which are over 50 years of age. The buildings are vernacular with a few elements of the Minimal Traditional or Ranch style and were constructed from 1941 to 1963. The Project site is bounded by Thornton Avenue to the north, Empire Avenue to the south, N. Fairview Street to the east, and N. Ontario Street to the west.

Work performed included the establishment of an Area of Potential Effects (APE); a records search of the California Historical Resources Information System (CHRIS); research on existing historic resource literature; an on-site survey of the APE; and an evaluation of resource eligibility for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and as a City of Burbank Historic Resource. The Report includes a discussion of the survey methods used, historic background about the City of Burbank, the area around the Project Site, Tract 9443, the pre- and post-World War II residential boom of Burbank, single-family and multi-family property types, and the Minimal Traditional and Ranch architectural styles.

The work also included a description and evaluation of the Subject Properties along with an assessment of any effect to historic properties, as defined by the NHPA, and impacts on historical resources, as defined by CEQA. The APE contains four parcels in the Area of Direct Impact (ADI), and thirteen parcels in the Area of Indirect Impact. All four parcels in the ADI are older than 50 years, and eight of the thirteen parcels in the Area of Indirect Impact contain buildings that are older than 50 years.

Through research, survey, and subsequent evaluation under the applicable federal, state, and local eligibility criteria, ESA finds that the seven buildings on the four parcels in the ADI do not meet the level

of significance required for individual listing on the National Register, California Register, or as a City of Burbank Historic Resource. In addition, none of the eight parcels with buildings older than 50 years in the Area of Indirect Impact were eligible for listing. Therefore, ESA recommends that the properties be assigned a California Historical Resource Status Code of 6Z, meaning they were found ineligible for the National Register, California Register or local designation as an individual property through survey evaluation.

ESA recommends a finding of **No Historic Properties Affected** for Section 106 purposes, pursuant to 36 CFR 800.4. Similarly, ESA anticipates that the Project would have no direct or indirect impact on a historical resource as defined by CEQA. Although there are parcels in the APE that have buildings older than 50 years, including the Project Site parcels, none of the buildings are listed on or are eligible for the National Register, California Register, or local designation as an individual structure or as part of an historic district. Therefore, there are **no historic properties present that can be affected**.

ESA personnel involved in the preparation of this report are as follows: architectural historians Shannon Papin, M.A., Valerie Smith, M.S., and Anokhi Varma, M.A. Resumes of key personnel are included in **Appendix A**.

Project Location and Description

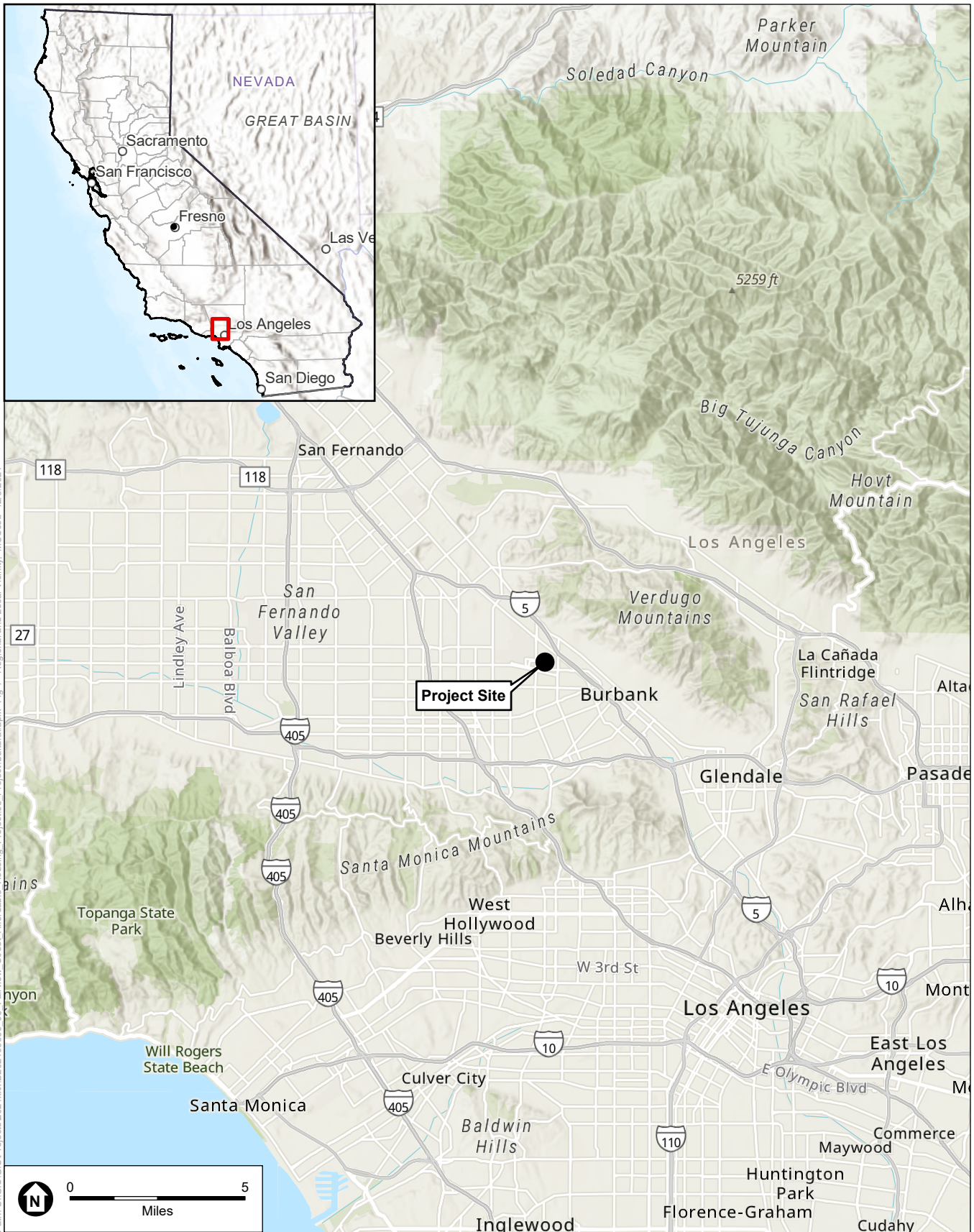
The Village at Fairview (Project) is located at 2321, 2325–2327, 2331–2333, and 2335 N. Fairview Street on four adjacent lots in the city of Burbank, Los Angeles County, California (Assessor Parcel Numbers [APNs] 2464-005-030, 031, 073, and 033). The four parcels total approximately 27,192 square feet (0.62 acres). The Project site is bounded by Thornton Avenue to the north, Empire Avenue to the south, N. Fairview Street to the east, and N. Ontario Street to the west (**Figures 1–2**).

The Project applicant, the Burbank Housing Corporation, is requesting discretionary approvals consisting of a Development Review and Lot Line Adjustment to remove the seven existing on-site buildings at 2321, 2325–2327, 2331–2333, and 2335 N. Fairview Street; merge the four existing parcels into one parcel; and construct an apartment-style multifamily residential building with sixty (60) units. The Project incorporates a step-down design by proposing a building that has three stories with a height of 36 feet 5 inches towards the front of the lot abutting Fairview Street, and four stories with a height of 42 feet 5 inches towards the rear of the lot. Additionally, the Project proposes subterranean parking with 60 parking spaces.

Area of Potential Effect

The Area of Potential Effects (APE) was established as the area where cultural resources that may qualify as historic properties under the National Historic Preservation Act of 1966, as amended, may be directly or indirectly affected. In accordance with Section 106 PA Stipulation VIII.A, the Area of Potential Effects (APE) for the project was established in consultation with Karen Chavez, Associate Planner, City of Burbank Community Development. The APE map was approved on October 17, 2024.

The APE for the proposed Project measures 3.25 acres and consists of an Area of Direct Impact (ADI) plus a surrounding Area of Indirect Impacts; refer to **Figure 3**. The ADI is approximately 0.74 acres and consists of the Project Site plus an additional 15-foot buffer from its eastern boundary extending to the median of Fairview Street. The ADI encompasses all proposed Project components, including areas to be graded/filled and staging areas.



SOURCE: Los Angeles County, 2024; ESA, 2024

The Village at Fairview Project

Figure 1
Regional and Local Vicinity





Path: U:\GIS\GIS\Projects\2024\0000000009_05_Fairview_Street_Affordable_Housing_Project\03_Project\Cultural\aprx_Fig 2 - Project Area_MCScott_12/3/2024

SOURCE: Los Angeles County, 2024; ESA, 2024

The Village at Fairview Project

Figure 2
Project Area Map



Path: U:\GIS\Projects\2024\05_Fairview_Street_Affordable_Housing_Project\03_Project\Cultural\apx_Fig 3-APE_MCS011_12/2/2024



SOURCE: ESA, 2024

The Village at Fairview Project

Figure 3
Area of Potential Effects Map

Intentionally Blank

The Area of Indirect Impact consists of the APE boundary for the proposed Project, which generally consists of adjacent lots that are next to the Project site or separated from only by a public street easement or right-of-way, or alley easement or right-of-way. The Area of Indirect Impact measures 3.25 acres and consists of seven parcels adjoining the ADI to the north, south and west (APNs 2464-005-029, 034, 040, 041, 042, 043, 044) as well as an additional six parcels east of the ADI and situated along Fairview Street (APNs 2464-005-015, 016, 017, 018, 051, 082); refer to Figure 2.

Regulatory Framework

Numerous laws and regulations require federal, state, and local agencies to consider the effects a project may have on cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies.

Federal

Effects of federal Undertakings on both architectural and archaeological resources are considered through the NHPA, and its implementing regulations. Before a federal Undertaking is implemented, NHPA Section 106 requires federal agencies to consider the effects of the Undertaking on historic properties (i.e., properties listed in or eligible for listing in the National Register) and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on any Undertaking that would adversely affect historic properties. Under the NHPA, a property is considered significant if it meets one of the National Register listing Criteria A through D, in 36 Code of Federal Regulations (CFR) 60.4, as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history, or*
- B. Are associated with the lives of persons significant in our past, or*
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or*
- D. Have yielded, or may be likely to yield, information important in prehistory or history.*

For a resource to be eligible for the National Register, it must also retain the integrity to be recognizable as a historical resource and to convey its significance. Resources that are less than 50 years old are generally not considered eligible for the National Register. The California Office of Historic Preservation identifies a criterion of 45 years for potential eligibility for the National Register in order to recognize that there is commonly a five-year lag between resource identification and the date that planning decisions are made.¹

¹ California Office of Historic Preservation, Instructions for Recording Historical Resources, March 1995.

Federal review of the effects of Undertakings on significant cultural resources is carried out under NHPA Section 106 and is often referred to as the Section 106 review process. This process is the responsibility of the lead federal agency. The Section 106 review process typically involves a four-step procedure, which is described in detail in the implementing regulations of the NHPA:

- Initiate the Section 106 process by establishing that the project meets the definition of a federal Undertaking and identify the appropriate State Historic Preservation Officer (SHPO) and other consulting parties to participate in the review process.
- Define the APE in which an Undertaking could directly or indirectly affect historic properties, identify historic properties within the APE in consultation with the SHPO and other consulting parties, and determine if historic properties will be affected by the Undertaking.
- If historic properties will be affected by the Undertaking, assess the effects on historic properties by applying the criteria of adverse effects.
- If historic properties will be adversely affected, consult with the SHPO and other consulting parties to resolve adverse effects by developing an agreement that addresses the treatment of historic properties, notify the Advisory Council on Historic Preservation, and proceed with the project according to the conditions of the agreement.

State

California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdiction.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts that may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881, which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”² The criteria for eligibility for the California Register are based upon National Register criteria.³

² PRC Section 5024.1(a).

³ PRC Section 5024.1(b).

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;⁴
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.⁵

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed at on a local register of historic places, or designated under any local ordinance, such as a contributor to a historic district.⁶

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also, like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the

⁴ PRC Section 5024.1(d).

⁵ PRC Section 5024.1(d).

⁶ PRC Section 5024.1(e)

California Register if it maintains the potential to yield significant scientific or historical information or specific data.⁷

Local Cultural Heritage Ordinance and Eligibility Criteria

City of Burbank

In 2011, the Burbank City Council updated the City’s Historic Resource Management Ordinance. The ordinance (Burbank Municipal Code Section Title 10, Division 6: Historic Preservation Regulations) outlines the processes and procedures to designate a property as a Historic Resource. A Historic Resource is defined in the Burbank Municipal Code as, “any Resource that has special character or aesthetic value in the historic, cultural, architectural, archaeological, or social heritage of the City of Burbank.”

Designation of a property as a Historic Resource demonstrates a commitment made by the property owner to preserving those improvements and features which reflect elements of the City’s architectural and environmental heritage.

10-1-926: Criteria for Designation of Historic Resources

Prior to a resource being approved as a Designated Historic Resource, the Resource must satisfy one of the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of Burbank’s or California’s history and cultural heritage.
- B. Is associated with the lives of persons important in the past.
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.⁸

Setting

City of Burbank

During the period of Mexican rule (1821–1848), the former mission lands were secularized and divided, and large tracts of land were granted to individuals to encourage settlement in Alta California. Most of the land comprising the present-day City of Burbank was formerly part of Rancho San Rafael, a gift of over 36,000 acres given to Jose Maria Verdugo in 1784 by the Spanish Crown in gratitude for his military service at Mission San Gabriel⁹ Verdugo’s children struggled to provide proof of ownership to the United States government following the cessation of the Mexican-American War. This legal struggle, combined with the effects of drought and the Verdugo’s elaborate lifestyle, caused Rancho San Rafael to be sold at auction to Alfred B. Chapman in 1869. North of the Los Angeles River, the land was formerly part of

⁷ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>.

⁸ Codified in the City of Burbank Municipal Code, which can be accessed online at <https://www.codepublishing.com/CA/Burbank/>

⁹ “Rancho San Rafael: A Land in Transition,” PBS SoCal, October 4, 2010, <https://www.pbssocal.org/shows/departures/rancho-san-rafael-a-land-in-transition>

Rancho La Providencia, a 4,000-acre Mexican land grant given to Vicente de la Osa and others in 1843.¹⁰ Rancho la Providencia was subsequently purchased in 1851 by Americans David W. Alexander and Alexander Bell.¹¹

Dr. David Burbank, a Los Angeles dentist, purchased Rancho La Providencia and parts of Rancho San Rafel in 1875. Burbank, who became a sheep farmer, supported the construction of a Southern Pacific Railway line from Los Angeles to his land. This essential connection was constructed from 1873 to 1875.¹² However, Burbank sold his land holdings to the Providencia Land and Water Company in 1886; the company platted the Town of Burbank the next year.¹³

By 1888, Burbank boasted a streetcar line, a sixty-room hotel, and over 250 residents. The city was incorporated in 1911 and quickly grew into a residential and industrial community. The same year, Burbank was connected to Los Angeles via the Pacific Electric Railroad, which led to another population boom.

In the 1920s to 1960s, the city also became a home for the entertainment industry, with Warner Brothers, Walt Disney, and NBC locating studios there. During the 1920s, the motion picture and aircraft industries flourished, leading to residential developments. The city's industries sustained Burbank through the difficult periods of the Great Depression and World War II, and the city experienced its biggest growth (to date) during the late 1940s and 1950s. The Lockheed Aircraft Company established an aviation plant at Burbank in the 1920s, which produced planes for the Allies during World War II. Lockheed closed the plant in the 1990s. The city has grown to a community with a population of just over 107,000.^{14,15}

Development of the Surrounding Area, Tract 9443, and Project Site

Surrounding Area History

Sanborn Maps, EDR Aerial Photo Decade Package, EDR Historical Topo Map Report (Appendices B–D) and the City of Burbank Citywide Historic Context Report were used for the sections below unless otherwise noted.

From 1894 to 1902, the Project Site was undeveloped land located southeast of the towns of Dundee and Roscoe, through which the Southern Pacific railroad line passed. By 1902, the area had developed with a limited number of roads, with a handful of buildings situated near road junctions (**Figure 4**). By 1920, more roads were constructed, including near the Project Site, and another Southern Pacific railroad line to the south converged with the Southern Pacific line to the east (**Figure 5**). Empire Avenue, which later became a major commercial and industrial corridor in Burbank, was first depicted on topographic maps south of the Project Site in 1926. Clusters of industrial and commercial buildings began to be constructed to the southeast of the Project Site at Victory Place and Empire Avenue (**Figure 6**). The Project Site was

¹⁰ “Burbank History Timeline,” Burbank in focus, Burbank Public Library. Accessed August 23, 2024, <https://burbankinfocus.org/timeline>

¹¹ Galvin Preservation Associates, “City of Burbank Citywide Historic Context Report, 15.

¹² Galvin Preservation Associates, “City of Burbank Citywide Historic Context Report, 19.

¹³ Galvin Preservation Associates, “City of Burbank Citywide Historic Context Report, 27.

¹⁴ United States Census Bureau, “Burbank, California,” accessed August 23, 2024, https://data.census.gov/profile/Burbank_city,_California?g=160XX00US0608954

¹⁵ Galvin Preservation Associates, “City of Burbank Citywide Historic Context Report.

subdivided as Tract 4489 in 1921, and re-subdivided as Tract 9443 in 1927. A 1928 aerial image shows the improvement of roads cutting through the neighborhood and some agricultural land situated to the south (**Figure 7**). A few buildings are visible in the tract, however, the majority of lots were slow to develop, and remained vacant until the 1930s and 1940s. The aerospace industry arrived in Burbank in the late 1920s when the Empire China Factory was purchased by the Lockheed Corporation, and they constructed air hangars and a manufacturing plant at Empire Avenue and Fernando Boulevard approximately 1 mile from the Project Site. In 1928, an airstrip west of the Project Site was created for aircraft testing.

United Airport was constructed northwest of the Project Site in 1930. The airport coincided with Lockheed and the establishment of the aerospace industry which led to the rapid development of Burbank and the creation of jobs. Burbank's industrial and commercial development was concentrated along major thoroughfares such as Empire Avenue, Vanowen Street, and Hollywood Way (**Figures 8–9**). By 1940, Lockheed had purchased the airport, and it was renamed Lockheed Air Terminal. More Lockheed manufacturing plants were built, located northwest of the Project Site.

Working-class residential neighborhoods with mostly one-story Minimal Traditional style homes developed along the side streets of the major thoroughfares, filling in lots in tracts from the 1920s that had remained vacant. A program during World War II called "Remodel-for-Victory," developed in Burbank in 1943, encouraged homeowners to convert single-family homes into multi-family residences to help with a housing shortage due to the number of people employed at Lockheed. Census records show that in addition to the aircraft industry, residents in the area around the Project Site also worked as mechanics, school custodians, electricians, maintenance workers, carpenters, and general clerks.

Lockheed continued to expand in the 1950s and the remaining residential lots in tracts around the airport were filled in with mostly multi-family properties. In the 1950s, schools are visible in the area including Franklin School to the north of the Project Site and the Providencia School to the southwest. The Project Site tract and surrounding neighborhoods to the east were almost fully developed with single-family and multi-family residences by the early 1960s (**Figures 10–11**).

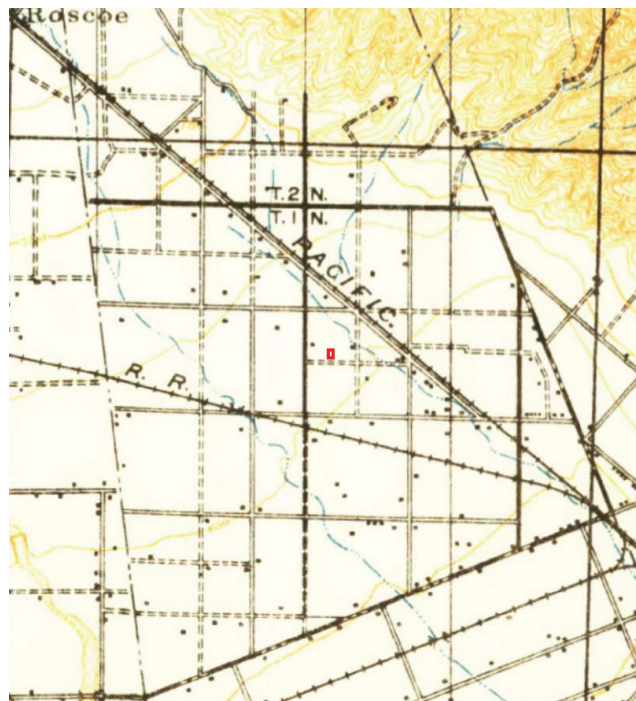
Today the area around the Project Site consists of residential tracts to the east that are bordered by Thornton Avenue and Empire Avenue, which contain mostly industrial properties. Further north and west are more industrial parks and some commercial businesses providing services for the airport including restaurants and hotels (**Figure 12**).



SOURCE: EDR 2024

The Village at Fairview Project

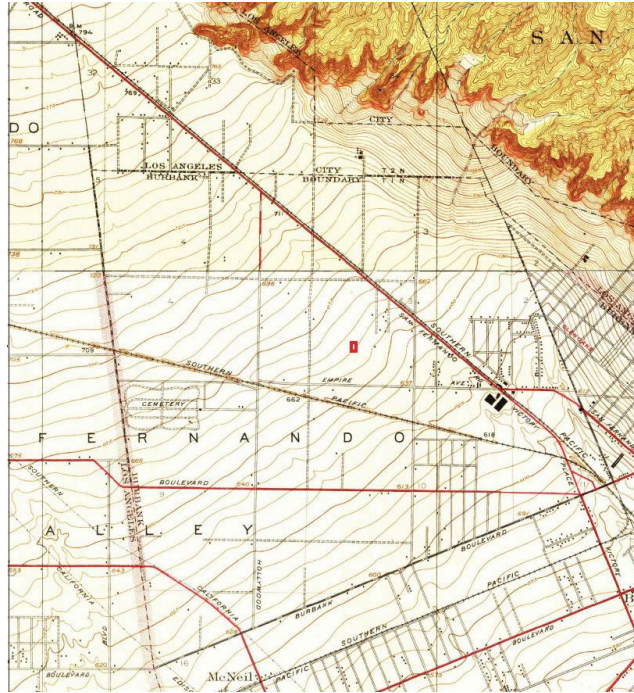
Figure 4
Topographic map from 1902 with the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

Figure 5
Topographic map from 1920 with the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

Figure 6
Topographic map from 1926 with the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

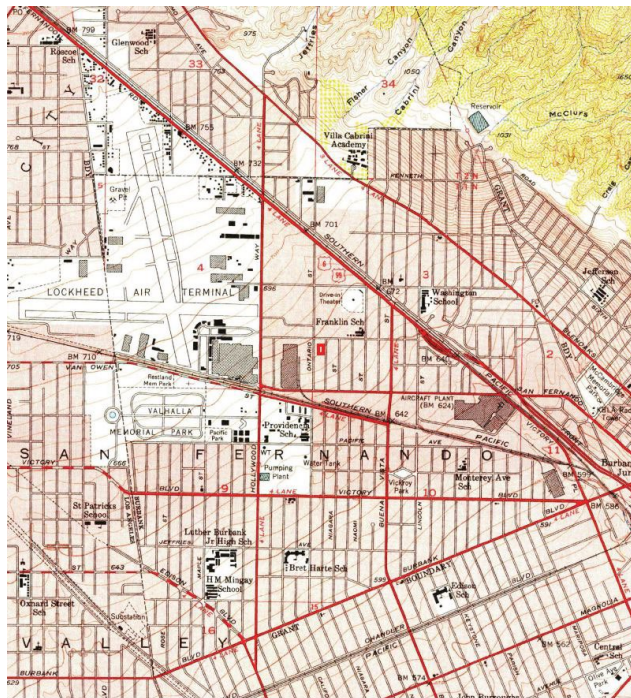
Figure 7
Aerial image map from 1928 with the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

Figure 8
Aerial image from 1938 with the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

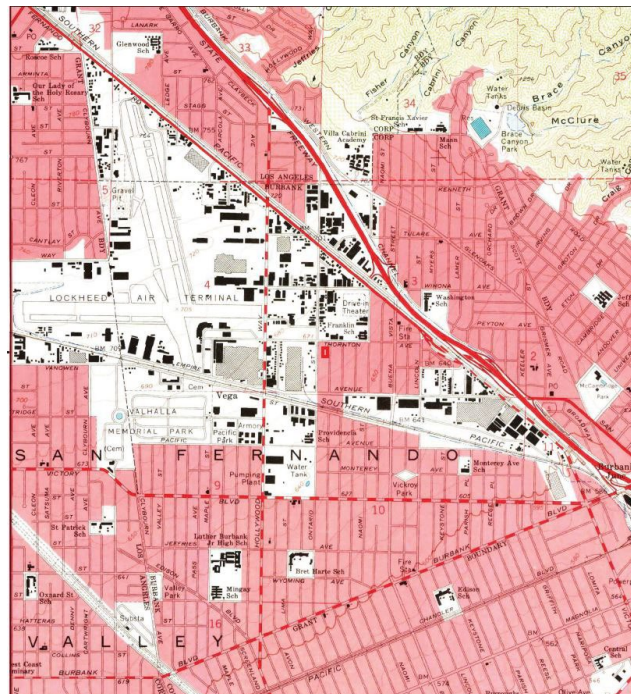
Figure 9
Topographic map from 1948 with the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

Figure 10
Aerial image from 1952 with the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

Figure 11
Topographic map from 1966 with the approximate study area outlined in red



SOURCE: Google Maps 2024

The Village at Fairview Project

Figure 12
Aerial image from 2024 with the approximate study area outlined in red

Tract 9443 History

The Project Site is situated in Tract 9443 on Lots 188-191. As referenced above, the Project Site was formerly undeveloped land from approximately 1894 to the 1920s. Edwards & Wildey Company subdivided it in 1921 as Tract 4489, with lots approximately 300 by 120 feet and the long portion fronting on Fairview Street (**Figure 13**). The firm began in 1904 as Edwards & Winters, and Otto Wildey replaced Winters a few years later, when the name was changed to Edwards & Wildey Company. The same year the Project Site tract was subdivided, Edwards & Wildey announced that they were opening a Burbank office at 201 San Fernando Boulevard in addition to their main Los Angeles office.¹⁶ The advertisement announced that “our large property interests in Burbank make it advisable to establish a branch office ... In addition to our own sub-divisions of some 150 acres, a complete listing of all classes of Burbank property will be handled.”¹⁷ In 1925, Edwards & Wildey commissioned a large building to replace their office in downtown Los Angeles and the Edwards & Wildey Building).¹⁸

The Edwards & Wildey Company subdivided Tract 4489 again in 1927 and it became Tract 9443 with smaller lots that were approximately 50 by 120 feet with the short portion fronting Fairview Street (**Figure 14**). More streets were constructed, cutting through the tract to accommodate the new lots which would allow for more housing for a growing Burbank population. Edwards & Wildey became known for

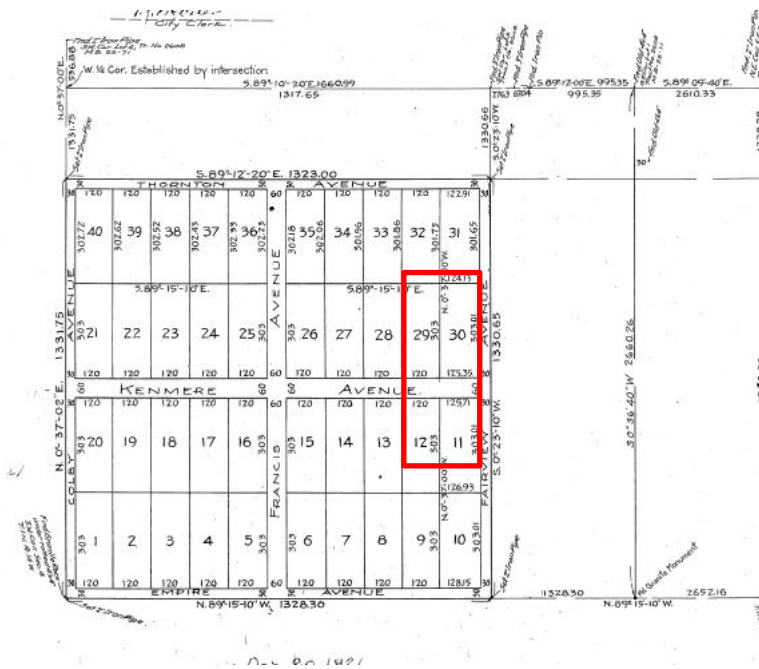
¹⁶ “Burbank Tracts to be Opened Soon,” *Los Angeles Times*, December 4, 1921: 106.

¹⁷ “Edwards & Wildey Company,” *Burbank Review*, December 16, 1921: 5

¹⁸ Paul Spitzer, “A Stronger Bond: Investment Bonds for the Edwards & Wildey Building and Annex, Los Angeles, 15 October 1925,” *The Homestead Blog*, October 15, 2018, Available at: <https://homesteadmuseum.blog/2018/10/15/a-stronger-bond-investment-bonds-for-the-edwards-wildey-building-and-annex-los-angeles-15-october-1925/>.

their subdivision projects in the Los Angeles area, and a 1928 *Los Angeles Evening Express* article credits them for their suburban developments at Los Feliz Hills, San Marino, Burbank, and Granada.¹⁹

The tract developed slowly after was subdivided for the second time in 1927, and only a few lots contained residences until the late 1930s. Residential development through the 1940s increased rapidly due to Lockheed’s aircraft manufacturing operations and the airport’s expansion nearby. By the late 1960s, a Sanborn map depicts the Project Site tract as fully improved with a mixture of single-family and multi-family residences (**Figure 15**). Some earlier residences were demolished and replaced with multi-family residences or multi-family buildings were added to the rear of the lot to accommodate more tenants. Infill occurred from the 1960s to the present with mostly multi-family properties added to the tract. While the tract number remains today as 9443, the lots were renumbered at an unknown date as shown on the most recent parcel map (**Figure 16**).

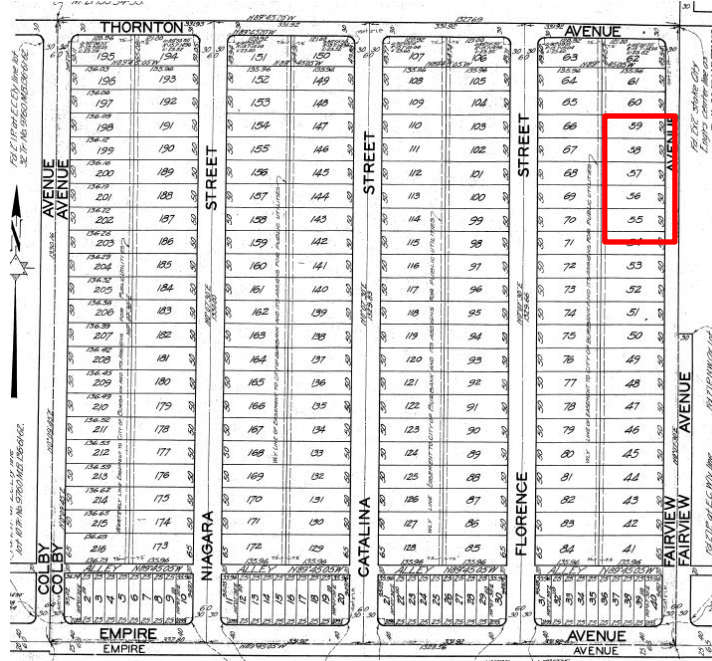


SOURCE: Los Angeles County Office of the Assessor

The Village at Fairview Project

Figure 13
Tract 4489, 1921 showing the approximate study area outlined in red

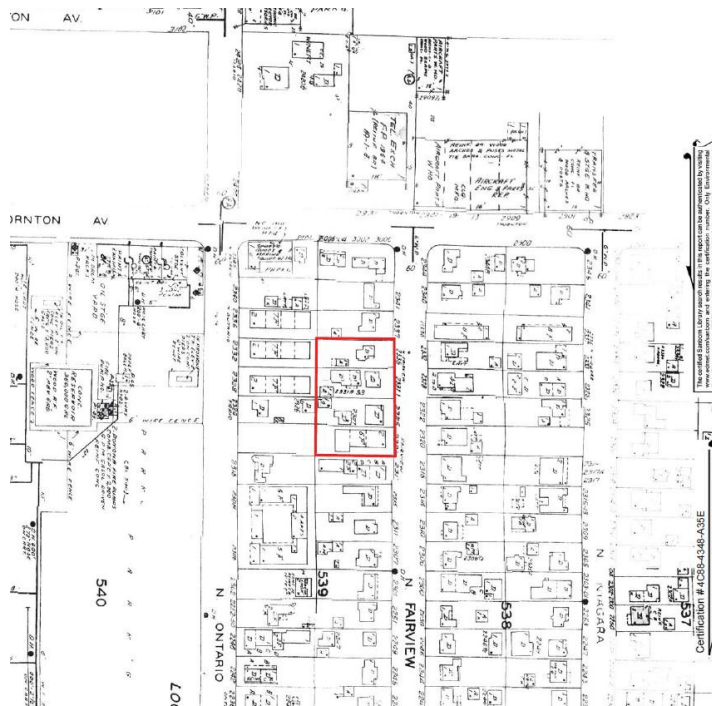
¹⁹ “Granada is a Community of Beautiful Income Homes,” *Los Angeles Evening Express*, April 14, 1928: 20.



SOURCE: Los Angeles County Office of the Assessor

The Village at Fairview Project

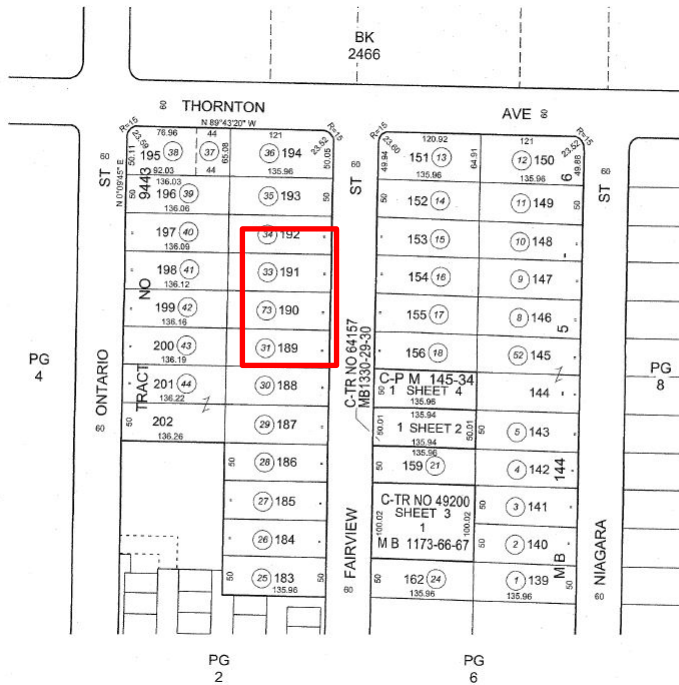
Figure 14
Tract 9443, 1927, showing the approximate study area outlined in red



SOURCE: EDR 2024

The Village at Fairview Project

Figure 15
Sanborn map from 1966 with the approximate study area outlined in red



SOURCE: Los Angeles County Office of the Assessor

The Village at Fairview Project

Figure 16
Parcel map with the approximate study area outlined in red

Project Site Development and Construction History

ESA reviewed the City of Burbank assessor records, Sanborn maps, aerial images, and permit information to determine the construction history of the Project Site, 2321–2335 N. Fairview Street, which consists of Lots 188 through 191. Permits are summarized in **Tables 1–4** below. Select Sanborn map and aerial images are included in **Figures 17–18**.

2321 N. Fairview Street (Lot 188)

2321 N. Fairview Street is the only building on Lot 188 and covers approximately two-thirds of the lot. A permit for a two-room residential building was filed with the City of Burbank in 1937. The residence was remodeled in 1938 and another permit for a new structure was filed in 1941 by Alton B. Cathey. The 1941 permit was likely for a garage, and the other was for a one-story single-family residence that is depicted on a Sanborn map from 1953. The single-story residence and garage were demolished in 1963 and replaced with a multi-family building with six units. Bruce Ayers filed the permit in 1963, and census records show that Ayers lived at 2321 N. Fairview Street as a child beginning in circa 1946 with his mother Orpha and siblings.

The footprint does not appear to have changed from the 1960s to today. Permits detail that the Burbank Housing Corporation remodeled the building in 2005, adding new vinyl siding, remodeling the front façade, installing new windows and decorative gables, replacing all 28 existing windows, and installing a new roof. Currently, the building is listed in city records as a 4,470-square-foot, 6-unit multi-family residence, with each unit containing one bedroom and one bathroom.

TABLE 1
CITY OF BURBANK BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR 2321 N. FAIRVIEW STREET

Issued	Location	Permit/ Assessor Record	Owner/ Occupant	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
04/13/1937	2321 N. Fairview Street	10932	Gerald Terhune	Owner	\$150.00	Permit for two-room residential structure.
C. 1938	2321 N. Fairview Street	12096	Alton B. Cathey	Owner	\$250.00	Permit for enlargement of existing structure, addition of a breakfast nook and remodel of the front and back porch.
17/18/1941	2321 N. Fairview Street	Illegible	Alton B. Cathey	Owner	\$50.00	Permit for new structure (garage).
03/21/1963	2321 N. Fairview Street	417677	Bruce Ayers	C.W. Markham (C)	—	Plumbing permit for sewer cap.
03/27/1963	2321 N. Fairview Street	418006	Orpha M. Lyons	Owner	\$400.00	Demolish existing residence and garage.
05/16/1963	2321 N. Fairview Street	426141	Mr. and Mrs. Lyons	Pacific Empire Buildings, Inc	\$40,000.00	Permit to construct a new 2-story six-unit apartment and paved parking
08/12/1963	2321 N. Fairview Street	428732	Guaranteed Homes	B. B. Lindsa Inc (C)	—	Plumbing permit.
09/27/1963	2321 N. Fairview Street	420131	Lyons	N/A	N/A	Certificate of Occupancy for 6-unit apartment building.
03/18/1983	2321 N. Fairview Street	9008	Mr. Suppa	Hogeland Plumbing (C)	—	Plumbing permit for water heater.
03/18/1988	2321 N. Fairview Street	48906	Art Morris	Hogeland Plumbing (C)	—	Plumbing permit for water heater.
10/13/2005	2321 N. Fairview Street	B05-2206	Burbank Housing Corp.	J D Sterling Construction (C)	\$8,000.00	Addition of 28 same sized windows
10/13/2005	2321 N. Fairview Street	B05-2207	Burbank Housing Corp.	J D Sterling Construction (C)	\$7,800.00	Re-roofing permit.
10/13/2005	2321 N. Fairview Street	B05-2209	Burbank Housing Corp.	J D Sterling Construction (C)	\$97,000.00	Kitchen remodel in all six units, new vinyl siding and addition of 2 decorative dormers (Units A-F)
11/14/2005	2321 N. Fairview Street	B05-2486	Burbank Housing Corp.	J D Sterling Construction (C)	\$23,100.00	Remodel front building façade, addition of 4 windows, extension of staircase. Sandblasting of the building
02/23/2006	2321 N. Fairview Street	E06-0233	Burbank Housing Corp.	Joel A. Lopez (C)	—	Electrical permit for service amp.
04/20/2006	2321 N. Fairview Street	P-06-0459	Burbank Housing Corp.	Vagzen Plumbing Company (C)	—	Permit for six water closets, six lavatories, six bathtubs, six kitchen sinks, and six garbage disposals.

TABLE 2
CITY OF BURBANK BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR 2325–2327 N. FAIRVIEW STREET

Issued	Location	Permit/ Assessor Record	Owner/ Occupant	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
09/3/1946	2325 N. Fairview Street.	33864	Donald A. Miller	Owner	\$2,500.00	Permit for a new 3 bedroom dwelling and a garage.
05/06/1955	2327 N. Fairview Street.	206665	Donald A. Miller	Denton & Dirksen Construction Co. (C)	\$9,000.00	Permit to construct additional units
10/22/1955	2325 N. Fairview Street.	220214	Donald A. Miller	Owner	—	Addition of a 15x25' screen roomed with part shed roof and part gable roof.
10/22/1976	2327 N. Fairview Street.	1990	James Hauser	Owner	\$900.00	Permit for interior remodel
11/24/2004	2327 N. Fairview Street.	B04-2545	Burbank Housing Corp.	J D Sterling Construction (C)	\$79,820.00	Permit to add one-story, 614 square foot structure.
12/13/2004	2327 N. Fairview Street.	B04-2686	Burbank Housing Corp.	J D Sterling Construction (C)	—	Sandblast two walls.

TABLE 3
CITY OF BURBANK BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR 2331–2333 N. FAIRVIEW STREET

Issued	Location	Permit/ Assessor Record	Owner/ Occupant	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
03/20/1941	2333 N. Fairview Street.	21404	Mr. & Mrs. N. C. Briggs	W. H. Snell (C)	\$2,000.00	Permit for a single family residence
01/22/1948	2333 N. Fairview Street.	3646	Walter W. Sooy	Owner	\$150.00	Permit for new construction 2-3 room duplex.
05/17/2000	2331 N. Fairview Street.	B00600	Burbank Housing Corp.	Spencer Construction (C)	\$2,500.00	Permit for 19 new windows.
05/17/2000	2333 N. Fairview Street.	B00600	Burbank Housing Corp.	Spencer Construction (C)	\$2,800.00	Permit for reroof.
06/28/2000	2333 N. Fairview Street.	B00886	Burbank Housing Corp.	Spencer Construction (C)	\$1,500.00	Permit to remove existing garage and illegal unit.
06/28/2000	2321 N. Fairview Street.	B00887	Burbank Housing Corp.	Spencer Construction (C)	\$22,250.00	Permit for new three car garage and laundry room addition.

TABLE 4
CITY OF BURBANK BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR 2335 N. FAIRVIEW STREET

Issued	Location	Permit/ Assessor Record	Owner/ Occupant	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
09/12/1946	2335 N. Fairview Street (Building 1)	33944	Della L. & J. G. Matthews	Owner	\$5,190.00	Permit for a 3 bedroom house and garage
10/07/1957	2335 N. Fairview Street (Building 1)	278551	F. Freeouf	Andrews & Schroeder	—	Permit for wall heaters.
07/10/1963	2335 N. Fairview Street (Building 2)	425693	Vin Cullen	Mahoney-Morrisen	\$20,000	Permit for new 4-unit apartment structure and removal of existing garage.
06/10/1964	2335 N. Fairview Street (Building 2)	—	Vin Cullen	—	—	Certificate of Occupancy for four-unit apartment structure.
07/05/1978	2335 N. Fairview Street (Building 2)	—	Marcees Gardening Services	—	—	Business application for residential tenant to use home address as business address.
05/20/2004	2335 N. Fairview Street (Building 2)	B04-0957	Burbank Housing Corp.	Angel Construction Co, Inc.	\$2,400.00	Re-roofing permit.
06/28/2004	2335 N. Fairview Street (Building 2)	B04-1224	Burbank Housing Corp.	Angel Construction Co, Inc.	\$1,000.00	Re-roofing permit.
12/01/2004	2335 N. Fairview Street (Building 2)	B04-2606	Burbank Housing Corp.	JD Sterling Construction Co.	\$600.00	Permit to replace a section of wall at the laundry area.



SOURCE: EDR 2024

The Village at Fairview Project

Figure 17

Sanborn maps from 1953, 1956, and 1966 (left to right) showing the development of Lots 188–191 (bottom to top)



SOURCE: Google Maps 2024

The Village at Fairview Project

Figure 18

A 2024 aerial shows the footprint of the buildings on Lots 188–191

2325–2327 N. Fairview Street (Lot 189)**Building 1 (2325)**

2325 N. Fairview Street is situated at the front of Lot 189 and was constructed in 1946 as a one-story single-family residence with a garage under the ownership of Donald A. Miller. A shed was later added to the existing residence in 1955. Census records show that Donald Miller lived on the property from circa 1946 to 1958 with his wife Myrtle. No additional information was uncovered about the Miller family. The dwelling was likely remodeled in 2005 when the original windows were replaced with contemporary vinyl windows. Currently, the residence is listed in city records as a 1,152-square-foot single-family residence with four bedrooms and two bathrooms.

Building 2 (2327)

2327 N. Fairview Street is situated at the rear of the lot and was constructed as a one-story single-family residence in 1955 by Donald A. Miller. As detailed above, Miller and his wife are shown in census records to have lived on the property from circa 1946 to 1958. In 1976, James Hauser filed for a permit to remodel the interior of the building. In 2004, the Burbank Housing Corporation filed a permit to add a one-story, 614-square-foot structure, which accounts for the extension to the rear (west) and change in footprint visible in current aerial imagery when compared to a 1966 Sanborn map. Currently the residence is listed in city records as a single-family residence of 1,466 square feet with three bedrooms and two bathrooms.

2331–2333 N. Fairview Street (Lot 190)

Building 1 (2331)

2331 N. Fairview Street was constructed as a one-story single-family residence in 1941 on the front portion of Lot 190 under the ownership of Mr. and Mrs. N. C. Briggs. The dwelling was likely remodeled in 2001 with changes that are not documented but appear to include new windows. The remodel did not alter the footprint, which remains unchanged from the 1940s. Currently, the residence is listed in city records as a single-family residence of 624 square feet with one bedroom and one bathroom.

Building 2 (2333)

2333 N. Fairview Street is situated near the middle of Lot 190 and was constructed in 1948 as a one-story duplex under the ownership of Walter W. Sooy. An automobile garage at the rear of the lot, likely built around the same time, is visible on a Sanborn map from 1953. In 2000, the Burbank Housing Corporation installed new windows and removed the garage, and an illegal unit situated on the lot. A three-car garage that extends from the rear (west) elevation was constructed at this time. Currently the residence is listed in city records as a multi-family residence of 1,000 square feet with one bedroom and one bathroom in each unit.

2335 N. Fairview Street (Lot 191)

Building 1 (2335)

2335 N. Fairview Street contains two buildings on the lot with the same address. A description of the lot development is included below. Building 1 is situated at the front of Lot 190 and was constructed in 1947 as a one-story single-family residence and detached garage, under the ownership of Della and J. G. Matthews. The dwelling was remodeled at an unknown date and the footprint increased with a wing added to the northeast. Currently, the residence is listed in city records as a single-family residence of 1,018 square feet with three bedrooms and two bathrooms.

Building 2 (2335)

2335 N. Fairview Street contains two buildings on the lot with the same address. A description of the lot development is included below. In 1963, a permit for Building 2 was filed by Vin Cullen and a building was constructed as a four-unit multi-family residence on the rear portion of Lot 191. In 2004, the Burbank Housing Corporation put a new roof on the property and the original windows may have been replaced by contemporary vinyl windows at this time. Currently, the residence is listed in city records as a multi-family residence of 2,232 square feet with one bedroom and one bathroom in each unit.

Occupancy History

The occupancy and ownership history for the subject properties were researched by reviewing City directories and the U. S. Census. Research showed that 2321–2335 N. Fairview Street are single-family and multi-family buildings with high turnover rates throughout their history. Census records show that from the 1940s through the 1960s, when the population was rapidly increasing in the area due to increased jobs from Lockheed and other industries, the residents at the Subject Properties were middle and working-class professionals. At 2321 N. Fairview Street residents included a mechanic and repairmen working in the aircraft industry, a yardman, a school custodian, and a worker in an electrical company. 2325–2327 N. Fairview Street had residents with professions such as a maintenance man, a carpenter and a watchmaker who owned a watchmaking company. The residents at 2331–2333 N. Fairview Street

included an aircraft worker, a carpenter, a maintenance man, clerk, a carpenter, and an owner of an electrical manufacturing company. The residents at 2335 N. Fairview Street included a carpenter, a maintenance man, and a clerk, for example. Documentation of the residents over the years from city directories can be found in **Appendix E**.

Archival Research

Previously Recorded Historic Architectural Resources

There are five previously recorded historic architectural resources listed on the BERD within a 0.25-mile radius of the APE and are included in **Table 5**. A records search for the Project was conducted on December 2, 2024, at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University at Fullerton. No resources were located within a 0.25-mile radius of the APE as a result of the SCCIC record search. The local historic inventory for the City of Burbank was also reviewed and no resources are located within a 0.25-mile radius of the APE. None of the resources below from the BERD that are listed below meet the level of significance required for individual listing on the National Register, California Register, or as a City of Burbank Historic Resource, and none have a view of the Project Site.

TABLE 5
PREVIOUSLY RECORDED HISTORIC ARCHITECTURAL RESOURCES (WITHIN 0.25 MILES OF THE PROJECT SITE)

P-Number (P-19-)	Name / Address	Source	Built Date	Distance from Project Site	Eligibility
n/a	2300 N. Catalina Street	BERD	1941	0.15 miles SE	6Y
n/a	2321 N. Naomi Street	BERD	1938	0.15 miles E	6Y
n/a	2226 N. Catalina Street	BERD	1938	0.18 miles SE	6Y
n/a	2344 N. Naomi Street	BERD	1939	0.21 miles NE	6Y
n/a	2235 N. Frederic Street	BERD	1924	0.25 miles NE	6Y

2300 N. Catalina Street, 1941

The residence at 2300 N. Catalina Street is located approximately 0.15 miles from the Project Site. It was constructed in 1941 as a single-family residence in the Minimal Traditional style. It was evaluated in a previous study and found ineligible for the National Register. ESA concurs with this recommendation. As mentioned above, there is no view shed of the Project Site from the resource.

2321 N. Naomi Street, 1938

The residence at 2321 N. Naomi Street is located approximately 0.15 miles from the Project Site. It was constructed in 1938 as a Minimal Traditional-style single-family residence. It was evaluated in a previous study and found ineligible for the National Register. ESA concurs with this recommendation. As mentioned above, there is no view shed of the Project Site from the resource.

2226 N. Catalina Street, 1938

The residence at 2226 N. Catalina Street is located approximately 0.18 miles from the Project Site. It was constructed in 1938 as a Minimal Traditional-style single-family residence. It was evaluated in a previous

study and found ineligible for the National Register. ESA concurs with this recommendation. As mentioned above, there is no view shed of the Project Site from the resource.

2344 N. Naomi Street, 1939

The residence at 2344 N. Naomi Street is located approximately 0.21 miles from the Project Site. It was constructed in 1939 as a Minimal Traditional-style single-family residence. It was evaluated in a previous study and found ineligible for the National Register. ESA concurs with this recommendation. As mentioned above, there is no view shed of the Project Site from the resource.

2235 N. Frederic Street, 1924

The residence at 2235 N. Frederic Street is located approximately 0.25 miles from the Project Site. It was constructed in 1924 and appears to be an altered example of a single-family bungalow. It was evaluated in a previous study and found ineligible for the National Register. ESA concurs with this recommendation. As mentioned above, there is no view shed of the Project Site from the resource.

Historical Society Outreach

ESA architectural historian Valerie Smith, M.S., drafted a letter of inquiry sent to the Burbank Historical Society on November 15, 2024 (**Appendix F**). The letter included a brief project description and location information, including maps, and requested any information or concerns about historic properties in or near the APE. No response was received from Burbank Historical Society regarding the Project.

Historic Architectural Survey Results

The APE was surveyed and photographed during the site visit, including detailed documentation of all buildings that are older than 50 years. The APE contains both the Area of Direct Impact (ADI), which consists of the four Subject Property parcels, and the Area of Indirect Impact, which includes thirteen parcels that are adjacent to the Project Site (Figure 3).

The four parcels in the ADI contain seven buildings that are older than 50 years and are listed in **Table 6** below. None of the Subject Properties on the four parcels within the ADI meet the level of significance required for individual listing on the National Register, California Register, or local register.

The thirteen parcels in the Area of Indirect Impact within the APE were surveyed and documented by ESA from the public-right-of-way. Eight parcels contain buildings that are older than 50 years as shown in **Table 7**, and five parcels contained buildings constructed after 1974 as shown in **Table 8**. None of the buildings on the eight parcels older than 50 years in the Area of Indirect Impact were eligible for listing. The five parcels with resources that are not older than 50 years do not appear to merit any special circumstances and therefore were not evaluated and should not be considered historical resources.

ESA recommends that all the properties in the APE, in both the ADI and Area of Indirect Impact that are older than 50 years be assigned a California Historical Resource Status Code of 6Z, meaning they were found ineligible for the National Register, California Register or local designation as an individual property through survey evaluation. The single-family and multi-family residential properties in the APE are modest examples of their type and style, and many have been highly altered, causing a loss of integrity. The surveyed properties in the APE are not outstanding or distinctive examples of single-family

or multi-family residential architecture, nor are they representative of a significant residential development that changed the suburban landscape of Burbank, California, or the Nation.

TABLE 6
RESOURCES OLDER THAN 50 YEARS WITHIN THE AREA OF DIRECT IMPACT (ADI)/SUBJECT PROPERTIES

Address	Built Date	Distance from Project Site	Eligibility
2321 N. Fairview Street	1963	In ADI- Subject Property	6Z
2325–2327 N. Fairview Street	1947, 1955	In ADI – Subject Property	6Z
2331–2333 N. Fairview Street	1948, 1941	In ADI – Subject Property	6Z
2335 N. Fairview Street	1947, 1963	In ADI- Subject Property	6Z

TABLE 7
RESOURCES OLDER THAN 50 YEARS (WITHIN THE AREA OF INDIRECT IMPACT)

Address	Built Date	Location within APE	Eligibility
2318 N. Ontario Street	1937	Southwest of the ADI	6Z
2322 N. Fairview Street	1950	East of the ADI	6Z
2317 N. Fairview Street	1952	South of the ADI	6Z
2336 N. Fairview Street	1954	Northeast of the ADI	6Z
2328 N. Fairview Street	1955	East of the ADI	6Z
2332 N. Ontario Street	1963	West of the ADI	6Z
2336 N. Ontario Street	1963	Northwest of the ADI	6Z
2328 N. Ontario Street	1963	West of the ADI	6Z

TABLE 8
RESOURCES CONSTRUCTED AFTER 1974 (WITHIN THE AREA OF INDIRECT IMPACT)

Name / Address	Built Date	Distance from Project Site	Eligibility
2320 N. Fairview Street	1980	East of the ADI	6Z
2332 N. Fairview Street	1987	East of the ADI	6Z
2337 N. Fairview Street	1988	North of the ADI	6Z
2324 N. Ontario Street	1991	West of the ADI	6Z
2318 N. Fairview Street	2007	Southeast of the ADI	6Z

Architectural Descriptions – Subject Properties

Descriptions and photographs (Figures 19–32) of the buildings on Lots 188-191 are included below.

2321 N. Fairview Street (Lot 188)

The property located at 2321 N. Fairview Street is a two-story multiplex consisting of six units that total 4,470 square feet. The building is situated at the front of the lot, set back from the sidewalk, and a concrete block retaining wall and white picket fence enclose the building at the rear and side elevations. There is a landscaped front yard and a concrete driveway on the south side that leads to a paved parking lot at the rear for the tenants.

Constructed in 1963, 2321 N. Fairview Street is a vernacular apartment building with elements of the Ranch style. The building is L-shaped in plan, has wood frame construction, and is sheathed in smooth stucco on the entire building except for non-original vinyl siding on the upper portion of the front facade. The building is capped with a hipped roof and two small gables arranged symmetrically on the front façade extend above the roofline. The roof is clad in composition shingles and exposed rafter tails are visible under the shallow eaves of the roof.

Two concrete staircases with open treads and metal railings on the south elevation lead to the upper three units. The lower units are recessed underneath a projecting walkway for the upper units. The doors on both levels are non-original six-panel wood doors. All fenestration is non-original vinyl and consists of paired multi-light windows with faux muntins and slider windows of various sizes. Two non-original fanlight windows are set within the gables on the front (east) elevation.



SOURCE: ESA 2024

The Village at Fairview Project

Figure 19
2321 N. Fairview, view facing northwest



SOURCE: ESA 2024

The Village at Fairview Project

Figure 20
2321 N. Fairview, view facing east

2325–2327 N. Fairview Street (Lot 189)

Building 1 (2325)

The property located at 2325 N. Fairview Street is a one-story single-family residence with three bedrooms and two bathrooms, measuring 1,152 square feet. The property is situated at the front of the lot, set back from the sidewalk, and a white picket fence encloses the building on the south and west ends. There are two trees and small hedges in the front yard and a concrete driveway on the north side leads to a paved parking lot at the rear for the tenants.

Constructed in 1947, 2325 N. Fairview Street is in a vernacular style with elements of the Minimal Traditional Style. It is rectangular in plan, of wood frame construction, and sheathed in smooth stucco. The roof is hipped and clad in composition shingles, and exposed rafter tails are visible under the shallow eaves of the roof. A non-original six-panel wood door is recessed underneath a partial-width porch on the front (east) elevation and the porch is supported by square wood columns. Another non-original six-panel wood door is situated in the northwest corner of the building and is recessed underneath a small porch that is supported by a square wood column. All fenestration is non-original vinyl and consists of tripartite and paired multi-light windows with faux muntins, and slider windows of various sizes. There are metal foundation vents, and two half-round metal vents punctuate the roof of the building.

An addition extending from the west elevation is constructed of concrete blocks and capped with a shed roof. Fenestration includes aluminum slider windows and a multi-light window with faux muntins. The gable contains decorative wood detail commonly found on minimal traditional-style residences.



SOURCE: ESA 2024

The Village at Fairview Project

Figure 21
2325 N. Fairview (Building 1), view facing west



SOURCE: ESA 2024

The Village at Fairview Project

Figure 22
2325 N. Fairview (Building 1), view facing southeast

Building 2 (2327)

The property located at 2327 N. Fairview Street is a one-story single-family residence measuring 1,466 square feet with three bedrooms and two bathrooms. The property is situated at the rear of the lot and a concrete driveway on the north end leads to a paved parking lot for the tenants.

Constructed in 1955, 2327 N. Fairview Street is in a vernacular style with elements of the Ranch style. The building is rectangular in plan, of wood frame construction, and sheathed in smooth stucco. It is capped with a cross-gable roof, clad in composition shingles, and has a wood fascia and exposed wood

rafter tails. There is a metal gable vent on the north elevation and two elliptical metal vents punctuate the roof.

A non-original six-panel entrance door is situated in the southeast corner and is accessed from a concrete pathway. All fenestration is non-original vinyl and consists of paired multi-light windows with faux muntins and slider windows of various sizes.



SOURCE: ESA 2024

The Village at Fairview Project

Figure 23
2327 N. Fairview (Building 2), view facing southwest



SOURCE: ESA 2024

The Village at Fairview Project

Figure 24
2327 N. Fairview (Building 2), view facing south

2331–2333 N. Fairview Street (Lot 190)

Building 1 (2331)

2331 N. Fairview Street is a one-story single-family residence measuring 624 square feet with one bedroom and one bathroom. The building is situated at the front of the lot, is set back from the sidewalk, and there are trees and small hedges in the front yard. A concrete driveway at the south end leads to a carport for the tenants.

Constructed in 1941, 2331 N. Fairview Street is vernacular in style with elements of the Minimal Traditional style. The building is square in plan, wood frame construction, and is sheathed in smooth stucco. It is capped with a hip roof and clad in composition shingles. A non-original six-panel wood door is surmounted with a pent roof awning clad in composition shingles. Another entrance door with a pent roof awning is situated on the north elevation. All fenestration is non-original vinyl and consists of double hung and slider windows of various sizes.



SOURCE: ESA 2024

The Village at Fairview Project

Figure 25
2331 N. Fairview (Building 1), view facing west



SOURCE: ESA 2024

The Village at Fairview Project

Figure 26
2331 N. Fairview (Building 1), view facing northwest

Building 2 (2333)

The property located at 2333 N. Fairview Street is a one-story duplex measuring 1,000 square feet and there are two units in the building. The property is situated near the middle of the lot and a concrete driveway at the south end leads to a three-car garage attached to the rear (west) elevation for the tenants.

Constructed in 1948, 2333 N. Fairview Street is vernacular in style with elements of the Minimal Traditional style. The building is rectangular in plan, wood frame construction, and is sheathed in smooth stucco. It is capped with a gable roof and clad in composition shingles. The entrances are located on the south elevation and are surmounted with an overhanging pent roof supported by four square wood posts. All fenestration is non-original vinyl and consists of double hung and slider windows of various sizes.



SOURCE: ESA 2024

The Village at Fairview Project

Figure 27
2333 N. Fairview (Building 2), view facing north



SOURCE: ESA 2024

The Village at Fairview Project

Figure 28
2333 N. Fairview (Building 2), view facing north

2335 N. Fairview Street (Lot 191)

Building 1 (2335)

2335 N. Fairview Street contains two buildings on the lot with the same address. Building 1 is a one-story single-family residence measuring 1,018 square feet and there are 3 bedrooms and 2 bathrooms. The property is situated at the front of the lot, set back from the sidewalk, and there are trees and small hedges in the front and side yard. A concrete driveway at the south end leads to a paved parking lot for tenants.

Constructed in 1947, 2335 N. Fairview Street is vernacular in style with elements of the Minimal Traditional style. The building is L-shaped in plan, wood frame construction, and sheathed in smooth stucco. It is capped with a cross-gable roof and clad in composition shingles. Metal vents are set within the gables. The entrance is situated on the south elevation and is accessed from a concrete pathway. All fenestration is non-original vinyl and consists of paired multi-light windows with faux muntins and slider windows of various sizes. The northeast portion of the residence is an addition.



SOURCE: ESA 2024

The Village at Fairview Project

Figure 29
2335 N. Fairview (Building 1), view facing northwest



SOURCE: ESA 2024

The Village at Fairview Project

Figure 30
2335 N. Fairview (Building 1), view facing northwest

Building 2 (2335)

Building 2 is a two-story apartment building measuring 2,232 square feet and each unit has 1 bedroom and 1 bathroom. The building is situated at the rear of the lot and a concrete driveway at the south end leads to a paved parking lot for tenants.

Constructed in 1963, 2335 N. Fairview Street is vernacular in style with elements of the Ranch style. The building is rectangular in plan, wood frame construction, and is sheathed in smooth stucco. It is capped with a gable roof and has exposed rafter tails. A portion of the roof extends on the south elevation to provide an awning for the second story units.

A concrete staircase with open treads and metal railings on the south elevation leads to the upper two units. The lower units are recessed underneath a projecting walkway on the second story. The doors on both levels are non-original six-panel wood doors. All fenestration is non-original vinyl and consists of paired multi-light windows with faux muntins and slider windows of various sizes.



SOURCE: ESA 2024

The Village at Fairview Project

Figure 31
2335 N. Fairview (Building 2) with a view north



SOURCE: ESA 2024

The Village at Fairview Project

Figure 32
2335 N. Fairview (Building 2) with a view north

Below is a summary of the building types on lots 188-191 with the dates of construction and architectural style:

- **2331 N. Fairview Street (1941)**
 - Property Type 1: Single-family
 - Post Great Depression Population Boom / World War II (1939–1945)
 - Architectural Style
 - Vernacular, elements of Minimal Traditional
- **2325 N. Fairview Street (1947) and 2335 N. Fairview Street, Building 1 (1947)**
 - Property Type 2: Single-family
 - Post-War Burbank (1945–1965)
 - Architectural Style
 - Vernacular, elements of Minimal Traditional
- **2333 N. Fairview Street (1948)**
 - Property Type 3: Multi-family
 - Post-War Burbank (1945–1965)
 - Architectural Style
 - Vernacular, Minimal Traditional
- **2327 N. Fairview Street (1955)**
 - Property Type 2: Single-family
 - Post-War Burbank (1945–1965)
 - Architectural Style
 - Vernacular, elements of Ranch
- **2321 N. Fairview Street (1963) and 2335 N. Fairview Street, Building 2 (1963)**
 - Property Type 3: Multi-family
 - Post-War Burbank (1945–1965)
 - Architectural Style
 - Vernacular, elements of Ranch

Historic Contexts

As detailed above, the seven buildings on the Project Site were constructed from 1941 to 1963. They consist of three property types as defined by the *City of Burbank Citywide Historic Context Report*:

1. Single-family, Post Great Depression Population Boom/World War II (1939–1945)
2. Single-family, Post-War Burbank (1945–1965)
3. Multi-family, Post-War Burbank (1945–1965)

Although the buildings are vernacular, they contain a few elements of the Minimal Traditional or Ranch styles which are also included in *City of Burbank Citywide Historic Context Report*. Excerpts from the City’s report that were used to evaluate the properties are included below.

Post Great Depression Population Boom/World War II (1939–1945)

Just prior to and during World War II the city experienced a premature growth that most cities experienced after the war. The downtown core had expanded by this period with the eastern end extending roughly to Providencia Avenue and the western boundary extending to Cypress Avenue. Pre-war residential and commercial developments in the city were revived. The primary function of the residences constructed during this period was to house the workers employed at Lockheed. Thus, residences were constructed near the Lockheed plant and were constructed in the Minimal Traditional or Ranchette style homes; since these were workman’s homes, they were modest in size and were either single-or multiple-family residences. By the end of the war, a large majority of the southwest side of the city had been developed.

The explosion of the aircraft industry in the city during this period resulted in the construction of several small aircraft parts manufacturing plants near the airport located at the northwest sector of the city; east of Hollywood Way and north of Empire Avenue. These buildings were typically one-story front gabled buildings clad in corrugated metal. Main pedestrian entrances were typically on the façade and service entrances were on the side elevations.²⁰

Property Type I: Single-family, Post Great Depression Population Boom/World War II (1939–1945)²¹

Character Defining Features

The visual and physical features of a building which give a building its own identity and distinctive character.

- One-story
- Wood frame construction
- Low pitched hipped or gabled roof
- Minimal Traditional style (Refer to style guide for character-defining features.)
- Attached or detached one or two-car garage with awning style doors
- Set back from street

Essential Aspects of Integrity

- Location: Outside of downtown core, within large development tracts and infill within existing neighborhoods
 - Setting: Located on subdivided lots with residential landscaping features; detached garage with awning style doors located at rear of property or attached single or double car garages; sidewalks and paved streets lined with trees
 - Materials: Wood framed structure; wood sash windows; wood doors; exterior stucco and/or wood siding; rock or rolled roofing material
 - Design: One-story rectangular plan; gabled or hipped roof; bay window; additional design features specific to architectural style (Refer to style guide.), minimal design features, garage
-

²⁰ Galvin Preservation Associates. “City of Burbank Citywide Historic Context Report.” Prepared for the Burbank Heritage Commission and the City of Burbank Planning Division. September 2009: 111-112.

²¹ Galvin Preservation Associates. “City of Burbank Citywide Historic Context Report.” Prepared for the Burbank Heritage Commission and the City of Burbank Planning Division. September 2009: 115.

	<ul style="list-style-type: none"> • Workmanship: Wood framed construction; cladding; decorative elements specific to style • Feeling: A residential single-family neighborhood with modest working-class homes • Association: World War II period working single family housing
<u>Applicable Criteria</u>	<ul style="list-style-type: none"> • It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; • It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
<u>Eligibility Requirements</u> <u>(Minimum Qualifications for Eligibility)</u>	<ul style="list-style-type: none"> • The building needs to retain its original location, setting, materials, design and workmanship. Properties are likely not individually significant but may contribute to a historic district if they retain the majority of their character defining features.

Post-War Burbank (1945–1965)

Burbank’s housing shortage situation became a priority for the city as service men and women began arriving in late 1945. Construction began immediately of temporary housing consisting of Quonset huts constructed on 100 acres of industrial zoned land. 5,000 army barracks refurbished for residential use were also made available for the returning veterans. Coinciding with the creation of temporary housing for veterans, the U.S. Government chose Burbank as a site to build temporary housing, consisting of wood barracks and trailer homes, for Japanese Americans returning from internment camps. Construction of these barracks began by mid-October 1945 in Glenoaks Park (now McCambridge Park), located near the corner of Amherst Drive and Scott Road. Temporary housing areas for the evacuees were also constructed at two other locations, at Lomita Street and Magnolia Boulevard and at Winona Avenue and Hollywood Way, which was located adjacent to the Lockheed Air Terminal. By mid-November 1945, approximately 430 Japanese Americans evacuees were housed at the temporary housing sites. Some of the evacuees were former residents of Burbank.

A temporary housing site, containing 100 trailers, was established for returning veterans and their families at a site located at Burbank and Victory Boulevards by January of 1946. Glenoaks Park also housed a number of returning veterans by this time. On July 1, 1947, the Japanese American evacuees, which by this time numbered approximately 1,000, were vacated from the temporary housing sites to make way for development. The remaining post-war housing sites were also cleared for development. The city’s population increased from 62,348 in 1946 to 78,577 in 1950. There were also 400 industries, which employed 31,195 people in the city at the start of the 1950s. The post-war period was essentially a continuation of the 1920s construction boom.

As residential developments in the northwestern part of the city were shaping the city, the rest of Burbank was also being transformed by changes directly related to the annual population increase during the 1950s. In order to meet the needs of the growing city, numerous public buildings were constructed during this period. In 1953, a 250-bed wing was added to Saint Joseph’s Hospital and a new Los Angeles County

hospital was also constructed. With more children in the city during the post-war, new schools were constructed to relieve the overcrowding at existing ones. Schools that were constructed during this period were Providencia Elementary School (1952) located at 1919 N. Ontario Street and John Muir Junior High School (1952). The latter relocated to the Benmar Hills residential area at Kenneth and Delaware Roads from its 1924 location; further south at Cypress Avenue and San Fernando Boulevard.

The motion picture studios and Lockheed also experienced a period of growth during the 1950s, although some setbacks occurred with a series of fires at Warner Brothers Studios. By the late 1950s the local film studios began construction of sound stages to be specifically used for television production. Lockheed constructed a \$20,000,000 office building along Empire Avenue and by 1956 the company embarked on a \$92,000,000 expansion program. The Lockheed Air Terminal had a large increase in passenger flow starting in 1951, with 740,000 people using the airport for travel; the popularity of rail was decreasing as air travel by this time was becoming the preferred means of travel. In order to meet the needs of the growing population and to keep up with the growth of industries, the city's infrastructure and other support systems had to be modernized.

The construction of the Burbank segment of the Golden State Freeway through the city created a vital commercial link with other cities in Southern California; when the entire stretch was completed by the late 1960s, it linked Burbank with San Diego County to the south and to the California-Oregon border to the north. This link, however, came with a price in that a physical division was created between the northeastern and southwestern portions of the city; some residential areas of the city were also divided by the freeway. In a three-year period from 1957 to 1960, the population dropped from 90,966 to 89,764 people.

At the start of the decade, Burbank had 32,701 residential buildings. Over 75 percent were single-family residences. As vacant land had become scarce, a trend began in residential construction which shifted from single-family to multiple-family residences. The shift was made possible by the rezoning of certain residential areas. During 1962-63 alone over 1,200 apartment buildings were constructed and only 24 single-family residences were built in the city. By the late 1960s, Burbank began to feel some of the negative effects of the post-war boom, for construction of residences outside of the city's core (downtown) had decentralized the population. Thus, the downtown commercial district suffered as commercial strips were constructed along the major thoroughfares that flanked the residential areas ... By the late 1970s, the city began to rebound and on June 28, 1978, the airport was purchased from Lockheed through a tri-city authority. That same year the city adopted a new city seal, which is still in use (as of 2009). The newly named Burbank-Glendale-Pasadena Airport is the largest privately owned municipal airport in the United States. Despite the sale of the airport, Lockheed continued to be a major industry in the city up until the closure of its Burbank plant in 1990. Today the City of Burbank continues to be a prominent media and entertainment-oriented city.²²

²² Select excerpts have been included. Galvin Preservation Associates. "City of Burbank Citywide Historic Context Report." Prepared for the Burbank Heritage Commission and the City of Burbank Planning Division. September 2009: 125-136

Property Type II: Single-family, Post-War Burbank (1945–1965)²³

Character Defining Features

The visual and physical features of a building which give a building its own identity and distinctive character.

- One-story, emphasis on horizontality or Long, rectangular, “L” shaped or rambling plan
 - Wood framed construction
 - Moderately pitched cross gable or hipped roof
 - Minimal Traditional (most pre-1955), Ranch, or Ranchette styles (Refer to style guide for character-defining features.)
 - Detached (most pre-1955) or attached two-car garage (post 1955)
 - Breezeway between garage and house
 - Setback from street side
 - Driveway leads to attached garage
-

Essential Aspects of Integrity

- Location: Outside of downtown core, within new tract developments, specifically in the northeast side of the city near the base of the mountains
 - Setting: Located on subdivided lots with residential landscaping features; attached garage with awning style doors; sidewalks and paved streets lined with trees
 - Materials: Wood framed structure; wood sash windows; wood doors; exterior stucco and/or wood siding
 - Design: One-story rectangular plan; moderately pitched gabled or hipped roof; additional design features specific to architectural style (Refer to style guide.)
 - Workmanship: Wood framed construction; cladding decorative elements specific to style
 - Feeling: A post-war residential single-family working- and middle-class neighborhood.
 - Association: Post-war residential development boom in Burbank
-

Applicable Criteria

- It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
 - It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.
 - It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
-

²³ Galvin Preservation Associates. “City of Burbank Citywide Historic Context Report.” Prepared for the Burbank Heritage Commission and the City of Burbank Planning Division. September 2009: 148.

**Eligibility Requirements
(Minimum Qualifications for
Eligibility)**

- It is not likely that this property would be significant individually. However, for the property to be individually eligible, it would have to have a strong association with a significant individual or trend and retain its original location, setting, materials, design, workmanship, feeling and association. It is more likely that the building would contribute to a historic district. To contribute to a district, it would need to retain its basic form, setting and design and retain a moderate to high level of materials and workmanship.
-

Property Type III: Multi-family, Post-War Burbank (1945–1965)²⁴

Character Defining Features

The visual and physical features of a building which give a building its own identity and distinctive character.

- Two story
 - “L” shaped, “U” shaped, or “O” shaped plan
 - Flat roof
 - Wood framed construction
 - Mid-century style multiple-family residential (Refer to style guide for character-defining features.)
 - Stone cladding, glazed clay tiles or mosaics used on façade
 - Some with lobby areas enclosed with glass panes with steel dividers
 - Typically with a central courtyard and swimming pool
 - No setbacks from street side, subterranean parking, parking in rear
-

Essential Aspects of Integrity

- Location: Outside of downtown core, near the fringe of the city on multi-family zoned lots
 - Setting: Located on a large lot with residential landscaping features; multiple apartment complexes, attached garages, subterranean parking or carports incorporated into building; concrete driveway; sidewalks and paved streets lined with trees
 - Materials: Wood framed and steel structure; glass panes with steel dividers; wood, steel or aluminum sash windows; wood doors, aluminum sliding doors
 - Design: Two or three-story with an asymmetrical or rectangular plan; interior courtyard; glass-enclosed lobby area; additional design features specific to architectural style (Refer to style guide.)
 - Workmanship: Wood framed construction; rock cladding; decorative elements specific to style
 - Feeling: A post-war multi-family residential neighborhood.
 - Association: Post-war residential boom in Burbank
-

Applicable Criteria

- It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
-

²⁴ Galvin Preservation Associates. “City of Burbank Citywide Historic Context Report.” Prepared for the Burbank Heritage Commission and the City of Burbank Planning Division. September 2009: 150.

-
- It is representative of the work of a notable builder, designer, or architect;
 - It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
 - It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
 - It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

**Eligibility Requirements
(Minimum Qualifications for
Eligibility)**

- It is not likely that one of these buildings will be individually eligible unless it is an exemplary example of its type and period as compared to other similar properties of the same type and style. For the property to be individually eligible, then the building must retain its original location, setting, materials, design, workmanship, feeling and association. It is more likely that these properties would contribute to a historic district. For the property to contribute to a historic district, the property must retain its original location, form, design, workmanship, feeling and association. Some of the materials may be compromised, but the majority of the original character defining features must be in place for the property to convey its significance.
-

Architectural Style: Minimal Traditional

The Minimal Traditional style made its first appearance in southern California starting in the mid-1930s. The style experienced a surge in popularity at the start of the post-war and remained popular until the mid- 1950s. The Minimal Traditional style was a response to the economic Depression of the 1930s and was the best suited style for the mass production of homes. This was also true during the housing shortage immediately following the end of World War II. The Minimal Traditional style was a highly popular style in the design of working- and middle-class residences in the city, both single and multiple-family, from the early 1940s to the mid-1950s.²⁵

Character Defining Features

The visual and physical features of a building which give a building its own identity and distinctive character.

- Rectangular floor plan
 - Moderately pitched hipped or gabled roof with open eaves
 - Textured stucco cladding
 - Wood sash double-hung windows
 - Bay windows
 - Arched or rectangular doorways
-

²⁵ Galvin Preservation Associates. "City of Burbank Citywide Historic Context Report." Prepared for the Burbank Heritage Commission and the City of Burbank Planning Division. September 2009: 163.

Architectural Style: Ranch

The Ranch style made its first appearance in southern California starting in the mid-1930s in the form of Ranchette style residences. The style was inspired by adobe rancho homes during the Spanish and Mexican periods in California from 1824 to 1848. The Ranch style became popular starting in the early 1950s during the post-war housing boom. Unlike the Minimal Traditional style, the Ranch style was also used in the design of custom-made high style homes in addition to tract homes. Another variation of the Ranch style was the Contemporary Ranch, which had low-pitched or flat roof, a long rectangular plan; this variation was a more stripped-down version of the basic Ranch. The Ranch style was a popular style in the city from the early 1950s to the mid-1960s and was used mainly in the design of single-family residences.²⁶

<p><u>Character Defining Features</u></p> <p>The visual and physical features of a building which give a building its own identity and distinctive character.</p>	<ul style="list-style-type: none"> • Rectangular floor plan • Moderately or low pitched hipped or gabled roof with open eaves • Wood shingle or rock roof cladding • Wavy or straight edge verge boards • Textured stucco or horizontal wood board siding • Wood sash double-hung windows with diamond pattern mullion • Decorative wood paneling on garage door
--	---

Integrity

A full analysis of the seven aspects of integrity is not included in this report as none of the properties were found significant under criteria for the National Register, California Register, or local designation. However, ESA’s site visit revealed that all the properties have been highly altered since the original construction.

Evaluation of the Subject Properties

Subject Property Evaluations

2321 N. Fairview Street (Lot 188)

Building 1

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Burbank Historic Resource Criteria A:** Is associated with events that have made a significant contribution to the broad patterns of Burbank’s or California’s history and cultural heritage.

²⁶ Ibid.

The Subject Properties are in northwest Burbank, which developed primarily due to Lockheed's aerospace operations from the 1920s through the 1960s. In the late 1920s, Lockheed established an aircraft manufacturing plant just over a mile to the southeast of the Subject Property at Empire Avenue. In the 1930s, United Airport was built approximately 1 mile west of the Subject Property and became the Lockheed Air Terminal in the 1940s. The need for housing was met with a surge in the construction of single-family residences in the Minimal Traditional or Ranchette-style in neighborhoods near Lockheed's aerospace operations. Northwest Burbank also became a primary location for temporary housing for veterans and Japanese Americans returning from internment camps beginning in 1945.

The population continued to increase through the 1950s, as single-family residences, schools, and public buildings were constructed in northwest Burbank to accommodate the growth. In the 1950s, Lockheed was still active in the area and created more jobs by constructing a large office building along Empire Avenue that coincided with a \$92,000,000 expansion program. The trend for single-family homes in Burbank began to shift in the early 1960s due to rezoning, which allowed over 1,200 apartment buildings to be constructed from 1962 to 1963. By the late 1970s, a tri-city authority purchased the airport from Lockheed. However, the company remained a significant industry until the plant closed in 1990.

2321 N. Fairview Street is a multi-family, six-unit building constructed in 1963. It represents the trend to rezone certain residential areas to allow for multi-family construction as vacant land became scarce. Lot 188 originally contained a single-family residence, which was replaced with the Subject Property to meet the need for housing in the area. The *City of Burbank Citywide Historic Context Report* details that multi-family residential buildings under the post-war theme are "not likely [to] be individually eligible unless it is an exemplary example of its type and period compared to other similar properties of the same type and style ... It is more likely that these properties would contribute to a historic district." While it contains some character-defining features of post-war multi-family properties, such as being two stories tall, wood-frame construction, and a rear parking lot, it lacks other features such as an L, U, or O-shaped plan, a flat roof, a lobby area, and a central courtyard and swimming pool. While the building at 2321 N. Fairview Street is associated with the development of multi-family housing because of the post-war growth of Burbank, it is not strongly representative of that trend. The property is among many, roughly 1,200, from 1962 to 1963, constructed throughout Burbank to meet housing demands. Despite its association with the working-class residents of northwest Burbank and industries such as Lockheed, 2321 N. Fairview Street is not a good example of post-war worker housing in Burbank. In addition, the building underwent a significant alteration in 2005, including new vinyl siding, remodeling the front façade, and replacing the original windows with vinyl windows.

ESA analyzed the neighborhood as a potential district and did not find the buildings to be cohesive enough to qualify as a district due to infill and highly altered individual properties constructed from 1930 to 1970. The post-1970 infill has added a new scale and massing to the neighborhood; due to these changes, it is unlikely the neighborhood would be eligible as a district in the future.

Therefore, 2321 N. Fairview Street does not appear to be significant under National Register Criterion A, California Register Criterion 1, or Burbank Historic Resource Criterion A.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Burbank Historic Resource Criteria B:** Is associated with the lives of persons important in the past.

Due to the nature of multi-family housing, many residents lived in the six units over the years. ESA reviewed city directories and census records and there is no evidence to suggest any of the owners or tenants associated with the property have made significant contributions to local, state, or national history.

Therefore, 2321 N. Fairview Street does not appear to be significant under National Register Criterion B, California Register Criterion 2, or Burbank Historic Resource Criterion B.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Burbank Historic Resource Criteria C:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

2321 N. Fairview Street is not a distinguished development representative of its type. There are few distinguishing characteristics, and the multi-family building is an ordinary example of low-cost vernacular-style architecture found throughout the region. A few elements such as the rectangular plan and moderately pitched gable roof reflect the Ranch style, as defined in the *City of Burbank Citywide Historic Context Report*, but it lacks a strong tie to the style. As such, the property does not embody distinctive characteristics of a type, period, or method of construction. In addition to not being a good example of a Ranch-style apartment building, it has been highly altered including contemporary vinyl windows, vinyl siding, remodeling the front façade with non-original gables, and a new roof. No architect or engineer was identified during research, and it does not appear to be the work of a master or possess high artistic values. The developers, Edwards & Wildey were reviewed as master builders. Although they were responsible for many developments in Burbank and the greater Los Angeles area, Tract 9443 was not found to be notable. In addition, it took until the late 1930s for lots to be improved upon and there is no evidence they had any involvement after the 1920s.

Therefore, 2321 N. Fairview Street does not appear to be significant under National Register Criterion C, California Register Criterion 3, or Burbank Historic Resource Criterion C.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.
- **Burbank Historic Resource Criteria D:** Has yielded, or may be likely to yield, information important in prehistory or history.

2321 N. Fairview Street has not yielded, and is not likely to yield information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period. Therefore, it is not eligible for listing under National Register Criterion D, California Register Criterion 4, or Burbank Historic Resource Criterion D.

2325–2327 N. Fairview Street (Lot 189)

Building 1 (2325)

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Burbank Historic Resource Criteria A:** Is associated with events that have made a significant contribution to the broad patterns of Burbank's or California's history and cultural heritage.

The Subject Properties are in northwest Burbank, which developed primarily due to Lockheed's aerospace operations from the 1920s through the 1960s. In the late 1920s, Lockheed established an aircraft manufacturing plant just over a mile to the southeast of the Subject Property at Empire Avenue. In the 1930s, United Airport was built approximately 1 mile west of the Subject Property and became the Lockheed Air Terminal in the 1940s. The need for housing was met with a surge in the construction of single-family residences in the Minimal Traditional or Ranchette-style in neighborhoods near Lockheed's aerospace operations. Northwest Burbank also became a primary location for temporary housing for veterans and Japanese Americans returning from internment camps beginning in 1945.

The population continued to increase through the 1950s, as single-family residences, schools, and public buildings were constructed in northwest Burbank to accommodate the growth. In the 1950s, Lockheed was still active in the area and created more jobs by constructing a large office building along Empire Avenue that coincided with a \$92,000,000 expansion program. The trend for single-family homes in Burbank began to shift in the early 1960s due to rezoning, which allowed over 1,200 apartment buildings to be constructed from 1962 to 1963. By the late 1970s, a tri-city authority purchased the airport from Lockheed. However, the company remained a significant industry until the plant closed in 1990.

2325 N. Fairview Street is a single-family residence constructed in 1946. It represents the trend to house the working class who worked in nearby industrial or commercial jobs, including Lockheed's aerospace

operations, which increased greatly in the 1940s and 1950s. The trend to subdivide lots is also evident as it is situated at the front of Lot 189, consisting of two single-family properties. While it contains some character-defining features of post-war Burbank single-family residences, such as being one-story tall, wood-frame construction, a moderately pitched roof, and designed in the Minimal Traditional style, it is a vernacular adaptation not strongly representative of this typology. The property is among many single-family residences constructed throughout Burbank to meet housing demands. Despite its association with the working-class residents of northwest Burbank and the Lockheed aircraft manufacturing operations, 2325 N. Fairview Street is not a good example of post-war working-class housing in Burbank. In addition, the property underwent significant alterations, including a shed roof extending from the west elevation, vinyl replacement windows, and replacement wood doors.

The *City of Burbank Citywide Historic Context Report* details that single-family residential buildings under the post-war Burbank theme are “not likely [to] be significant individually. It is more likely that the building would contribute to a historic district.” ESA analyzed the neighborhood as a potential district and did not find the buildings cohesive enough to qualify as a district due to infill and highly altered individual properties constructed from 1930 to 1970. The infill post-1970 has added a new scale and massing to the neighborhood, and there does not appear to be a cluster of buildings that would be eligible for a historic district; due to these changes, it is unlikely the neighborhood would be eligible as a district in the future.

Therefore, 2325 N. Fairview Street does not appear to be significant under National Register Criterion A, California Register Criterion 1, or Burbank Historic Resource Criterion A.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Burbank Historic Resource Criteria B:** Is associated with the lives of persons important in the past.

ESA reviewed city directories and census records and there is no evidence to suggest any of the owners or tenants associated with the property have made significant contributions to local, state, or national history.

Therefore, 2325 N. Fairview Street does not appear to be significant under National Register Criterion B, California Register Criterion 2, or Burbank Historic Resource Criterion B.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

- **Burbank Historic Resource Criteria C:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

2325 N. Fairview Street is not a distinguished representative of its type. There are few distinguishing characteristics, and the single-family building is an ordinary example of low-cost vernacular-style architecture found throughout the region. A few elements such as the compact plan and moderately pitched hipped roof reflect the Minimal Traditional style, as defined in the *City of Burbank Citywide Historic Context Report*, but it lacks a strong tie to the style. As such, the property does not embody distinctive characteristics of a type, period, or method of construction. In addition to not being a good example of a Minimal Traditional residence, it has been highly altered. No architect or engineer was identified during research, and it does not appear to be the work of a master or possess high artistic values. The developers, Edwards & Wildey were reviewed as master builders. Although they were responsible for many developments in Burbank and the greater Los Angeles area, Tract 9443 was not found to be notable. In addition, it took until the late 1930s for lots to be improved upon and there is no evidence they had any involvement after the 1920s.

Therefore, 2325 N. Fairview Street does not appear to be significant under National Register Criterion C, California Register Criterion 3, or Burbank Historic Resource Criterion C.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.
- **Burbank Historic Resource Criteria D:** Has yielded, or may be likely to yield, information important in prehistory or history.

2325 N. Fairview Street has not yielded, and is not likely to yield information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period. Therefore, it is not eligible for listing under National Register Criterion D, California Register Criterion 4, or Burbank Historic Resource Criterion D.

Building 2 (2327)

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Burbank Historic Resource Criteria A:** Is associated with events that have made a significant contribution to the broad patterns of Burbank's or California's history and cultural heritage.

The Subject Properties are in northwest Burbank, which developed primarily due to Lockheed's aerospace operations from the 1920s through the 1960s. In the late 1920s, Lockheed established an aircraft manufacturing plant just over a mile to the southeast of the Subject Property at Empire Avenue. In the 1930s, United Airport was built approximately 1 mile west of the Subject Property and became the Lockheed Air Terminal in the 1940s. The need for housing was met with a surge in the construction of single-family residences in the Minimal Traditional or Ranchette-style in neighborhoods near Lockheed's aerospace operations. Northwest Burbank also became a primary location for temporary housing for veterans and Japanese Americans returning from internment camps beginning in 1945.

The population continued to increase through the 1950s, as single-family residences, schools, and public buildings were constructed in northwest Burbank to accommodate the growth. In the 1950s, Lockheed was still active in the area and created more jobs by constructing a large office building along Empire Avenue that coincided with a \$92,000,000 expansion program. The trend for single-family homes in Burbank began to shift in the early 1960s due to rezoning, which allowed over 1,200 apartment buildings to be constructed from 1962 to 1963. By the late 1970s, a tri-city authority purchased the airport from Lockheed. However, the company remained a significant industry until the plant closed in 1990.

2327 N. Fairview Street is a single-family residence constructed in 1955. It represents the trend to house the working class who worked in nearby industrial or commercial jobs, including Lockheed's aerospace operations, which increased greatly in the 1940s and 1950s. The trend to subdivide lots is also evident as it is situated at the rear of Lot 189, consisting of two single-family properties. While it contains some character-defining features of post-war Burbank single-family residences, such as being one-story tall, wood-frame construction, a moderately pitched roof, and designed in the Ranch style, it is a vernacular adaptation, and it is not strongly representative of this typology. The property is among many single-family residences constructed throughout Burbank to meet housing demands. Despite its association with the working-class residents of northwest Burbank and the Lockheed aircraft manufacturing operations, 2327 N. Fairview Street is not a good example of post-war working-class housing in Burbank and is not eligible as an individual property. In addition, the property underwent significant alterations in 2004 including a 614-square foot addition, vinyl replacement windows, and replacement wood doors.

The *City of Burbank Citywide Historic Context Report* details that single-family residential buildings under the post-war Burbank theme are “not likely [to] be significant individually. It is more likely that the building would contribute to a historic district.” ESA analyzed the neighborhood as a potential district and did not find the buildings cohesive enough to qualify as a district due to infill and highly altered individual properties constructed from 1930 to 1970. The infill post-1970 has added a new scale and massing to the neighborhood, and there does not appear to be a cluster of buildings that would be eligible for a historic district; due to these changes, it is unlikely the neighborhood would be eligible as a district in the future.

Therefore, 2327 N. Fairview Street does not appear to be significant under National Register Criterion A, California Register Criterion 1, or Burbank Historic Resource Criterion A.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.

- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Burbank Historic Resource Criteria B:** Is associated with the lives of persons important in the past.

ESA reviewed city directories and census records and there is no evidence to suggest any of the owners or tenants associated with the property have made significant contributions to local, state, or national history.

Therefore, 2327 N. Fairview Street does not appear to be significant under National Register Criterion B, California Register Criterion 2, or Burbank Historic Resource Criterion B.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Burbank Historic Resource Criteria C:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

2327 N. Fairview Street is not a distinguished representative of its type. There are few distinguishing characteristics, and the single-family residence is an ordinary example of low-cost vernacular-style architecture found throughout the region. A few elements such as the rectangular plan and moderately pitched gable roof reflect the Ranch style, as defined in the *City of Burbank Citywide Historic Context Report*, but it lacks a strong tie to the style. As such, the property does not embody distinctive characteristics of a type, period, or method of construction. In addition to not being a good example of a Ranch-style building, it has been highly altered including contemporary vinyl windows and an addition at the rear. No architect or engineer was identified during research, and it does not appear to be the work of a master or possess high artistic values. The developers, Edwards & Wildey were reviewed as master builders. Although they were responsible for many developments in Burbank and the greater Los Angeles area, Tract 9443 was not found to be notable. In addition, it took until the late 1930s for lots to be improved upon and there is no evidence they had any involvement after the 1920s.

Therefore, 2327 N. Fairview Street does not appear to be significant under National Register Criterion C, California Register Criterion 3, or Burbank Historic Resource Criterion C.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.
- **Burbank Historic Resource Criteria D:** Has yielded, or may be likely to yield, information important in prehistory or history.

2327 N. Fairview Street has not yielded, and is not likely to yield information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period. Therefore, it is not eligible for listing under National Register Criterion D, California Register Criterion 4, or Burbank Historic Resource Criterion D.

2331–2333 N. Fairview Street (Lot 190)

Building 1 (2331)

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Burbank Historic Resource Criteria A:** Is associated with events that have made a significant contribution to the broad patterns of Burbank's or California's history and cultural heritage.

The Subject Properties are in northwest Burbank, which developed primarily due to Lockheed's aerospace operations from the 1920s through the 1960s. In the late 1920s, Lockheed established an aircraft manufacturing plant just over a mile to the southeast of the Subject Property at Empire Avenue. In the 1930s, United Airport was built approximately 1 mile west of the Subject Property and became the Lockheed Air Terminal in the 1940s. The need for housing was met with a surge in the construction of single-family residences in the Minimal Traditional or Ranchette-style in neighborhoods near Lockheed's aerospace operations. Northwest Burbank also became a primary location for temporary housing for veterans and Japanese Americans returning from internment camps beginning in 1945.

The population continued to increase through the 1950s, as single-family residences, schools, and public buildings were constructed in northwest Burbank to accommodate the growth. In the 1950s, Lockheed was still active in the area and created more jobs by constructing a large office building along Empire Avenue that coincided with a \$92,000,000 expansion program. The trend for single-family homes in Burbank began to shift in the early 1960s due to rezoning, which allowed over 1,200 apartment buildings to be constructed from 1962 to 1963. By the late 1970s, a tri-city authority purchased the airport from Lockheed. However, the company remained a significant industry until the plant closed in 1990.

2331 N. Fairview Street is a single-family residence constructed in 1941. It represents the trend to house the working class who worked in nearby industrial or commercial jobs, including Lockheed's aerospace operations, which increased greatly in the 1940s and 1950s. The trend to subdivide lots is also evident as it is situated at the front of Lot 190, consisting of a single-family and multi-family property. While it contains some character-defining features of post-Great Depression Population Boom/World War II single-family residences, such as being one-story tall, wood-frame construction, set back from the street, and in the Minimal Traditional style, it is a vernacular adaptation, and it is not strongly representative of this typology. The property is among many single-family residences constructed throughout Burbank to meet housing demands. Despite its association with the working-class residents of northwest Burbank and the Lockheed aircraft manufacturing operations, 2331 N. Fairview is not a good example of working-class

housing in Burbank. In addition, the property underwent alterations and no longer contains original windows or doors.

The *City of Burbank Citywide Historic Context Report* details that single-family residential buildings under the post-Great Depression Population Boom/World War II theme are "likely not individually significant but may contribute to a historic district if they retain the majority of their character-defining features." ESA analyzed the neighborhood as a potential district and did not find the buildings cohesive enough to qualify as a district due to infill and highly altered individual properties constructed from 1930 to 1970. The infill post-1970 has added a new scale and massing to the neighborhood, and there does not appear to be a cluster of buildings that would be eligible for a historic district; due to these changes, it is unlikely the neighborhood would be eligible as a district in the future.

Therefore, 2331 N. Fairview Street does not appear to be significant under National Register Criterion A, California Register Criterion 1, or Burbank Historic Resource Criterion A.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Burbank Historic Resource Criteria B:** Is associated with the lives of persons important in the past.

ESA reviewed city directories and census records and there is no evidence to suggest any of the owners or tenants associated with the property have made significant contributions to local, state, or national history.

Therefore, 2331 N. Fairview Street does not appear to be significant under National Register Criterion B, California Register Criterion 2, or Burbank Historic Resource Criterion B.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Burbank Historic Resource Criteria C:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

2331 N. Fairview Street is not a distinguished representative of its type. There are few distinguishing characteristics, and the multi-family building is an ordinary example of low-cost vernacular-style architecture found throughout the region. A few elements such as the hipped roof and compact plan reflect the Minimal Traditional style, as defined in the *City of Burbank Citywide Historic Context Report*, but it lacks a strong tie to the style. As such, the property does not embody distinctive characteristics of a

type, period, or method of construction. In addition to not being a good example of a Minimal Traditional-style building has been highly altered. No architect or engineer was identified during research, and it does not appear to be the work of a master or possess high artistic values. The developers, Edwards & Wildey were reviewed as master builders. Although they were responsible for many developments in Burbank and the greater Los Angeles area, Tract 9443 was not found to be notable. In addition, it took until the late 1930s for lots to be improved upon and there is no evidence they had any involvement after the 1920s.

Therefore, 2331 N. Fairview Street does not appear to be significant under National Register Criterion C, California Register Criterion 3, or Burbank Historic Resource Criterion C.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.
- **Burbank Historic Resource Criteria D:** Has yielded, or may be likely to yield, information important in prehistory or history.

2331 N. Fairview Street has not yielded, and is not likely to yield information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period. Therefore, it is not eligible for listing under National Register Criterion D, California Register Criterion 4, or Burbank Historic Resource Criterion D.

Building 2 (2333)

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Burbank Historic Resource Criteria A:** Is associated with events that have made a significant contribution to the broad patterns of Burbank's or California's history and cultural heritage.

The Subject Properties are in northwest Burbank, which developed primarily due to Lockheed's aerospace operations from the 1920s through the 1960s. In the late 1920s, Lockheed established an aircraft manufacturing plant just over a mile to the southeast of the Subject Property at Empire Avenue. In the 1930s, United Airport was built approximately 1 mile west of the Subject Property and became the Lockheed Air Terminal in the 1940s. The need for housing was met with a surge in the construction of single-family residences in the Minimal Traditional or Ranchette-style in neighborhoods near Lockheed's aerospace operations. Northwest Burbank also became a primary location for temporary housing for veterans and Japanese Americans returning from internment camps beginning in 1945.

The population continued to increase through the 1950s, as single-family residences, schools, and public buildings were constructed in northwest Burbank to accommodate the growth. In the 1950s, Lockheed was still active in the area and created more jobs by constructing a large office building along Empire Avenue that coincided with a \$92,000,000 expansion program. The trend for single-family homes in Burbank began to shift in the early 1960s due to rezoning, which allowed over 1,200 apartment buildings to be constructed from 1962 to 1963. By the late 1970s, a tri-city authority purchased the airport from Lockheed. However, the company remained a significant industry until the plant closed in 1990.

2333 N. Fairview Street is a multi-family duplex constructed in 1948. It represents the trend to rezone certain residential areas to allow for multi-family construction as vacant land became scarce. The City of Burbank Citywide Historic Context Report details that multi-family residential buildings under the post-war theme are "not likely [to] be individually eligible unless it is an exemplary example of its type and period compared to other similar properties of the same type and style ... It is more likely that these properties would contribute to a historic district." While it contains some character-defining features of post-war multi-family properties, such as wood-frame construction, and a rear parking lot, it lacks other features such as an L, U, or O-shaped plan, a flat roof, a lobby area, and a central courtyard and swimming pool. While the building at 2333 N. Fairview Street is associated with the development of multi-family housing because of the post-war growth of Burbank, it is not strongly representative of that trend. Despite its association with the working-class residents of northwest Burbank and the Lockheed aircraft manufacturing operations, 2333 N. Fairview Street is not a good example of post-war worker housing in Burbank. In addition, the building underwent a significant alteration in 2000 that replaced the original windows with vinyl, demolished a detached garage and constructed a three-car garage that is attached to the west elevation.

ESA analyzed the neighborhood as a potential district and did not find the buildings cohesive enough to qualify as a district due to infill and highly altered individual properties constructed from 1930 to 1970. The infill post-1970 has added a new scale and massing to the neighborhood, and there does not appear to be a cluster of buildings that would be eligible for a historic district; due to these changes, it is unlikely the neighborhood would be eligible as a district in the future.

Therefore, 2333 N. Fairview Street does not appear to be significant under National Register Criterion A, California Register Criterion 1, or Burbank Historic Resource Criterion A.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Burbank Historic Resource Criteria B:** Is associated with the lives of persons important in the past.

Due to the nature of multi-family housing, many residents lived in the units over the years. ESA reviewed city directories and census records and there is no evidence to suggest any of the owners or tenants associated with the property have made significant contributions to local, state, or national history.

Therefore, 2333 N. Fairview Street does not appear to be significant under National Register Criterion B, California Register Criterion 2, or Burbank Historic Resource Criterion B.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Burbank Historic Resource Criteria C:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

2333 N. Fairview Street is not a distinguished representative of its type. There are few distinguishing characteristics, and the multi-family building is an ordinary example of low-cost vernacular-style architecture found throughout the region. A few elements such as the roof and compact plan reflect the Minimal Traditional style, as defined in the *City of Burbank Citywide Historic Context Report*, but it lacks a strong tie to the style. As such, the property does not embody distinctive characteristics of a type, period, or method of construction. In addition to not being a good example of a Minimal Traditional-style duplex, the building has been highly altered. No architect or engineer was identified during research, and it does not appear to be the work of a master or possess high artistic values. The developers, Edwards & Wildey were reviewed as master builders. Although they were responsible for many developments in Burbank and the greater Los Angeles area, Tract 9443 was not found to be notable. In addition, it took until the late 1930s for lots to be improved upon and there is no evidence they had any involvement after the 1920s.

Therefore, 2333 N. Fairview Street does not appear to be significant under National Register Criterion C, California Register Criterion 3, or Burbank Historic Resource Criterion C.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.
- **Burbank Historic Resource Criteria D:** Has yielded, or may be likely to yield, information important in prehistory or history.

2333 N. Fairview Street has not yielded, and is not likely to yield information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period. Therefore, it is not eligible for listing under National Register Criterion D, California Register Criterion 4, or Burbank Historic Resource Criterion D.

2335 N. Fairview Street (Lot 191)

Building 1 (2335)

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Burbank Historic Resource Criteria A:** Is associated with events that have made a significant contribution to the broad patterns of Burbank's or California's history and cultural heritage.

The Subject Properties are in northwest Burbank, which developed primarily due to Lockheed's aerospace operations from the 1920s through the 1960s. In the late 1920s, Lockheed established an aircraft manufacturing plant just over a mile to the southeast of the Subject Property at Empire Avenue. In the 1930s, United Airport was built approximately 1 mile west of the Subject Property and became the Lockheed Air Terminal in the 1940s. The need for housing was met with a surge in the construction of single-family residences in the Minimal Traditional or Ranchette-style in neighborhoods near Lockheed's aerospace operations. Northwest Burbank also became a primary location for temporary housing for veterans and Japanese Americans returning from internment camps beginning in 1945.

The population continued to increase through the 1950s, as single-family residences, schools, and public buildings were constructed in northwest Burbank to accommodate the growth. In the 1950s, Lockheed was still active in the area and created more jobs by constructing a large office building along Empire Avenue that coincided with a \$92,000,000 expansion program. The trend for single-family homes in Burbank began to shift in the early 1960s due to rezoning, which allowed over 1,200 apartment buildings to be constructed from 1962 to 1963. By the late 1970s, a tri-city authority purchased the airport from Lockheed. However, the company remained a significant industry until the plant closed in 1990.

2335 N. Fairview Street (Building 1) is a single-family residence constructed in 1947 at the front of Lot 191. It represents the trend to house the working class who worked in nearby industrial or commercial jobs, including Lockheed's aerospace operations, which increased greatly in the 1940s and 1950s. The trend to subdivide lots is also evident as the lot consists of a single-family and multi-family property. While it contains some character-defining features of post-war Burbank single-family residences, such as being one-story tall, wood-frame construction, a moderately pitched roof, and designed in the Minimal Traditional style, it is a vernacular adaptation, and it is not strongly representative of this typology. The property is among many single-family residences constructed throughout Burbank to meet housing demands. Despite its association with the working-class residents of northwest Burbank and the Lockheed aircraft manufacturing operations, 2335 N. Fairview (Building 1) is not a good example of post-war working-class housing in Burbank. In addition, the property underwent significant alterations, including an addition at the northeast corner, vinyl replacement windows, and replacement wood doors.

The *City of Burbank Citywide Historic Context Report* details that single-family residential buildings under the post-war Burbank theme are “not likely [to] be significant individually. It is more likely that the building would contribute to a historic district.” ESA analyzed the neighborhood as a potential district

and did not find the buildings cohesive enough to qualify as a district due to infill and highly altered individual properties constructed from 1930 to 1970. The infill post-1970 has added a new scale and massing to the neighborhood, and there does not appear to be a cluster of buildings that would be eligible for a historic district; due to these changes, it is unlikely the neighborhood would be eligible as a district in the future.

Therefore, 2355 N. Fairview Street (Building 1) does not appear to be significant under National Register Criterion A, California Register Criterion 1, or Burbank Historic Resource Criterion A.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Burbank Historic Resource Criteria B:** Is associated with the lives of persons important in the past.

ESA reviewed city directories and census records and there is no evidence to suggest any of the owners or tenants associated with the property have made significant contributions to local, state, or national history.

Therefore, 2335 N. Fairview Street does not appear to be significant under National Register Criterion B, California Register Criterion 2, or Burbank Historic Resource Criterion B.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Burbank Historic Resource Criteria C:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

2335 N. Fairview Street (Building 1) is not a distinguished representative of its type. There are few distinguishing characteristics, and the single-family building is an ordinary example of low-cost vernacular-style architecture found throughout the region. A few elements such as the compact plan and moderately pitched hipped roof reflect the Minimal Traditional style, as defined in the *City of Burbank Citywide Historic Context Report*, but it lacks a strong tie to the style. As such, the property does not embody distinctive characteristics of a type, period, or method of construction. In addition to not being a good example of a Ranch-style apartment building, it has been highly altered. No architect or engineer was identified during research, and it does not appear to be the work of a master or possess high artistic values. The developers, Edwards & Wildey were reviewed as master builders. Although they were responsible for many developments in Burbank and the greater Los Angeles area, Tract 9443 was not

found to be notable. In addition, it took until the late 1930s for lots to be improved upon and there is no evidence they had any involvement after the 1920s.

Therefore, 2335 N. Fairview Street (Building 1) does not appear to be significant under National Register Criterion C, California Register Criterion 3, or Burbank Historic Resource Criterion C.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.
- **Burbank Historic Resource Criteria D:** Has yielded, or may be likely to yield, information important in prehistory or history.

2335 N. Fairview Street (Building 1) has not yielded and is not likely to yield information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period. Therefore, it is not eligible for listing under National Register Criterion D, California Register Criterion 4, or Burbank Historic Resource Criterion D.

Building 2 (2335)

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Burbank Historic Resource Criteria A:** Is associated with events that have made a significant contribution to the broad patterns of Burbank's or California's history and cultural heritage.

The Subject Properties are in northwest Burbank, which developed primarily due to Lockheed's aerospace operations from the 1920s through the 1960s. In the late 1920s, Lockheed established an aircraft manufacturing plant just over a mile to the southeast of the Subject Property at Empire Avenue. In the 1930s, United Airport was built approximately 1 mile west of the Subject Property and became the Lockheed Air Terminal in the 1940s. The need for housing was met with a surge in the construction of single-family residences in the Minimal Traditional or Ranchette-style in neighborhoods near Lockheed's aerospace operations. Northwest Burbank also became a primary location for temporary housing for veterans and Japanese Americans returning from internment camps beginning in 1945.

The population continued to increase through the 1950s, as single-family residences, schools, and public buildings were constructed in northwest Burbank to accommodate the growth. In the 1950s, Lockheed was still active in the area and created more jobs by constructing a large office building along Empire Avenue that coincided with a \$92,000,000 expansion program. The trend for single-family homes in Burbank began to shift in the early 1960s due to rezoning, which allowed over 1,200 apartment buildings

to be constructed from 1962 to 1963. By the late 1970s, a tri-city authority purchased the airport from Lockheed. However, the company remained a significant industry until the plant closed in 1990.

2335 N. Fairview Street (Building 2) is a multi-family, four-unit building constructed in 1963. It represents the above trend to rezone certain residential areas to allow for multi-family construction as vacant land became scarce.

The *City of Burbank Citywide Historic Context Report* details that multi-family residential buildings under the post-war theme are "not likely [to] be individually eligible unless it is an exemplary example of its type and period compared to other similar properties of the same type and style ... It is more likely that these properties would contribute to a historic district." While it contains some character-defining features of post-war multi-family properties, such as being two stories tall, wood-frame construction, and a parking lot, it lacks other features such as an L, U, or O-shaped plan, a flat roof, a lobby area, and a central courtyard and swimming pool.

While the building at 2335 N. Fairview Street (Building 2) is associated with the development of multi-family housing because of the post-war growth of Burbank, it is not strongly representative of that trend. The property is among many, roughly 1,200, from 1962 to 1963, constructed throughout Burbank to meet housing demands. Despite its association with the working-class residents of northwest Burbank and the Lockheed aircraft manufacturing operations, 2335 N. Fairview (Building 2) is not a good example of post-war worker housing in Burbank. The building underwent alterations in 2004 which included replacing the original windows with vinyl and the replacement of original doors.

ESA analyzed the neighborhood as a potential district and did not find the buildings cohesive enough to qualify as a district due to infill and highly altered individual properties constructed from 1930 to 1970. The infill post-1970 has added a new scale and massing to the neighborhood, and there does not appear to be a cluster of buildings that would be eligible for a historic district; due to these changes, it is unlikely the neighborhood would be eligible as a district in the future.

Therefore, 2335 N. Fairview Street (Building 2) does not appear to be significant under National Register Criterion A, California Register Criterion 1, or Burbank Historic Resource Criterion A.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Burbank Historic Resource Criteria B:** Is associated with the lives of persons important in the past.

Due to the nature of multi-family housing, many residents lived in the four units over the years. ESA reviewed city directories and census records and there is no evidence to suggest any of the owners or tenants associated with the property have made significant contributions to local, state, or national history.

Therefore, 2335 N. Fairview Street (Building 2) does not appear to be significant under National Register Criterion B, California Register Criterion 2, or Burbank Historic Resource Criterion B.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Burbank Historic Resource Criteria C:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

2335 N. Fairview Street (Building 2) is not a distinguished representative of its type. There are few distinguishing characteristics, and the multi-family building is an ordinary example of low-cost vernacular-style architecture found throughout the region. A few elements such as the rectangular plan and moderately pitched gable roof reflect the Ranch style, as defined in the Burbank Historic Context Statement, but it lacks a strong tie to the style. As such, the property does not embody distinctive characteristics of a type, period, or method of construction. In addition to not being a good example of a Ranch-style apartment building, it has been highly altered. No architect or engineer was identified during research, and they do not appear to be the work of a master or possess high artistic values. The developers, Edwards & Wildey were reviewed as master builders. Although they were responsible for many developments in Burbank and the greater Los Angeles area, Tract 9443 was not found to be notable. In addition, it took until the late 1930s for lots to be improved upon and there is no evidence they had any involvement after the 1920s.

Therefore, 2335 N. Fairview Street (Building 2) does not appear to be significant under National Register Criterion C, California Register Criterion 3, or Burbank Historic Resource Criterion C.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.
- **Burbank Historic Resource Criteria D:** Has yielded, or may be likely to yield, information important in prehistory or history.

2335 N. Fairview Street (Building 2) has not yielded, and is not likely to yield information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period. Therefore, it is not eligible for listing under National Register Criterion D, California Register Criterion 4, or Burbank Historic Resource Criterion D.

Impacts Analysis

Direct Impacts – CEQA

Under CEQA Guidelines Section 15064.5 (b), the changes to a historical resource and its setting would only cause a substantial adverse change if they would detract from the integrity (location, design, setting, materials, workmanship, feeling, association) of the resource such that the ability to convey its significance would be materially impaired to the degree that it would no longer be eligible as a historical resource pursuant to CEQA Guidelines Section 15064.5 (a).

The Project involves the demolition of the seven existing on-site buildings at 2321, 2325–2327, 2331–2333, and 2335 N. Fairview Street. The Project would merge the four existing parcels into one parcel and construct a multi-family residential apartment building with 60 units. The Project incorporates a step-down design by proposing a building that has three stories with a height of 36’5” towards the front of the lot abutting Fairview Street at the front of the lot, and four stories with a height of 42’5” at the rear of the lot. Additionally, the Project proposes subterranean parking with 60 parking spaces.

The ADI includes the four parcels of the Project Site. The seven buildings on the Site were fully documented and evaluated, and none of them qualify as historical resources under CEQA. Therefore, the demolition of the seven existing buildings and the construction of a new multi-family residence on the parcels will not result in any significant impacts on historical resources. There will be no direct impacts to any resources, potential resources, or assumed resources because of the Project.

Indirect Impacts – CEQA

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of adjacent historical resources pursuant to CEQA. (i.e., buildings identified as potentially eligible in a survey, determined eligible, or designated). The Area of Indirect Impacts was defined as all parcels immediately adjacent to the actual construction and construction staging. Eight parcels contained buildings older than 50 years in the Area of Indirect Impact, as listed above in **Table 7**. Although all are of historic age, ESA’s survey revealed that none of the buildings on the eight parcels were eligible for listing in the National Register, the California Register or as a City of Burbank Historic Resource. Because none of the buildings in the Area of Indirect Impact qualify as a historical resource as defined by CEQA, there is no indirect impact.

The Project represents a minor change to the overall setting of the neighborhood, one that has already been drastically altered since it was subdivided in the 1920s and began to develop with single-family residences in the late 1930s. The trend towards multi-family residences to meet housing needs in the 1950s and 1960s changed the cohesive look of the neighborhood of one-story Minimal Traditional-style houses. The trend for multi-family buildings continued post-1970, and the area had significant infill construction occur. The post-1970 infill construction, including a building within the APE constructed in 2007 at 2318 N. Fairview, introduced a three-story scale with dominant massing and a footprint that covers most of the lot. There are many other examples on N. Fairview and throughout the neighborhood of three to four-story multi-family buildings, many of them are situated next to low-scale single-family residences throughout the tract. The Project would not introduce a new scale to the neighborhood and

would only slightly alter an already drastically changed and non-cohesive streetscape. It would not cause any nearby resources potentially eligible for future ineligibility for National, State, or Local listing.

Impacts – Section 106

Per 36 CFR 800.5(a)(1), the Criteria of Adverse Effects are applied to assess potential effects of the Undertaking on historic properties located within the associated APE:

An Adverse effect is found when an Undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property including those that may have been identified subsequent to the original evaluation of the property's eligibility for the NRHP. Adverse effects may include reasonably foreseeable effects caused by the Undertaking that may occur later in time, be farther removed in distance, or be cumulative (U.S. Code of Federal Regulations, 36 CFR Section 800.5(a)).

Pursuant to 36 CFR 800.5(a)(1), adverse effects occur when an Undertaking alters a historic property, either directly or indirectly, to a point where the historic integrity is compromised, and the historic property no longer qualifies for listing on the NRHP. Examples of adverse effects are included under 36 CFR 800.5(a)(2) and serve as the foundation for the following analysis of potential adverse effects as they relate to the Undertaking:

1. Physical destruction of or damage to all or part of the property

Seven buildings on four parcels will be demolished for the erection of a multi-family apartment building. The seven properties were evaluated under Section 106 and were not found eligible for national, state, or local listing therefore they are not considered historic resources. Therefore, the Undertaking will not cause an adverse effect under this criterion.

2. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 C.F.R. part 68) and applicable guidelines.

As detailed above, the seven properties were evaluated under Section 106 and were not found eligible for National, State, or Local listing therefore they are not considered historic resources. The Undertaking will not significantly alter any historic resources or potentially eligible resources in the Project Site or adjacent parcels in the APE. Therefore, the Undertaking will not cause an adverse effect under this criterion.

3. Removal of the property from its historic location

The Undertaking will not remove any historic property from its original location. There are no historic resources within the APE which includes buildings in the Project Site (ADI), and adjacent buildings in the Area of Indirect Impact. Therefore, the Undertaking will not cause an adverse effect under this criterion.

4. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance

The Undertaking will not change the use of any historic resources, as no historic resources were identified within the APE.

The neighborhood has not been identified in past surveys or the citywide historic context statement as a historic district. It does not contain any potentially eligible historic resources that could be affected by this change in setting. Therefore, the Undertaking will not cause an adverse effect under this criterion.

5. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;

There are no historic properties within the APE. Therefore, the Project will not result in any visual, atmospheric, or audible elements that will affect a historic property or its features. The closest eligible resources are outside the 0.25-mile buffer with one located 0.36 miles to the northeast at San Fernando Boulevard, and one located 0.64 miles away on Valhalla Drive to the southwest of the Project Site.

Therefore, the Undertaking will not cause an adverse effect under this criterion.

6. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.

The Undertaking will not result in any neglect of the adjacent historic-age properties. Therefore, the Undertaking will not cause an adverse effect under this criterion.

7. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

None of the resources is owned by the federal government; therefore, there is no possibility of a sale or transfer out of federal ownership or control.

Conclusion

Through research, survey, and subsequent evaluation under the applicable federal, state, and local eligibility criteria, ESA finds that the seven buildings on the four parcels in the ADI do not meet the level of significance required for individual listing on the National Register, California Register, or a City of Burbank Historic Property. In addition, none of the eight parcels with buildings older than 50 years in the Area of Indirect Impact within the APE were eligible for listing. Since there are no historic resources on the Project Site or in the adjacent parcels included in the APE, ESA recommends a finding of **No Historic Properties Affected** for Section 106 purposes, pursuant to 36 CFR 800.4. ESA anticipates that the Project would have no direct or indirect impact on a historical resource as defined by CEQA. ESA recommends that the properties in the APE be assigned a California Historical Resource Status Code of 6Z, meaning they were found ineligible for the National Register, California Register or local designation as an individual property through survey evaluation.

References

- “Burbank Tracts to be Opened Soon,” *Los Angeles Times*, December 4, 1921: 106.
- Burbank Public Library. “Burbank History Timeline.” Burbank in focus. Accessed August 23, 2024. <https://burbankinfocus.org/timeline>.
- California Office of Historic Preservation. “California Historical Resource Status Codes.” California Department of Parks and Recreation. March 1, 2020. <https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf>.
- . “California Points of Historical Interest.” California Department of Parks and Recreation. Accessed August 23, 2024. https://ohp.parks.ca.gov/?page_id=21750.
- . “Preservation Technical Assistance Series #1: California Environmental Quality Act (CEQA) and Historic Resources.” California Department of Parks and Recreation. May 23, 2001. <http://ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>.
- “Edwards & Wildey Company,” *Burbank Review*, December 16, 1921: 5
- EDR Aerial Photo Decade Package, 2024.
- EDR Historical Topo Map Report, 2024.
- EFI Global, *Phase I Environmental Site Assessment Report*, May 22, 2024: 23–24.
- Ellingson, Annlee. 2017. “Bob Hope Airport renamed so passengers know where they’re flying to.” L.A. Business First. December 15, 2017. <https://www.bizjournals.com/losangeles/news/2017/12/15/bob-hope-airport-renamed-so-passengers-know-where.html>.
- Galvin Preservation Associates. “City of Burbank Citywide Historic Context Report.” Prepared for the Burbank Heritage Commission and the City of Burbank Planning Division. September 2009.
- Google Maps, 2024.
- “Granada is a Community of Beautiful Income Homes,” *Los Angeles Evening Express*, April 14, 1928: 20.
- Los Angeles County Office of the Assessor. <https://maps.assessor.lacounty.gov/m/>.
- PBS SoCal. “Rancho San Rafael: A Land in Transition.” October 4, 2010. <https://www.pbssocal.org/shows/departures/rancho-san-rafael-a-land-in-transition>.
- Robinson, W.W. “The Story of Rancho San Pasqual.” *The Historical Society of Southern California Quarterly*. Vol. 37, No. 4. December 1955.
- San Buenaventura Research Associates. “City of Burbank Historic Preservation Plan.” Prepared for the City of Burbank Planning Department. November 1999.

Spitzzeri, Paul, “A Stronger Bond: Investment Bonds for the Edwards & Wildey Building and Annex, Los Angeles, 15 October 1925,” The Homestead Blog, October 15, 2018.

<https://homesteadmuseum.blog/2018/10/15/a-stronger-bond-investment-bonds-for-the-edwards-wildey-building-and-annex-los-angeles-15-october-1925/>.

United States Census Bureau. “Burbank, California.” Accessed August 23, 2024,

https://data.census.gov/profile/Burbank_city,_California?g=160XX00US0608954.

U.S. Department of Interior, National Park Service. *National Register Bulletin 15*, 1990, Revised 1997.

———. *National Register Bulletin 16*, 1997.

———. *Preservation Brief 17*, 1982.

Appendix A
Resumes of Key Personnel

Shannon L. Papin

Architectural History Program Manager, Southern California



EDUCATION

M.A., in Historic Preservation (American Studies Department)
George Washington University Washington, DC.

B.A., in English (Writing)
Rhodes College Memphis, TN.

25 YEARS' EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Approved Consultant,
California Historical Resources Information System Consultant List (History & Architectural History)

Certified Historian & Architectural Historian,
New Mexico SHPO Directory

Approved Historian, City of Santa Fe, NM

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians, Member

National Trust for Historic Preservation and NTHP Forum, Member

Preservation Action, Member

Shannon L. Papin is a Senior Architectural Historian and Cultural Resource Specialist with 25 years of professional experience in architectural history, historic resource management, and historic preservation planning, policy, and economics. Her qualifications meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Architectural History. Shannon has a proven track record of historic resources management and preservation consultation services for all stages of project development, preparation of required documentation for environmental compliance, project review and permitting, and implementation of mitigation measures. She has authored numerous historic resource assessments, State and National Register Nominations, historic structure reports, CEQA Impacts Analysis, historic resource technical reports, feasibility studies, LAHCM nominations, and HABS/HAER reports. She has managed and conducted planning and technical studies for a broad range of clients and projects throughout Southern California, New Mexico, and South Dakota.

Previous Experience

California Environmental Quality Act

Alhambra Health Center, Historic Resource Assessment and Focused EIR, Alhambra, California. *Project Manager for Historic Resource/Principal Architectural Historian.*

Shannon led the historic resource analysis for the Alhambra Health Center EIR, prepared by ESA for the City of Alhambra. The project would redevelop a 23,000-sf medical facility constructed in 1930 and found eligible for the National Register of Historic Places. ESA's environmental analysis found the project would result in a significant and unavoidable impact. In addition to the initial assessment of the building, Shannon was responsible for developing a range of feasible alternatives to avoid or reduce impacts, authoring architectural studies on the adaptive reuse and rehabilitation of the structure, and assisting in the public review process including conducted several public outreach meetings with community stakeholders and preservation advocates.

West San Gabriel Valley Area Plan, San Gabriel Valley, California. *Project Manager for Historic Resource/Principal Architectural Historian.* Shannon led the preparation of a historic context and reconnaissance level architectural survey of eight areas of unincorporated Los Angeles County in the West San Gabriel Valley. She also was responsible for crafting the Historic Preservation element of the Area Plan.

Culver Crossings Historic Resource Assessment and EIR, Culver City and Los Angeles, California. *Senior Architectural Historian.* Shannon authored a historic resource assessment of a large industrial site located on the border of Los Angeles and Culver City for a proposed redevelopment. Work involved research on the property and its history as well as an evaluation of the site's eligibility and CEQA impacts analysis for the Project, including the National Register eligible Helms Bakery Complex located immediately adjacent.



Shannon L. Papin (Continued)

Architectural History Program Manager, Southern California

Silver Lake Reservoir Complex EIR and Impacts Analysis, Los Angeles, CA. *Senior Architectural Historian.* Shannon conducted research on the historic development of the Silver Lake Reservoir Complex and identified all previously identified historic resources within 0.25-mile of the perimeter of the site to conduct a direct, indirect, and cumulative impacts analysis for the Complex's proposed master plan.

615 East Ocean Boulevard, Historic Resource Assessment and MND, Long Beach, California. *Senior Architectural Historian.* Shannon authored a historic resource assessment of a restaurant located in Long Beach for a proposed redevelopment. Work involved research on the property and its history and an evaluation of the site's eligibility and impact assessment for a historic apartment building adjacent to the site.

1715 – 1739 Bronson Avenue, CEQA Impacts Analysis, Los Angeles, CA. *Project Manager.* Shannon analyzed the potential impacts of construction of a 24-story, mixed-use project in Hollywood, adjacent to the historic Lombardi House for compliance with CEQA impacts threshold and for conformance with the SOI Standards.

3623 Hayden Place Historic Resource Assessment and MND, Culver City, California. *Senior Architectural Historian.* Shannon authored a historic resource assessment of three former industrial buildings in the Hayden Tract of Culver City for a proposed demolition. Work involved research on the properties, their history, construction and alterations, and the significant tenants that originally constructed the building. The report included an evaluation of the site's eligibility and potential impacts on adjacent historic resources.

3550 Hayden Place Historic Resource Assessment and MND, Culver City, California. *Senior Architectural Historian.* Shannon authored a historic resource assessment of a large industrial site located in the Hayden Tract of Culver City for demolition. Work involved research on the property and its history as well as an evaluation of the site's eligibility and potential impacts on adjacent historical resources.

1600 Naud and 1635 – 1639 Main Street Historic Resource Assessment and MND, Los Angeles, CA. *Senior Architectural Historian.* Shannon managed cultural portion of CEQA environmental review process for a former Carnation milk and ice cream campus as a potential historic district, as well as four individual eligibility evaluations, analysis of projects impacts and recommendations on adaptive reuse and mitigation.

Section 106 and NEPA

San Manuel Land Exchange, San Bernardino National Forest, Big Bear, California. *Senior Architectural Historian.* Shannon managed the Historic portion of a multi-year project that entailed a land swap between the U.S. Forest Service and the San Manuel tribe. She authored historic resource assessments of multiple rural land parcels in the San Bernardino National Forest. Work involved research on the mining and recreational history of the region as well as an evaluation of the site's eligibility.

LA River Phase IV Bike Path CEQA/NEPA, Los Angeles, California. *Senior Architectural Historian.* Shannon managed the Historic portion of a project developing a bike and pedestrian path located in Griffith Park and areas of South Burbank. She worked with CalTrans and the City of Los Angeles to manage the project approvals for work within historic Griffith Park and the equestrian community of Burbank.

Union Pacific Railroad, Crestmore Cement Plant, Riverside, CA

Shannon authored a historic resource assessment of rail spur located on the site of a 1908 cement plant in Riverside, CA.



Shannon L. Papin (Continued)

Architectural History Program Manager, Southern California

EWMP Addendum, Compton Boulevard Historic Survey, Compton, CA. *Project Manager.* Shannon conducted an architectural survey of a seven square mile area in Compton, including the identification of potentially significant resources for state, local, and national eligibility, integrity evaluation, and research and writing of an accompanying historical context. The Report included a CEQA impacts analysis in preparation for a planned streetscape project.

Historic Preservation

Isadore House Significance Evaluation and Historic Structure Report, Isadore House, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of Isadore House, a historic property owned by the Recreation and Parks of the City of Los Angeles. The Report included a CEQA impacts analysis in preparation for a planned redevelopment.

Sunshine House Historic Structure Report, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of the Sunshine House, the former caretaker's residence at the Silver Lake Reservoir Complex, owned by LADWP.

Garvanza Pump Station, Historic Structure Report, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of the Garvanza Pump Station, a historic building associated with the former Garvanza Reservoir in northeast Los Angeles, owned by LADWP.

Hermon Park Building Evaluations, Los Angeles, CA. *Project Manager.* Shannon prepared a memorandum that included structural assessments, documentations, and evaluations of two fire-damaged buildings located within Hermon Park, a National Register-eligible property that is part of the Arroyo Seco Park system and owned by the City of Los Angeles. This project was done under an on-call contract with City of Los Angeles Recreation and Parks.

Seismic Retrofit Project, Lockwood Elementary School, Los Angeles, CA. *Project Manager.* Shannon managed a documentation project for LAUSD campus in Hollywood in preparation for a planned seismic retrofit. Project deliverables includes character-defining matrixes and California DPR forms for multiple historical resources.

Seismic Retrofit Project, First Street Elementary School, Los Angeles, CA. *Project Manager.* Shannon managed a documentation project for LAUSD campuses in Boyle Heights in preparation for a planned seismic retrofit. Project deliverables includes character-defining matrixes and California DPR forms for multiple historical resources.

Historic Structure Report, New Mexico Veteran's Home, Truth or Consequences. *Project Manager.* Shannon served as the Project Manager on the preparation of an Historic Structure Report for a 1937 hospital for crippled children, including historic narrative and context, evaluation of significance, documentation of original construction and later modifications, and historic preservation recommendations.

Historic Resource Assessments

3916 Martin Luther King Jr. Boulevard Historic Resource Assessment, Los Angeles, California. *Project Director.* Shannon managed and authored a historic resource assessment of the historic office building of the first African-American-owned bank in Los Angeles for a proposed redevelopment. Work involved research on the property and its history and an evaluation of the site's eligibility. Associated historic contexts included the history of financial services in the African-American community of Los Angeles.

1038 Venice Boulevard Historic Resource Assessment, Los Angeles, California. *Project Manager.* Shannon authored a historic resource assessment of a 1920 commercial office building in Los Angeles for a proposed redevelopment. Work



Shannon L. Papin (Continued)

Architectural History Program Manager, Southern California

involved research on the property and its history as well as an evaluation of the site's eligibility and potential impacts on the adjacent historic district.

1000 – 1018 Croft Avenue Historic Resource Assessment, Hollywood, California. *Project Manager.* Shannon managed historic resource assessments for four historic multi-family properties located on the border of West Hollywood. Work involved research on the properties and their histories as well as an evaluation of the sites' eligibility.

133 Viudelou Avenue, Historic Resource Assessment, Avalon, CA. *Project Manager.* Shannon authored a documentation and evaluation of the oldest private residence in the City of Avalon, Catalina, a Folk Victorian style single-family residence constructed in 1888.

301 Beacon Street, Historic Resource Assessment, Avalon, CA. *Project Manager.* Shannon prepared a documentation and evaluation of a 1923 Mediterranean Revival apartment building located in the City of Avalon, Catalina.

High Desert Hospital, Historic Resource Assessment, Lancaster, CA. *Project Manager.* Shannon authored a documentation and evaluation of High Desert Hospital and Coroner's Office, a historic property owned by the LADPW. The Report included a CEQA impacts analysis in preparation for a planned redevelopment.

Mayfield Junior School Historic Resource Evaluation, Pasadena, CA. *Project Manager.* Shannon surveyed entire campus and prepared an evaluation of three historic resources under an on-call contract with the City of Pasadena including CEQA impacts analysis for a proposed master plan.

8025 Santa Monica Boulevard Historic Resource Assessment and CEQA Impacts Analysis, West Hollywood, CA. *Project Manager.* Shannon analyzed the potential impacts of construction of a 24-story, mixed-use project in Hollywood, adjacent to the historic Lombardi House for compliance with CEQA impacts threshold and for conformance with the SOI Standards.

910 North Roxbury Drive Historic Resource Assessment, Beverly Hills, CA. *Project Manager* Shannon assessed the eligibility of an American Colonial Revival residence designed by master architect Robert V. Derrah in Beverly Hills. The report involved digital and archival research and an assessment of the home's integrity using historic plans and images.

1707 Tropical Drive Historic Resource Assessment, Beverly Hills, CA. *Architectural Historian.* Claire assessed the eligibility of an American Colonial Revival residence built by Carleton Lyle Burgess and occupied by Edward Paul Dentzel. Research included construction chronology and identification of alterations, research on the builder and occupants, and analysis of neighborhood integrity.

448 West Cypress Historic Resource Assessment, Glendale, CA. *Project Manager* Shannon authored a Historic Resource Assessment of an industrial warehouse constructed in the Tropico neighborhood of Glendale in 1908. Research included an integrity evaluation, research on Tropico's history as an early agricultural center, and the strawberry industry.

28307 Agoura Road Historic Resource Assessment, Agoura Hills, CA. *Project Manager.* Shannon authored a Historic Resource Assessment for a 1940s commercial property in Agoura Hills. Work involved researching the rural character and history of Agoura Hills, conducting research at the Agoura Hills Library and Building Division, identifying occupants of the structure, and assessing the property's eligibility.

Nominations



Shannon L. Papin (Continued)

Architectural History Program Manager, Southern California

Kun House II Los Angeles Historic Cultural Monument Nomination, Los Angeles, CA. *Project Manager.* Shannon prepared LAHCM nomination for the Joseph Kun House II, 1950 residence designed by Richard Neutra and presented the nomination to the Cultural Heritage Commission.

1828 Edgemont Street Los Angeles Historic Cultural Monument Nomination, Hollywood, CA. *Project Manager.* Shannon prepared LAHCM nomination for a 1940 Garden Apartment complex in Hollywood and presented the nomination to the Cultural Heritage Commission.

Pasadena Avenue Historic District, Pasadena, CA. *Project Manager.* Shannon completed re-survey and prepared State and National Register Nomination of historic district that included approximately 130 residential resources.

State & National Register Nomination, Ashley Pond Residence (535 East Palace Avenue), Santa Fe, NM. *Project Manager.* Shannon prepared State and National Register nomination of a 1925 residence and compound designed by John Gaw Meem.

Multiple Property Documentation Form for the Cañon neighborhood, Taos, NM. *Project Manager.* Shannon performed the initial neighborhood survey, individual nominations for three resources, and associated historic context. The properties listed included a residential compound, a guesthouse/hotel and a community chapel.

Architectural Surveys

Architectural Survey of the Sioux Falls Historic District & Pettigrew Heights neighborhood, Sioux Falls, SD. *Project Manager.* Shannon served as the Project Manager on the re-survey of a 1974 National Register district, including approximately 240 residential resources. New survey of an adjoining neighborhood with approximately 120 residential resources. She also prepared survey reports with recommendations on district expansion and new district possibilities.

County-wide Architectural Surveys, South Dakota. *Project Manager.* Shannon served as the Project Manager on four county-wide architectural surveys, including integrity evaluation, identification of potentially significant resources for inclusion in the National Register of Historic Places; research and writing of an accompanying historic context.

- Tripp County: 1,617 square miles, 351 surveyed resources.
- McPherson County: 1,152 square miles, 168 surveyed resources.
- Walworth County: 745 square miles, 211 surveyed resources.
- Moody County: 521 square miles, 204 surveyed resources

Cultural Resource Surveys. Shannon performed cultural resource surveys for a variety of compliance documents including Environmental Impacts Reports, Section 106, Section 4F, and NEPA compliance. Project duties included consultation with states, local municipalities, tribes and planning consultants, as well as overseeing the archaeological portion of the survey.

- Cold War Era Properties Survey, Shaw Air Force Base, Sumter, SC
- Property Surveys for EA, Fort Bliss Army Base, El Paso, TX
- Portales Railroad Depot Focus Area, Portales, NM
- Washington Avenue Pedestrian Improvements, Lovington, NM
- Environmental Assessment, Water Control Facilities, Montezuma, NM
- Interstate 25 Landscape Improvements, Glorieta/Rowe, NM
- 12.68-mile Pipeline Expansion, Bosque, NM
- Housing Rehabilitation Project, Santo Domingo Pueblo
- NM Visual Impact Assessment, various Plateau Cell Towers, NM



Shannon L. Papin (Continued)

Architectural History Program Manager, Southern California

- Construction at Day School Complex, Picuris Pueblo, Penasco, NM
- Santa Fe County Courthouse, Santa Fe, NM

Historic American Building Surveys, Walker Air Force Base, Roswell, NM. *Project Manager.* Shannon prepared the building documentation (HABS Level III standard) of three buildings at the former Walker Air Force Base as well as the former Roswell Airfield Terminal Building

Historic American Building Surveys, Kirtland Air Force Base, Albuquerque, NM. *Project Manager.* Shannon prepared the building documentation (HABS Level II standard) of the 21st EOD Headquarters at Kirtland Air Force Base.

Historic American Building Surveys, White Sands Missile Range, Alamogordo, New Mexico. *Architectural Historian.* Shannon prepared the building documentation (HABS Level II standards) of the old Officer's Club at White Sands Missile Range.

National Conference of State Historic Preservation Officers, Washington D.C. *Director of Communications and State Services.* Shannon served as the primary liaison and resource for all fifty-nine State Historic Preservation Offices and represented NCSHPO to Congress and the federal government as well as the press, partner organizations and general public. Worked extensively with the National Park Service and the Advisory Council on Historic Preservation and served on task forces dealing with the Section 106 review process, the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and National Register Criteria and Processes.

CarrAmerica Urban Development, Inc., Washington, DC. *Development Associate.* Shannon was the assistant for multiple downtown development projects including a mixed-use project of approximately 450,000 square feet combining office, residential, and preferred arts retail in the redevelopment of three historic buildings. Duties included assistance with project approvals, design review, due diligence, acquisition and development documents, pro forma analysis as well as working with public and private groups to garner support and necessary approvals.

Valerie Smith

Architectural Historian



EDUCATION

MS, Historic Preservation,
Columbia University

Advanced Certificate,
Columbia University

BA, Studio Art, Hope College

3 YEARS' EXPERIENCE (HISTORIC PRESERVATION)

23 YEARS' EXPERIENCE (PHOTOGRAPHY)

18 YEARS' EXPERIENCE (FINANCIAL SERVICES)

PROFESSIONAL AFFILIATIONS

Preservation Alumni,
Columbia University, Board
Member

Columbia University,
Mentorship Committee
Member

California Preservation
Foundation, Member

National Trust for Historic
Preservation, Member

DOCOMOMO US, Member

Association for Preservation
Technology (APT), Member

Valerie is an architectural historian with three years of experience in historic preservation. Her work with historic resources and cultural heritage includes extensive and detailed archival research, drafting historic resource assessments, historic preservation consulting such as plan reviews and construction monitoring, feasibility studies, and resource surveys and documentation. She has experience with conservation projects, conditions assessment reports, and materials science. Valerie's Master's Thesis was about architect-designed house plans and model houses from the 1920s. Her focused research and interest in this typology have resulted in extensive knowledge of single-family houses from 1920-1945, including the Period Revival and the Minimal Traditional style. Research projects and her coursework at Columbia University in Paris and New York City gave her extensive knowledge of Modernist architecture, which she has continued to expand upon in Los Angeles during her time with ESA. Valerie's studio art background and photography training have proven helpful for onsite documentation and HABS photography. In addition to historic preservation and photography, Valerie has 18 years of professional experience in finance and investor relations, with strong client and project management skills.

Relevant Experience

3916 Martin Luther King Jr, Historic Resource Assessment, Los Angeles, CA.

Architectural Historian. Valerie co-authored the production of a Historic Resource Evaluation (HRA) to establish the building's historic significance in the Crenshaw neighborhood of Los Angeles. Valerie's research provided context for a 1962 bank building in the International Style that was occupied by a Black-owned savings and loan company for over twenty years. The founder, Peter Dauterive was instrumental in race relations in Los Angeles and provided financial services to underserved communities, served on the board of various foundations, and started a scholarship fund at USC for minority students.

Ventura County Transportation Commission, US 101 Improvement Project, Ventura County, CA.

Architectural Historian. While working for ICF, Valerie assisted with a large-scale Cultural Heritage Survey as part of the US 101 Improvement Project. The project included the survey of over 100 buildings in the study area located throughout San Buenaventura (Ventura), Camarillo and Oxnard, California. As part of this effort, Valerie wrote historic context statements on various property types and architectural styles including manufactured homes, post-war restaurants, commercial buildings, and Mid-Century Modern-style architecture. She researched, documented, and evaluated the individual properties and prepared compliance reports and DPR forms.

Los Angeles Housing Department (LAHD), Section 106 Reviews, Los Angeles County, CA.

Architectural Historian. While working for ICF, Valerie surveyed and researched buildings within areas of potential effect for various projects as part of the Section 106



Valerie Smith (Continued)

Architectural Historian

requirements for the City of Los Angeles. She drafted DPR documents and completed deliverables for development projects. As part of her responsibilities, she wrote building descriptions, conducted site visits, conducted research, and evaluated buildings located in the vicinity of development projects.

City of Los Angeles, Venice Coastal Zone Survey, Los Angeles County, CA. *Architectural Historian.* Valerie expanded on existing research included in SurveyLA to evaluate contributing/non-contributing members of the Millwood Historic district of Venice, CA. Survey, documentation, and research was conducted on a large number of bungalow-style homes within the historic district.

1000-1018 N. Croft Avenue, Historic Resource Assessment, Los Angeles, CA. *Architectural Historian.* Valerie provided research, wrote historical contexts, and compiled a Historic Resource Assessment for four multi-family properties in Hollywood. One property was designed in a Mediterranean Style using a house stock plan from the local company Bungalowcraft. Two of the properties are Spanish Colonial Revival duplexes constructed in the 1920s and 1930s. The fourth property was designed in 1940 by a notable Los Angeles architect who became known for his unique window treatment and Minimal Traditional designs. The four properties were found significant as early dwellings in the Hollywood Scenic Tract under Criterion A, and as excellent examples of three different architectural styles applied multi-family properties under Criterion C.

133 Viudelou Avenue, Historic Resource Assessment, Catalina Island, CA. *Architectural Historian.* Valerie researched the oldest house in Avalon, Catalina Island and compiled a Historic Resource Assessment. The house belonged to a family who settled on the island during the early days of development into a resort town. The house is Folk Victorian style and constructed in 1888. The property was found eligible for the National Register and California Register for its significance under Criterion A, B, and C.

301 Beacon Street, Historic Resource Assessment, Catalina Island, CA. *Architectural Historian.* Valerie researched a multi-family property on Beacon Street in Avalon, Catalina Island and compiled a Historic Resource Assessment. The dwelling has been owned by the same family who constructed it in 1923. The style is vernacular with elements of Italianate and Mediterranean Revival. It was called the White House Apartments and housed the original family and other short-term guests visiting the island. The property was found eligible as a rare example of a multi-family property from the 1920s in Avalon, Catalina Island.

West San Gabriel Valley, Historic Context Statement, Los Angeles County, CA. *Architectural Historian.* Valerie authored the residential section of the West San Gabriel Historic Context Statement which involved extensive research, and the development of architectural context narratives and residential resource registration requirements. Valerie conducted an archival record search at the South Central Coastal Information Center (SCCIC) to determine the presence of cultural resources in eight unincorporated study areas.

211 Emerald Bay, California Register Nomination, Orange County, CA. *Architectural Historian.* Valerie provided architectural historian services which included research, the development of historical contexts, and the preparation of a nomination for the California Register of Historical Resources for a property in Emerald Bay. 211 Emerald Bay is in a planned coastal "garden suburb" that was developed beginning in 1929. The community was designed by renowned landscape architect Mark Daniels and notable Pasadena architects such as Roland Coate and H. Palmer Sabin. The house at 211 Emerald Bay contributed to the early development of the neighborhood and is one of the last remaining intact examples of the Mediterranean Revival aesthetic developed by the architectural review board and original developer.



Valerie Smith (Continued)

Architectural Historian

AGBU Manoogian-Demirdjian School Improvements, Categorical Exemption, Canoga Park, CA. *Architectural Historian.* Valerie provided research, wrote historical contexts, conducted a site visit, and compiled a Department of Parks and Recreation form 523 and Notice of Exemption for an Armenian-American school in Canoga Park. The school is operated by the Armenian General Benevolent Union (AGBU), and the organization purchased the parcel in 1985. The campus was originally an LAUSD campus, and the AGBU has made improvements to accommodate the Armenian student body occupying the campus. The buildings are a mixture of 1962 Mid-Century Modern and post-1996 buildings.

Modernist house, Peer Review, Laguna Beach, CA. *Architectural Historian.* Valerie peer-reviewed a California Register of Historical Resources nomination that had been drafted by other historians for a house in Laguna Beach. As part of the peer review, Valerie wrote a historic context statement for modernist architecture in Laguna Beach, focusing on 1960s and 1970s expressionist /organic single-family properties. The house was representative of a local, regional, and national trend for the design of houses by architects practicing in a modernist style. Valerie drafted a script and provided guidance to the client and team for the presentation to the California State Historical Resources Commission at the quarterly meeting.

Eastmont Theatre, Historic Resource Evaluation, Oakland, CA. *Architectural Historian.* Valerie provided research, wrote historical contexts, and compiled a Historic Resource Evaluation for the Eastmont Theatre. The Eastmont Theatre was constructed in 1926 during the rise of Art Deco theaters in the United States. The theater is a modest version of the movie palaces of the era and was evaluated for its significance in the city of Oakland and the larger context of Art Deco theaters.

615 E. Ocean Boulevard, Historic Resource Assessment, and Impacts, Long Beach, CA. *Architectural Historian.* Valerie researched and evaluated a 1970s commercial vernacular restaurant that was originally a Copper Penny Family Restaurant. The building design was a modest interpretation of the Late Hollywood Regency style and consisted of a simple box design capped with a mansard roof.

448 West Cypress Street, Historic Resource Evaluation, Glendale, CA. *Architectural Historian.* Valerie provided research, wrote historic contexts, and compiled the Historic Resource Assessment report for the property at 448 West Cypress Street. 448 West Cypress was identified as a historic vernacular warehouse from c. 1907 located in the Tropico section of Glendale, CA.

951 Cliff Drive, Historic Resource Assessment and Impacts, Laguna Beach, CA. *Architectural Historian.* Valerie provided research and updated an existing impact assessment for a 1918 Beach Cottage with a Craftsman-influenced style in Laguna Beach. Valerie evaluated the property using the new Laguna Beach Historic Preservation Ordinance and assessed the impact of a pending addition to the property's historic fabric.

1051 Marine Drive, Historic Resource Assessment and Impacts, Laguna Beach, CA. *Architectural Historian.* Valerie provided research and updated an existing impact assessment for a 1920s Beach Cottage with a Craftsman-influenced style in Laguna Beach. Valerie evaluated the property using the new Laguna Beach Historic Preservation Ordinance and assessed the impact of a pending addition to the property's historic fabric.

Columbia University, The Harlem Renaissance: Preservation, Spatial Encounter, and Anti-Racism, Harlem, NY. *Architectural Historian/Student.* As a graduate student, Valerie contributed to a group research report that examined the legacy of the Harlem Renaissance, its significance in anti-Black racism histories and its place-based associations. This included an in-depth study of the era, Harlem as the Black mecca, and the exploration of preservation through an



Valerie Smith (Continued)

Architectural Historian

innovative community lens. The goal of the report was to instrumentalize the heritage of the Harlem Renaissance toward anti-racism and social justice while also identifying and preserving key assets for the Black community.

Columbia University, Historic Paint Sample Analysis, Jay Heritage Center. *Architectural Historian/Student.* As a graduate student, Valerie contributed to a group conservation project that examined the layers of paint in the historic Jay Estate. The Jay Estate requested that Columbia's Historic Preservation graduate students help date various parts of the 1838 Greek Revival mansion. Paint samples were collected, and the multiple layers of paint and architectural finishes were examined using microscopes in the historic preservation laboratory at the University.

Columbia University, National Register Nomination, Bronx, NY. *Architectural Historian/Student.* As a graduate student Valerie wrote a National Register Nomination for a church in the Bronx. The nomination is in review by the New York State Historic Preservation Office. The nomination detailed the history and significance of Creston Avenue Baptist, a historically black church constructed c. 1905, and designed in a Chateausque style.

Columbia University, Woodlawn Cemetery Research Report, Bronx, NY. *Architectural Historian/Student.* As a graduate student, Valerie wrote a section of a group report for the Woodlawn Cemetery in the Bronx. The report included a detailed evaluation of the materials, stained glass window, and biographical family account of the Livingston mausoleum. One key goal was to determine if the window was created by Louis Comfort Tiffany's company, and the other was to construct a vital historical account needed to create a preservation plan for the historic mausoleum.

Goodman Commerce Center, Historic Resource Assessment and Impacts, Long Beach, CA. *Architectural Historian.* Valerie conducted a site visit and compiled a report for a 1967 Boeing factory in Long Beach. A project for a development plan of the property was created by Goodman and Valerie compiled historic and current information about the building.

Photography

Trained as a photographer, with a B.A. in Studio Art from Hope College, Valerie has 23 years of photography experience. She has a large portfolio of architectural photographs from site visits, college courses and fine art photography exploration. She completed an architectural photography course at UCLA in 2018, and she is currently being trained as a Historic American Buildings Survey (HABS) photographer.

California Historical Resources Information System (CHRIS) – Authorized Researcher

Valerie is authorized to perform record searches to uncover archeological and historic resources at one of the twelve Information Centers managed by the California Office of Historic Preservation. Valerie has been trained to review 7.5 USGS Quadrangle Maps, historical resource records and reports, and computerized data housed at the South Central Coastal Information Center at California State University, Fullerton.

Publications

Preserve Orange County, *Tracts* "Better Homes in America in Anaheim," December 23, 2022.

Columbia University Master's Thesis, "The Small House Movement of the 1920s: Preserving Small 'Better' Houses," 2022.

Anokhi Varma

Architectural Historian



EDUCATION

M.Sc., Historic Preservation University of Colorado, Denver, 2013

B. Arch., Sarvajani College Surat, India, 2010

10 YEARS' EXPERIENCE

CERTIFICATIONS/REGISTRATION

Registered Architect

Council of Architecture, India #CA/2015/68539

PROFESSIONAL AFFILIATIONS

The Association for Preservation Technology, Member

California Preservation Foundation, Member

AWARDS

AEP Outstanding Award for Environmental Analysis Document for the 2311 N. Hollywood Way Sustainable Communities Environmental Assessment (SCEA)

Anokhi Varma is an experienced conservation architect with a demonstrated history of working in the architecture & planning industry. Her areas of expertise include Historic Structure Assessment, NRHP Nominations, Secretary of Interior Standards, LiDAR Scanning, HABS/HAER/HAL documentation, Construction Monitoring, Preservation Design and Consultation, and Cultural Resource Management. In addition to her architectural history background, Anokhi is a strong art and design professional skilled in AutoCAD, Adobe Design, and Revit.

Relevant Experience

Alexandar Hamilton High School Comprehensive Modernization Project, Los Angeles, California. *Historic Architect.* The Los Angeles Unified School District (LAUSD or District) proposed a Comprehensive Modernization Project (Project) designed to address the most critical needs of the buildings and grounds at the Hamilton HS Campus through building replacement, renovation, modernization, and reconfiguration as part of the School Upgrade Program (SUP). Anokhi reviewed the proposed upgrades and rehabilitation plans for conformance with Secretary of Interior Standards and provided preservation design consultation for the project. Anokhi also prepared the Temporary Protection Plan to ensure the protection of the Historic Resources for the duration of the project. Anokhi will also provide construction monitoring and prepare a substantial completion report documenting the completion of the Project in conformance of the Secretary of Interior Standards.

Mt. Helix Park Rock Wall Short-Term Preservation Project, San Diego, CA. *Architectural Historian/ Preservation Architect.* Anokhi is providing preservation recommendations for rehabilitation efforts and long-term preservation planning of the 1932 rock wall that borders the Mt. Helix Park, an "H" designated County landmark. Work has included observing the conditions of the failing portions of the rock wall, research through local archives, developing a character-defining features matrix for the rock walls, and providing recommendations for the preservation and rehabilitation of the same. Working closely with Mel Green Associates and Silman Structural Engineers, ESA has developed treatment and stabilization recommendations for the deteriorating rock wall portions.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Architectural Historian.* ESA's Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. As part of implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive

Anokhi Varma (Continued)

Architectural Historian

program for the Studio, Anokhi conducted a site visit and photographic documentation of the resources, produced character-defining features table and conducted extensive archival research to create the narrative for the HABS documentation in accordance with NPS standards. Currently Anokhi is producing a Historic Structures Report and a Preservation Plan, along with assisting in the production of a Site Development Overlay Map for the Studio, and an Interpretive Plaque for the Bungalows S, T, U and V as part of the mitigation measures under CPA-7.

Historic Resources and Preservation Consultation Services for the Redevelopment of the Fred C. Nelles State Reform School, Whittier, CA. *Architectural Historian.* The Fred C. Nelles Correctional Facility is a listed California State Landmark and is significant as the state's first reform school for boys. The 1920s-1930s Tudor Revival-style campus is currently being redeveloped as a multi-use residential and commercial project, "The Groves", entitled under the certified Lincoln Specific Plan EIR. Anokhi is conducting construction monitoring and providing preservation consultation for the rehabilitation and adaptive reuse of the retained resources.

Weintraub Real Estate Group, Orchid Tree Inn Historic Preservation Consulting Services, Palm Springs, CA. *Architectural Historian.* ESA is providing historic preservation services for a boutique resort hotel project that will incorporate and rehabilitate two locally designated historic resources in Palm Springs—the Palm Springs Community Church and the Orchid Tree Inn. ESA prepared a Historic Resources Assessment Report, Character Defining Features Analysis, and Conditions Assessment. Anokhi is providing preservation consulting services for conformance with the SOI Standards and assists with several challenges, including preservation of the partially damaged (burned roof) masonry Gothic Revival-style Community Church; rehabilitation of the bungalow court based on historic photographs and physical analysis; and accommodation of utility, ADA, and structural code upgrades. Anokhi is reviewing construction plans and preparing an SOI Standards conformance review and CEQA impacts analysis for the final project. Anokhi will also provide construction monitoring for project conformance with SOI Standards.

Alhambra Health Center, Historic Resource Assessment and Focused EIR, Alhambra, California. *Architectural Historian.* Anokhi was the co-author on the historic resource analysis for the Alhambra Health Center EIR, prepared by ESA for the City of Alhambra. The project would redevelop a 23,000-sf medical facility constructed in 1930 and found eligible for the National Register of Historic Places. ESA's environmental analysis found the project would result in a significant and unavoidable impact. In addition to the initial assessment of the building, Anokhi provided support for developing a range of feasible alternatives to avoid or reduce impacts, authoring architectural studies on the adaptive reuse and rehabilitation of the structure, and assisting in the public review process including conducted several public outreach meetings with community stakeholders and preservation advocates.

Hermon Park Building Evaluations, Los Angeles, CA. *Architectural Historian.* Anokhi co-authored a memorandum that included structural assessments, documentations, and evaluations of two fire-damaged buildings located within Hermon Park, a National Register-eligible property that is part of the Arroyo Seco Park system and owned by the City of Los Angeles.

MacArthur Park Historic Viaduct Railings Historic Structure Evaluation and Treatment Plan, Los Angeles, CA. *Historic Architect.* Anokhi is the co-author of a report that documents and recommends treatments for a historic 1938 concrete wall that lines either side of Wilshire Boulevard through MacArthur Park. Anokhi conducted a Plan Review, assessed the proposed preservation and reconstruction of the missing portion of the viaduct railings for conformance with the Secretary of Interior's Standards for Treatment of Historic Properties, and conducted an Impacts Analysis of the proposed project for compliance with CEQA.



Anokhi Varma (Continued)

Architectural Historian

Isadore House Significance Evaluation and Historic Resources Structures Report, Los Angeles, CA. *Architectural Historian.* Anokhi prepared a significance evaluation to establish the building's historic significance, which included extensive research about the building, its site, associated designers, relevant patterns of development, and an analysis of the building's historic integrity. And prepared a historic structure report compiling the architectural conditions assessment, HABS documentation and preservation recommendations for Isadore House, a historic property owned by the LA Department of Recreation and Parks.

Historic Resources Monitoring and Reporting Services for the Exposition Park Rose Garden Wall, Los Angeles, CA. *Construction Monitor.* The Exposition Park Rose Garden Wall (Garden Wall) is a decorative red brick wall in a rectangular configuration that is located in Exposition Park in Los Angeles, California was constructed in 1913 in order to provide a retaining wall and delineate the space for a large sunken garden. The Rose Garden was listed on the National Register of Historic Places (National Register) in 1991 as an individually eligible site as a display garden/park under Criterion C. Anokhi conducts construction monitoring and provides preservation consultation for the repair and rehabilitation of the Rose Garden Walls.

Sunshine House Historic Structure Report, Los Angeles, CA. *Architectural Historian* Anokhi prepared a historic structure report of Sunshine house a contributor to the Silver Lake Reservoir Complex Historic District LAHCM, owned by the Los Angeles Department of Water and Power, included extensive research about the building, its site, relevant patterns of development, and conducted architectural conditions assessment of the building. The architectural conditions along with structural conditions were referred to prepare the treatment recommendations for the rehabilitation of the Sunshine House.

Garvanza Pump Station Historic Structure Report, Los Angeles, CA. *Project Manager.* Anokhi prepared a structural assessment, documentation, and evaluation of the Garvanza Pump Station, a historic property associated with the Garvanza Reservoir in northeast Los Angeles, owned by LADWP.

24 Dudley Historic Preservation Consultation, Venice, CA. *Architectural Historian/ Historic Architect.* Anokhi provided preservation design consultation for the rehabilitation of a single-family residence at 24 Dudley which was previously identified in SurveyLA as a contributor to the potential North Venice Walk Streets District. Anokhi also conducted a Plan Review to ensure conformance with the Secretary of Interior Standards and assisted with necessary planning department approvals for the changes.

Mt. Helix Park Rock Wall Short-Term Preservation Project, San Diego, CA. *Architectural Historian/ Preservation Architect.* Anokhi is providing preservation recommendations for rehabilitation efforts and long-term preservation planning of the 1932 rock wall that borders the Mt. Helix Park, an "H" designated County landmark. Work has included observing the conditions of the failing portions of the rock wall, research through local archives, developing a character-defining features matrix for the rock walls, and providing recommendations for the preservation and rehabilitation of the same. Working closely with Mel Green Associates and Silman Structural Engineers, ESA has developed treatment and stabilization recommendations for the deteriorating rock wall portions.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Architectural Historian.* ESA's Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. As part of implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a



Anokhi Varma (Continued)

Architectural Historian

salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio, Anokhi conducted a site visit and photographic documentation of the resources, produced character-defining features table and conducted extensive archival research to create the narrative for the HABS documentation in accordance with NPS standards. Currently Anokhi is producing a Historic Structures Report and a Preservation Plan, along with assisting in the production of a Site Development Overlay Map for the Studio, and an Interpretive Plaque for the Bungalows S, T, U and V as part of the mitigation measures under CPA-7.

Historic Resources and Preservation Consultation Services for the Redevelopment of the Fred C. Nelles State Reform School, Whittier, CA. *Architectural Historian.* The Fred C. Nelles Correctional Facility is a listed California State Landmark and is significant as the state's first reform school for boys. The 1920s-1930s Tudor Revival-style campus is currently being redeveloped as a multi-use residential and commercial project, "The Groves", entitled under the certified Lincoln Specific Plan EIR. Anokhi is conducting construction monitoring and providing preservation consultation for the rehabilitation and adaptive reuse of the retained resources.

Goodman Commerce Center, Historic Resource Assessment and Impacts, Long Beach, CA. *Architectural Historian.* Anokhi conducted a site visit and conducted research and impacts analysis of the proposed Project for the 1967 Boeing factory in Long Beach, on the potential nearby architectural resources for compliance with CEQA.

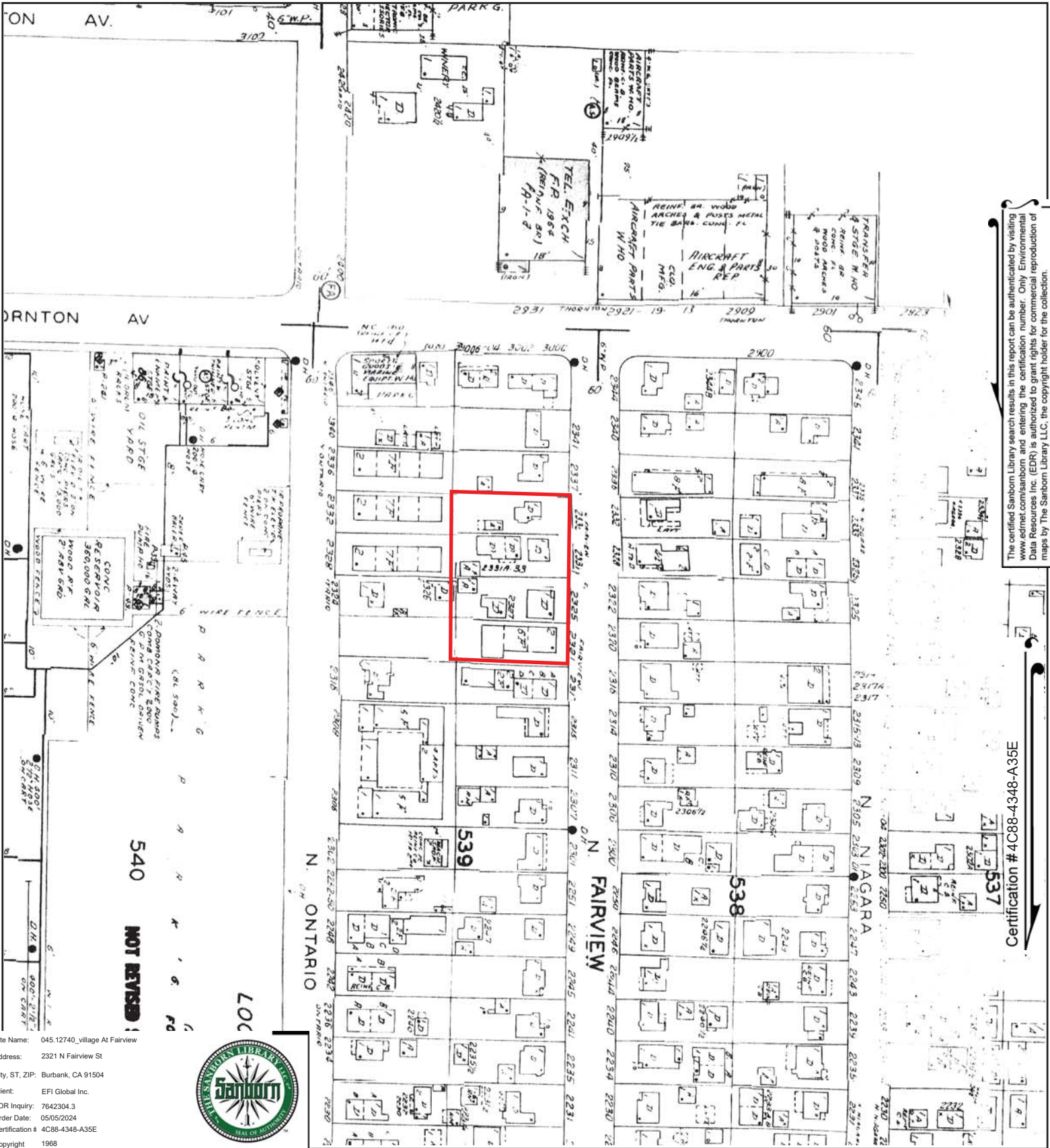
California Department of Water Resources, Pools 20/21 and 17/18 Liner and Embankment Raise Project (Coalinga, CA) *Architectural Historian.* Anokhi conducted the reconnaissance-level windshield survey to document potentially eligible historic resources present at the California Aqueduct project site. Anokhi served as a co-author on the cultural resources report developing the character-defining features table and helped conduct an analysis of the potential for indirect effects to eligible resources.

Cultural Resources Assessment for the Long Beach Unified School District – Phase 2 – ESSER Shade Structure Project, Long Beach, CA. *Architectural Historian* Cultural resources assessment of proposed Phase 2 ESSER Shade Structure Project (Project) for five eligible historic Long Beach Unified School District (LBUSD) schools in Long Beach, California, Starr King Elementary School (Starr King ES), James A. Garfield Elementary School (Garfield ES), Horace Mann Elementary School (Mann ES), William Cullen Bryant Elementary School (Bryant ES), and Will Rogers Middle School (Rogers MS). Conducted research for potential nearby resources at the BERD and SCCIC and assisted in assessing potential impacts from the proposed Project to archaeological and historic architectural resources for compliance with the California Environmental Quality Act (CEQA). Helped prepare a Memo report summarizing and documenting study findings. As a result of these findings, the Project would cause no impact to archaeological or historical resources and no mitigation measures were required.

31204, 31164, & 31180 Ceanothus Drive, Plan Review and Impacts Analysis on the Halliburton House, Laguna Beach, CA. *Architectural Historian.* The neighboring subject property parcels were part of the larger parcel of the Halliburton House property, a two-story Moderne house with Brutalist influence. The Halliburton home at 31172 Ceanothus Drive is considered eligible for listing on the National Register of Historic Places, and the California Register of Historical Resources and is listed on Laguna Beach's Historic Resources Inventory. Anokhi conducted a Plan Review, assessed the proposed single-family projects on the empty parcels for conformance with the Secretary of Interior's Standards for Treatment of Historic Properties, and conducted an Impacts Analysis of the proposed single-family residential projects and its associated cultural landscape for compliance with CEQA.

Appendix B

Sanborn Maps



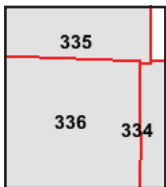
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrmap.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4C88-4348-A35E

Site Name: 045.12740_village At Fairview
 Address: 2321 N Fairview St
 City, ST, ZIP: Burbank, CA 91504
 Client: EFI Global Inc.
 EDR Inquiry: 7642304.3
 Order Date: 05/05/2024
 Certification # 4C88-4348-A35E
 Copyright: 1968

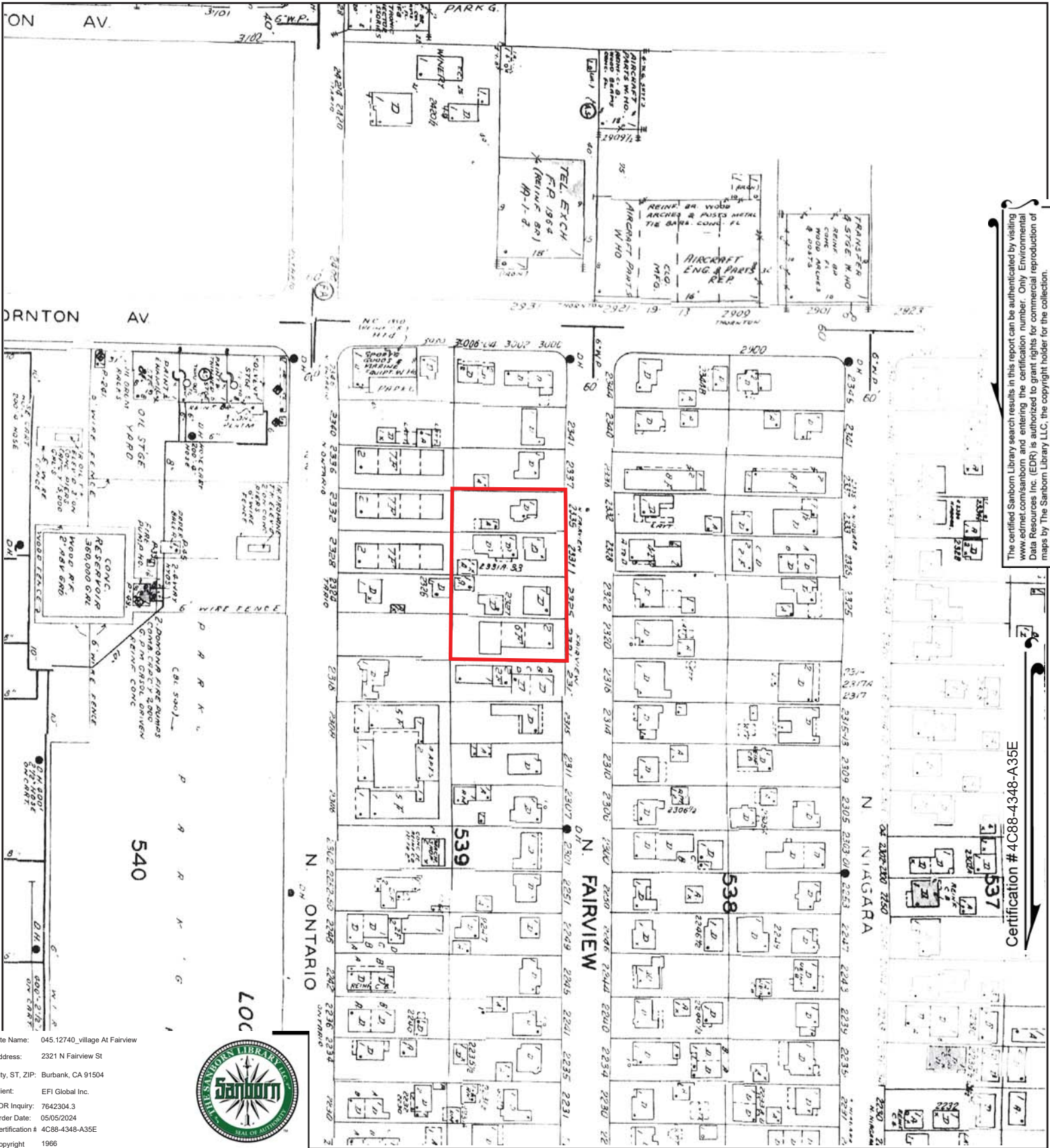


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 2N, Sheet 336
 Volume 2N, Sheet 335
 Volume 2N, Sheet 334

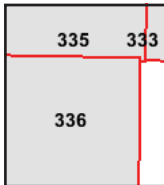
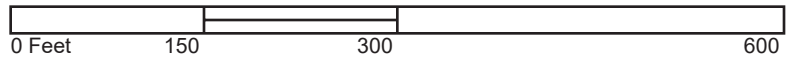




The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

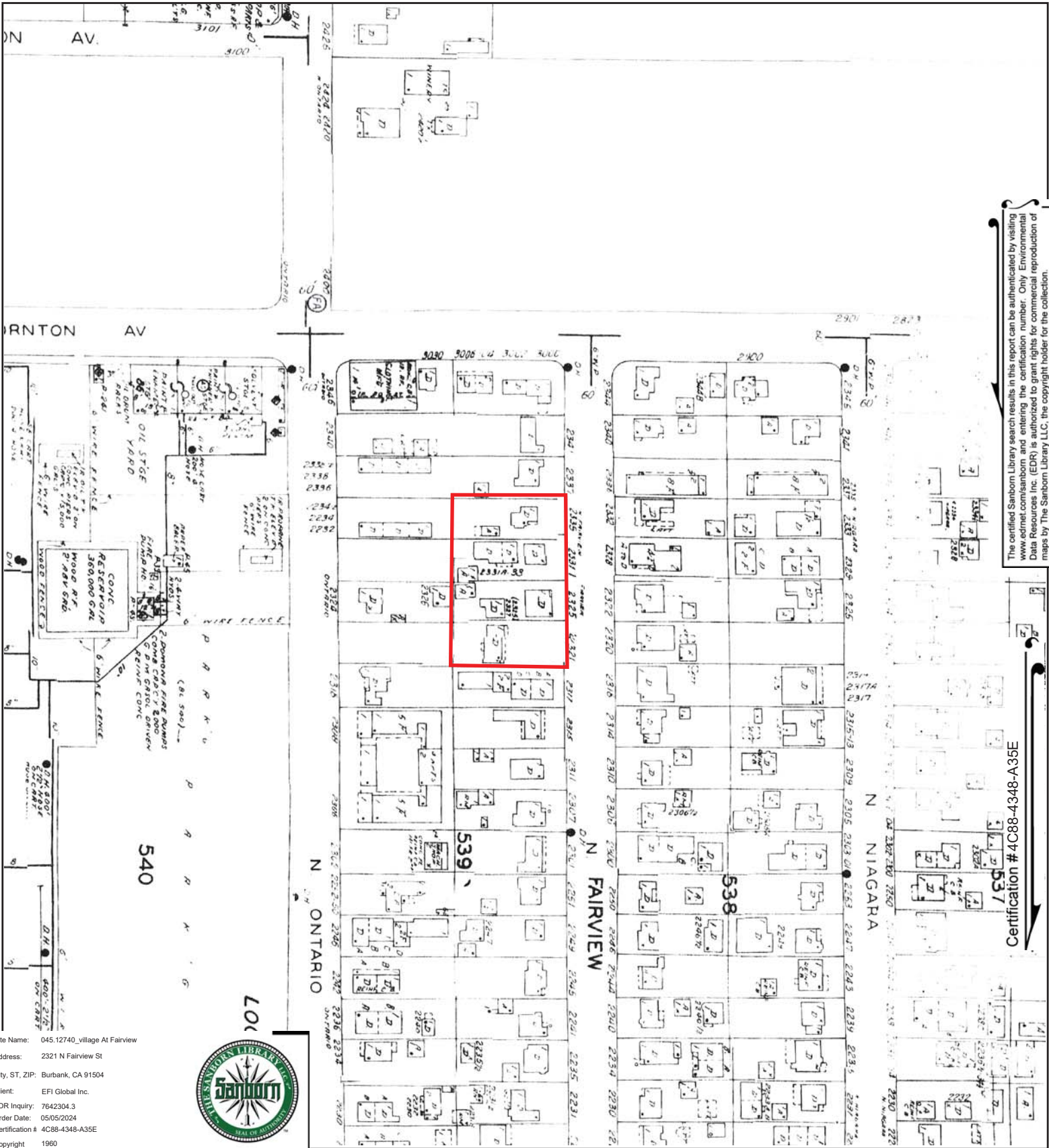
Certification #4C88-4348-A35E

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 2N, Sheet 333
 Volume 2N, Sheet 335
 Volume 2N, Sheet 336





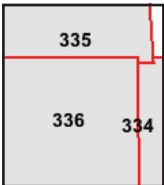
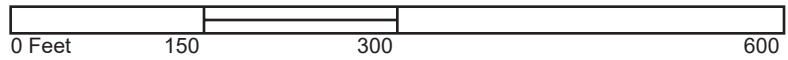
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4C88-4348-A35E

Site Name: 045.12740_village At Fairview
 Address: 2321 N Fairview St
 City, ST, ZIP: Burbank, CA 91504
 Client: EFI Global Inc.
 EDR Inquiry: 7642304.3
 Order Date: 05/05/2024
 Certification # 4C88-4348-A35E
 Copyright 1960

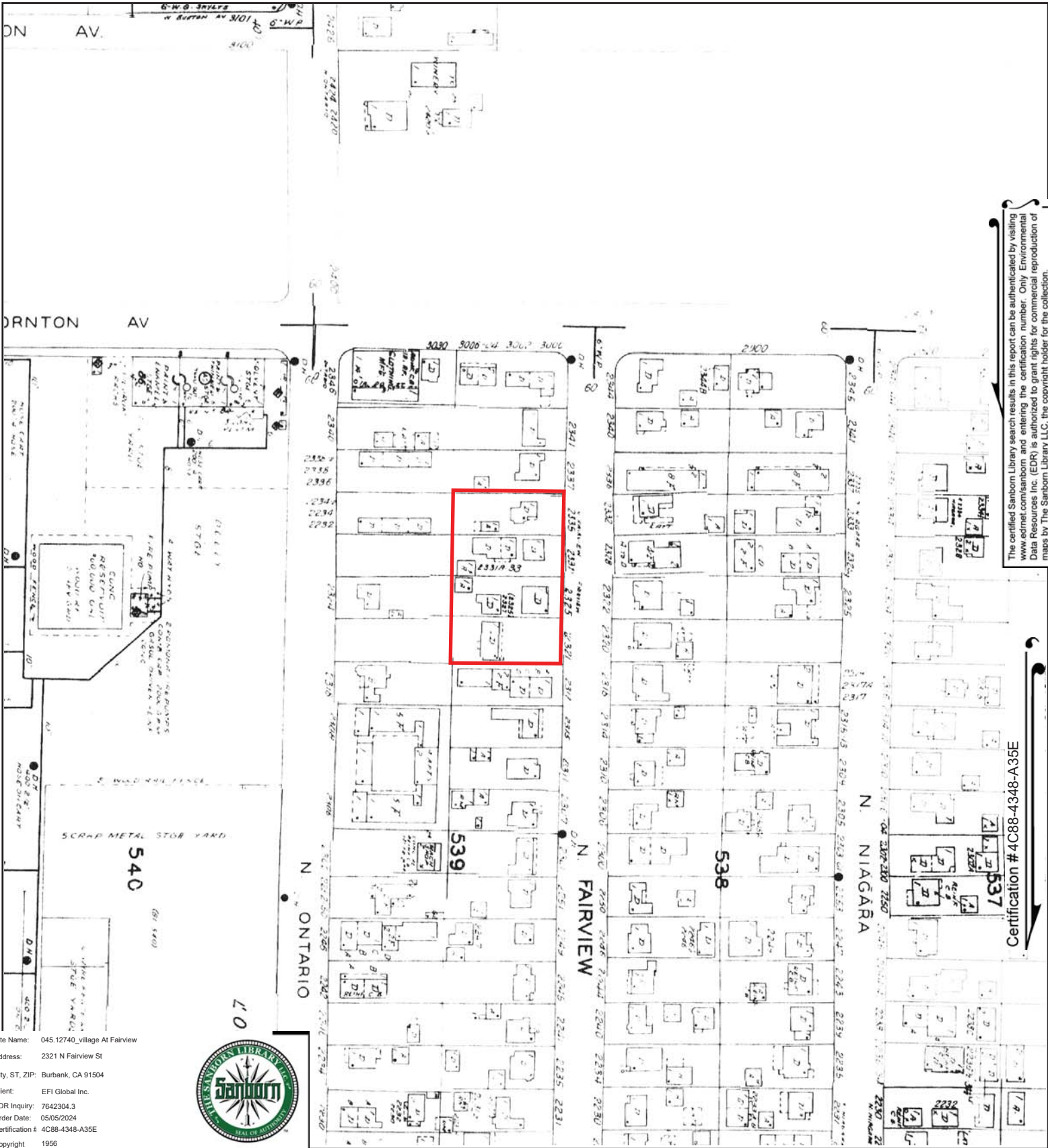


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 2N, Sheet 336
 Volume 2N, Sheet 335
 Volume 2N, Sheet 334





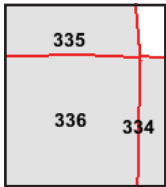
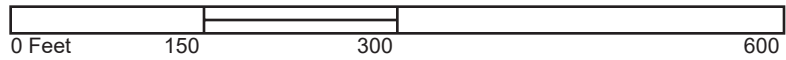
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4C88-4348-A35E

Site Name: 045.12740, Village At Fairview
 Address: 2321 N Fairview St
 City, ST, ZIP: Burbank, CA 91504
 Client: EFI Global Inc.
 EDR Inquiry: 7642304.3
 Order Date: 05/05/2024
 Certification # 4C88-4348-A35E
 Copyright 1956

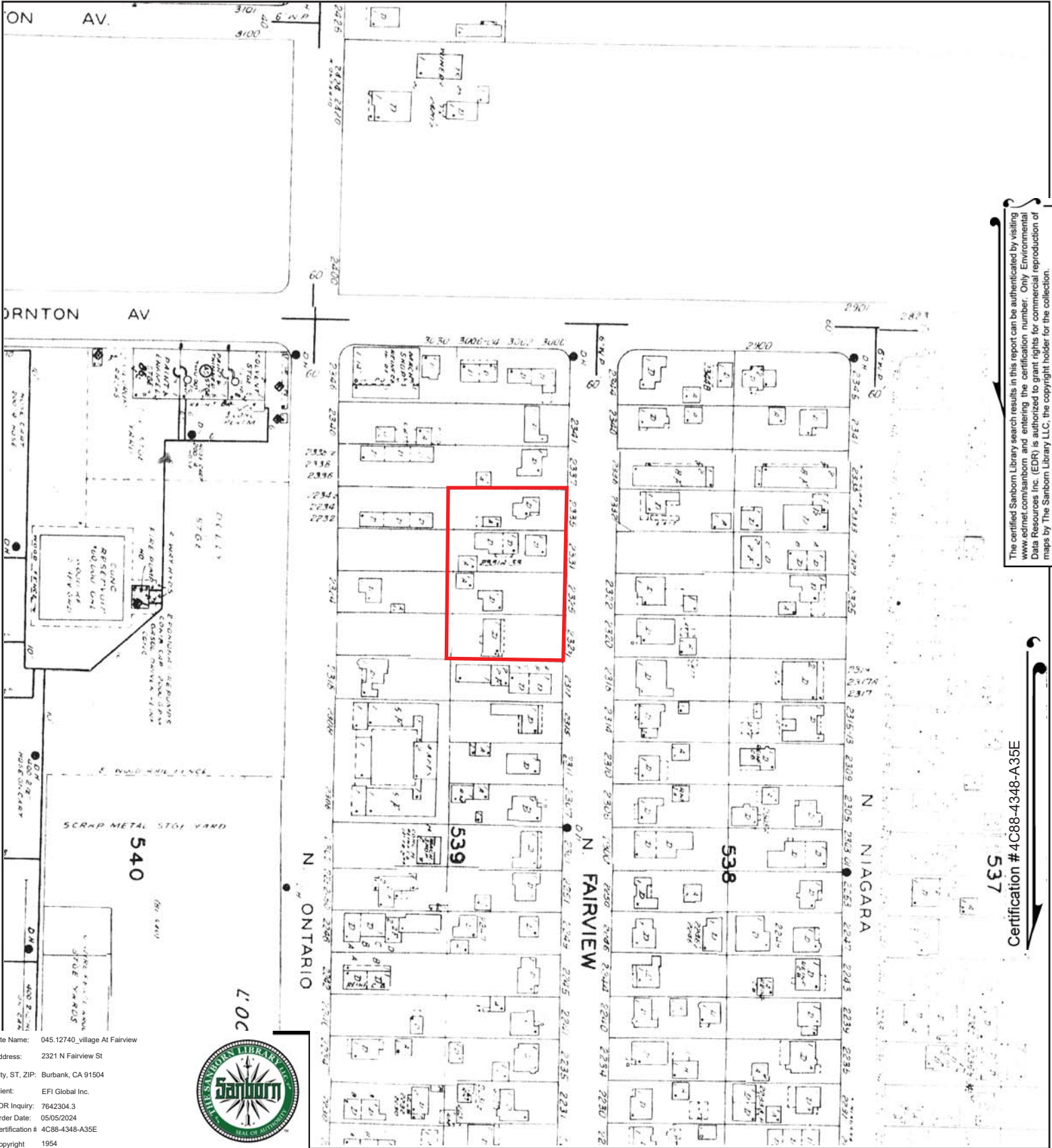


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 2N, Sheet 334
 Volume 2N, Sheet 335
 Volume 2N, Sheet 336





The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

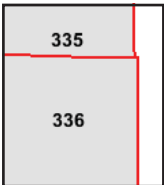
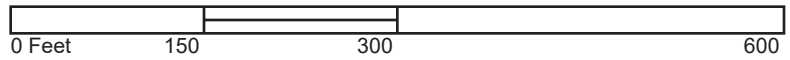
Certification # 4C88-4348-A35E

537

Site Name: 045.12740, Village At Fairview
 Address: 2321 N Fairview St
 City, ST, ZIP: Burbank, CA 91504
 Client: EFI Global Inc.
 EDR Inquiry: 7642304.3
 Order Date: 05/05/2024
 Certification #: 4C88-4348-A35E
 Copyright: 1954

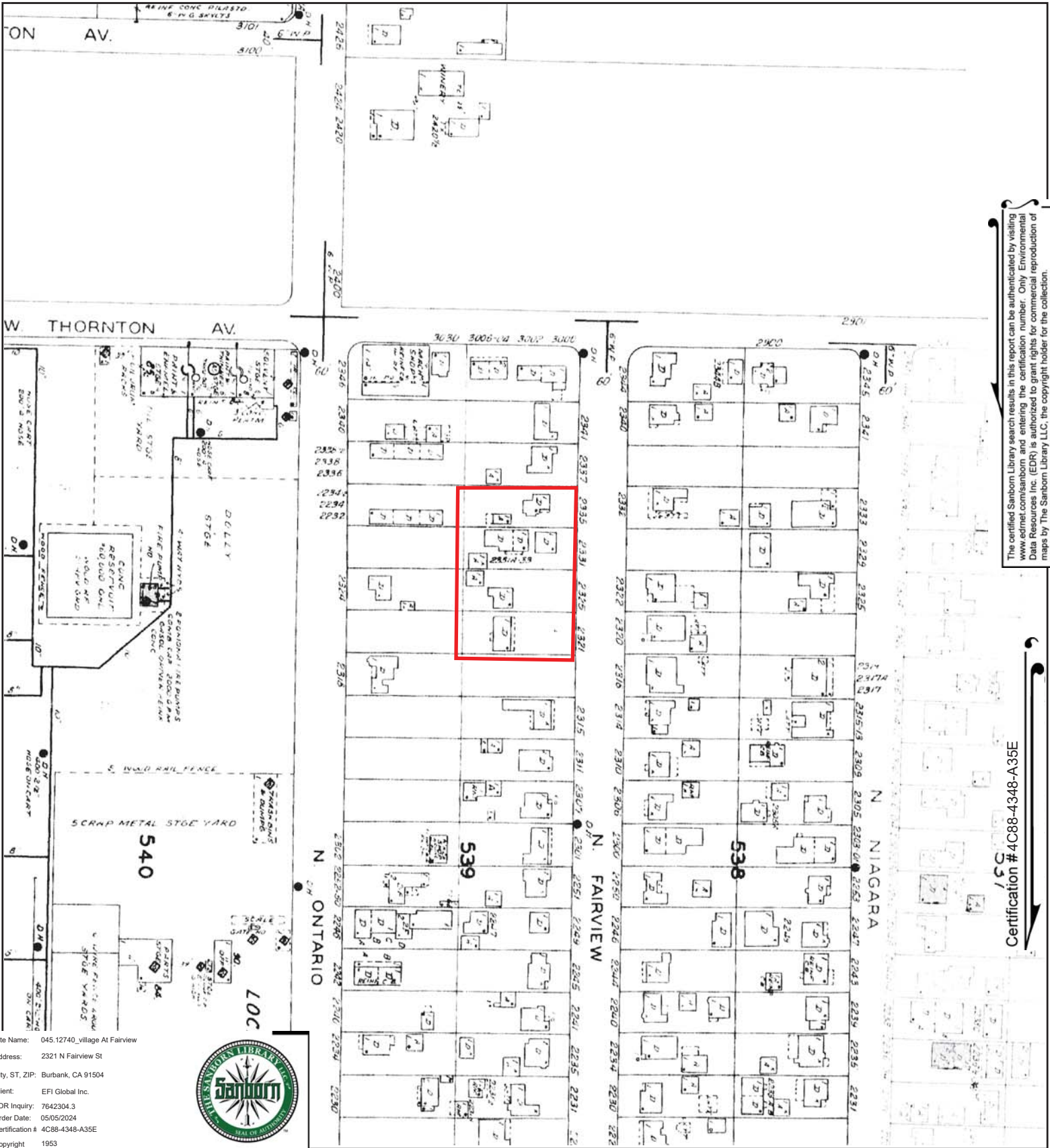


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 2N, Sheet 335
 Volume 2N, Sheet 336

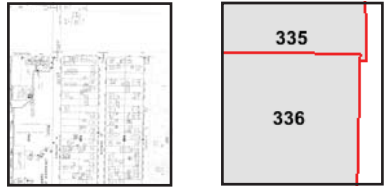
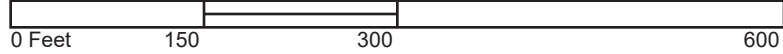




The certified Sanborn Library search results in this report can be authenticated by visiting www.edrmap.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4C88-4348-A35E

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

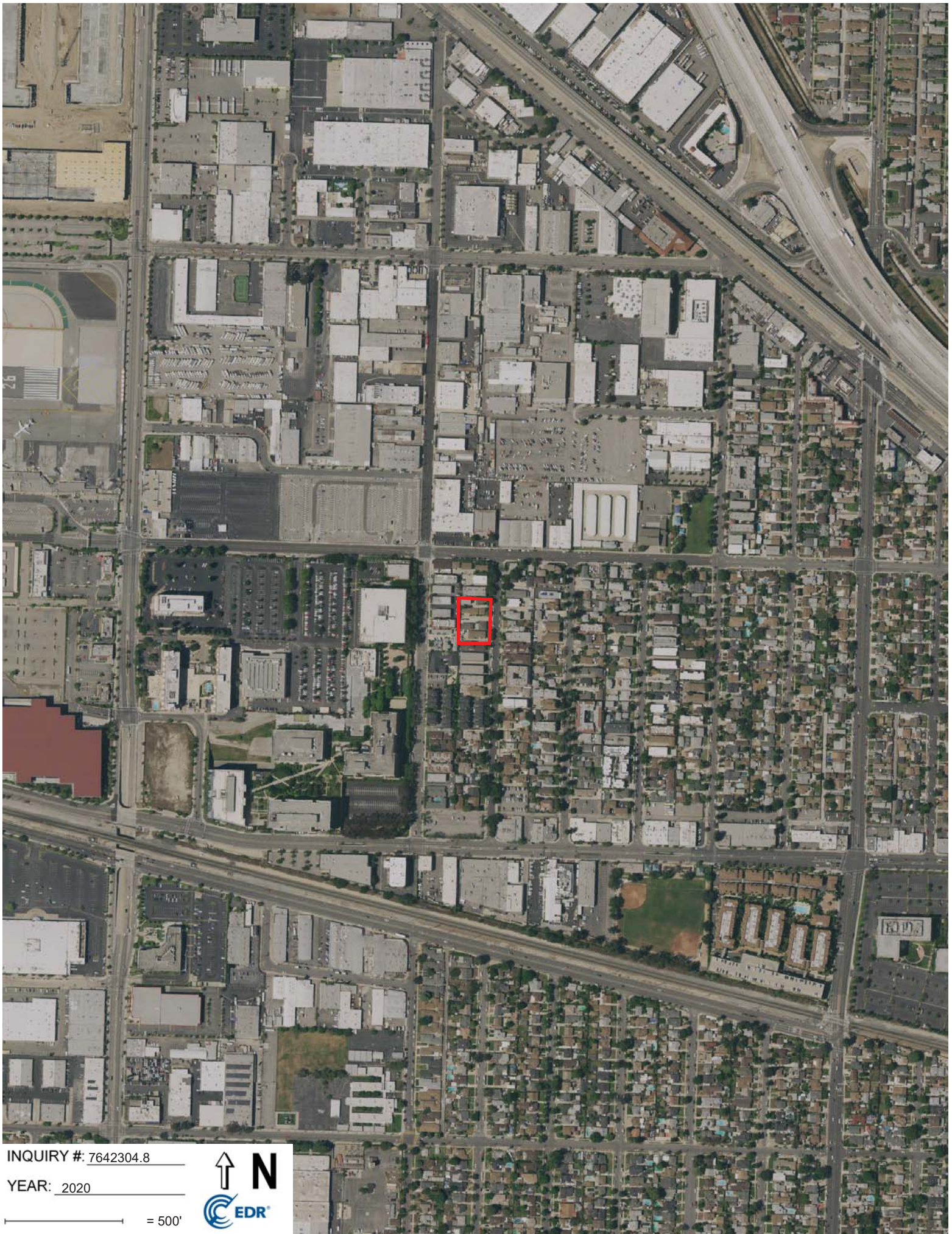


Volume 2N, Sheet 335
 Volume 2N, Sheet 336



Appendix C

Aerial Images

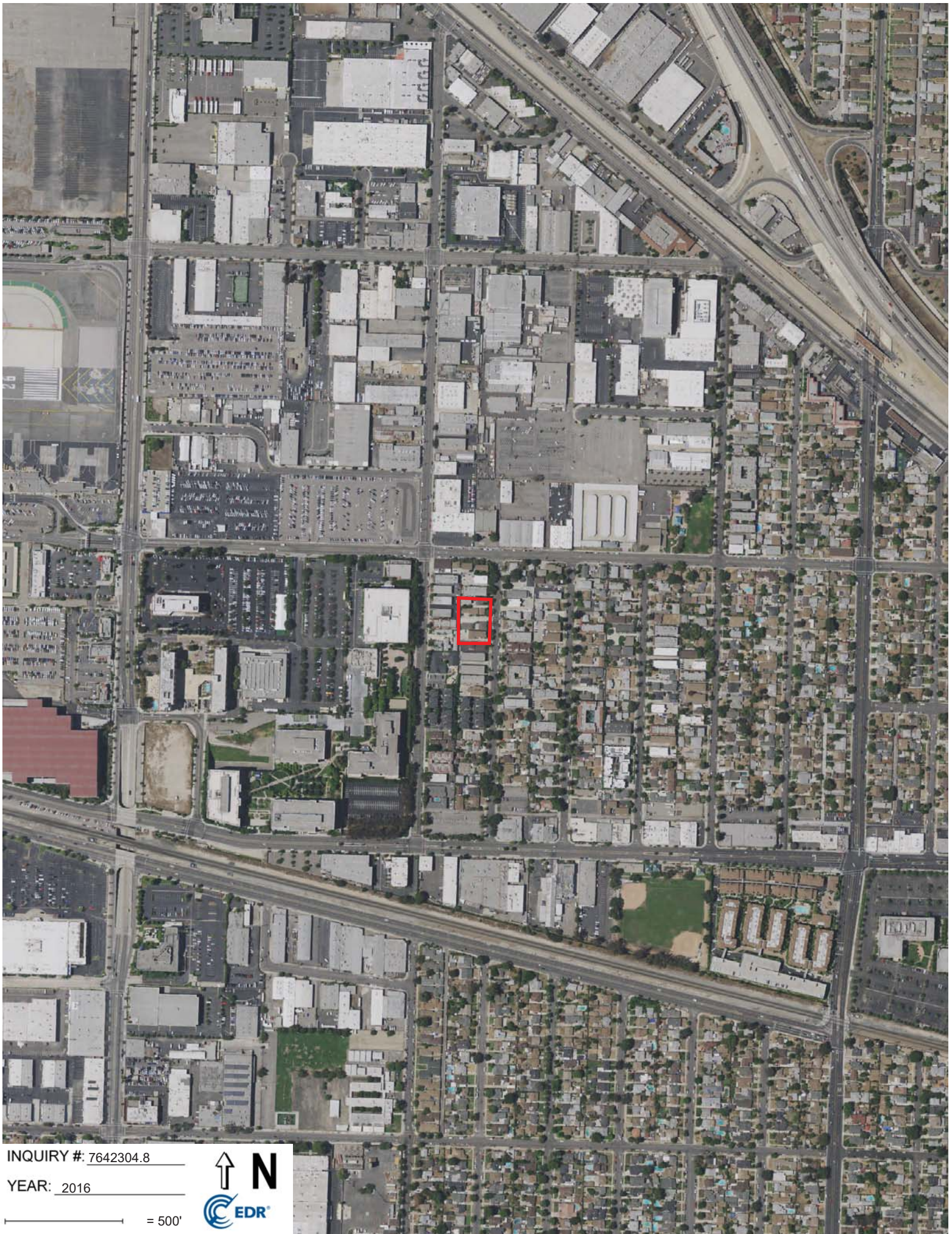


INQUIRY #: 7642304.8

YEAR: 2020

— = 500'





INQUIRY #: 7642304.8

YEAR: 2016

— = 500'





INQUIRY #: 7642304.8

YEAR: 2012

— = 500'





INQUIRY #: 7642304.8

YEAR: 2009

— = 500'





INQUIRY #: 7642304.8

YEAR: 2005

— = 500'





INQUIRY #: 7642304.8

YEAR: 2002

— = 500'





INQUIRY #: 7642304.8

YEAR: 1994

— = 500'





INQUIRY #: 7642304.8

YEAR: 1989

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7642304.8

YEAR: 1981

— = 500'





INQUIRY #: 7642304.8

YEAR: 1977

— = 500'



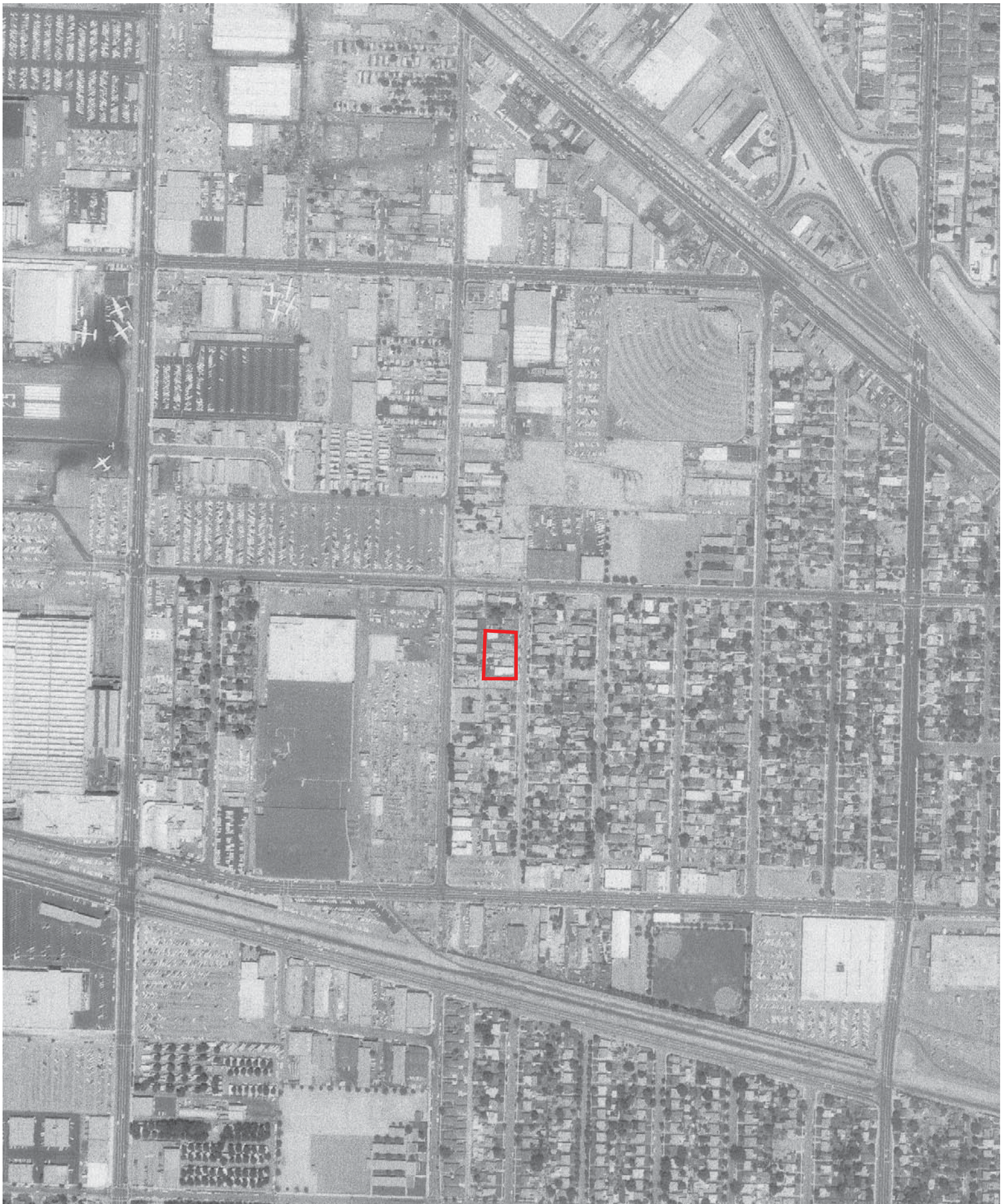


INQUIRY #: 7642304.8

YEAR: 1970

— = 500'





INQUIRY #: 7642304.8

YEAR: 1964

— = 500'





INQUIRY #: 7642304.8

YEAR: 1954

— = 500'





INQUIRY #: 7642304.8

YEAR: 1952

— = 500'





INQUIRY #: 7642304.8

YEAR: 1948

 = 500'





INQUIRY #: 7642304.8

YEAR: 1938

— = 500'





INQUIRY #: 7642304.8

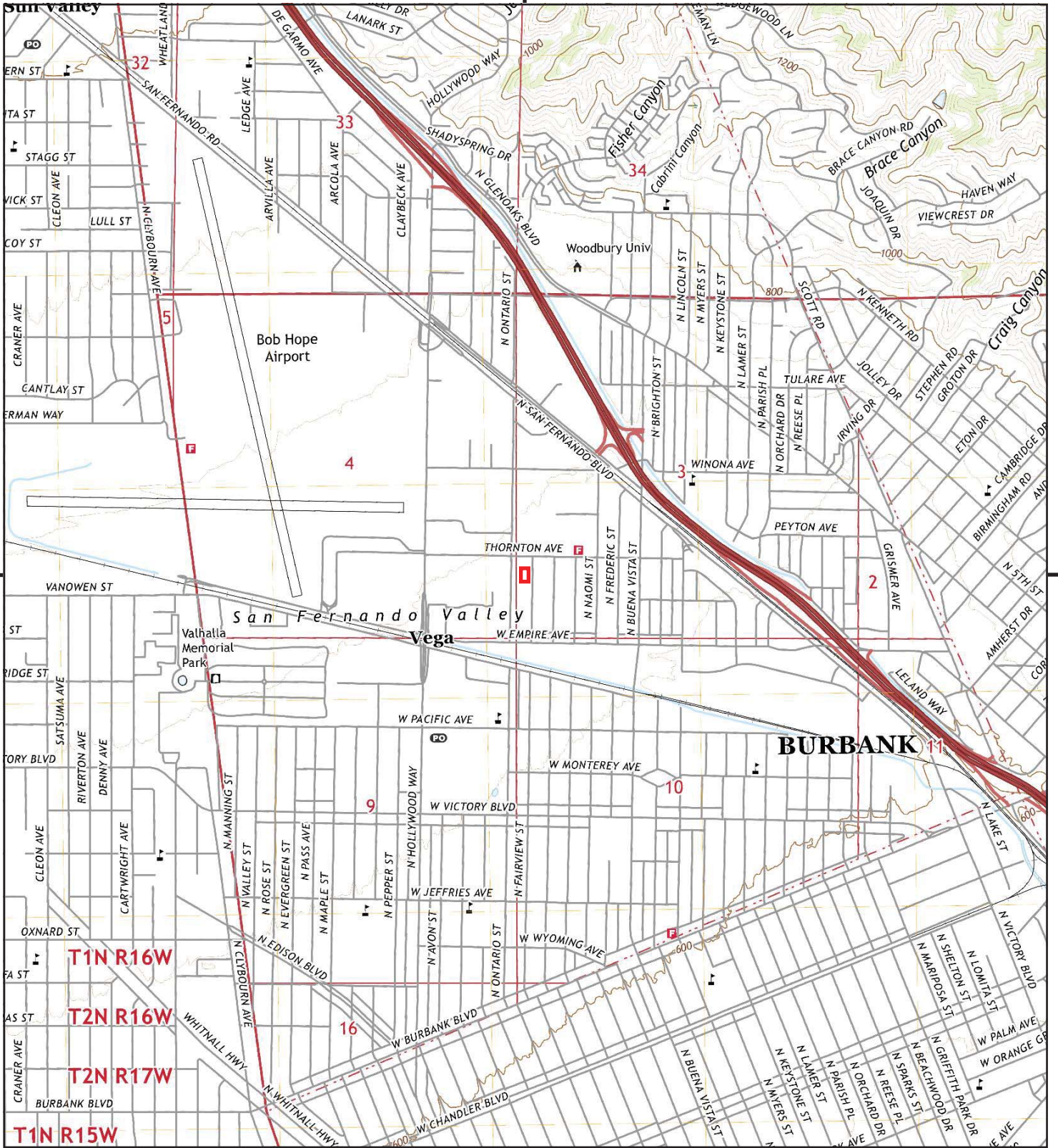
YEAR: 1928

— = 500'

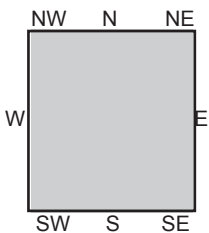
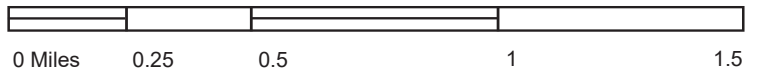


Appendix D

Topographic Maps



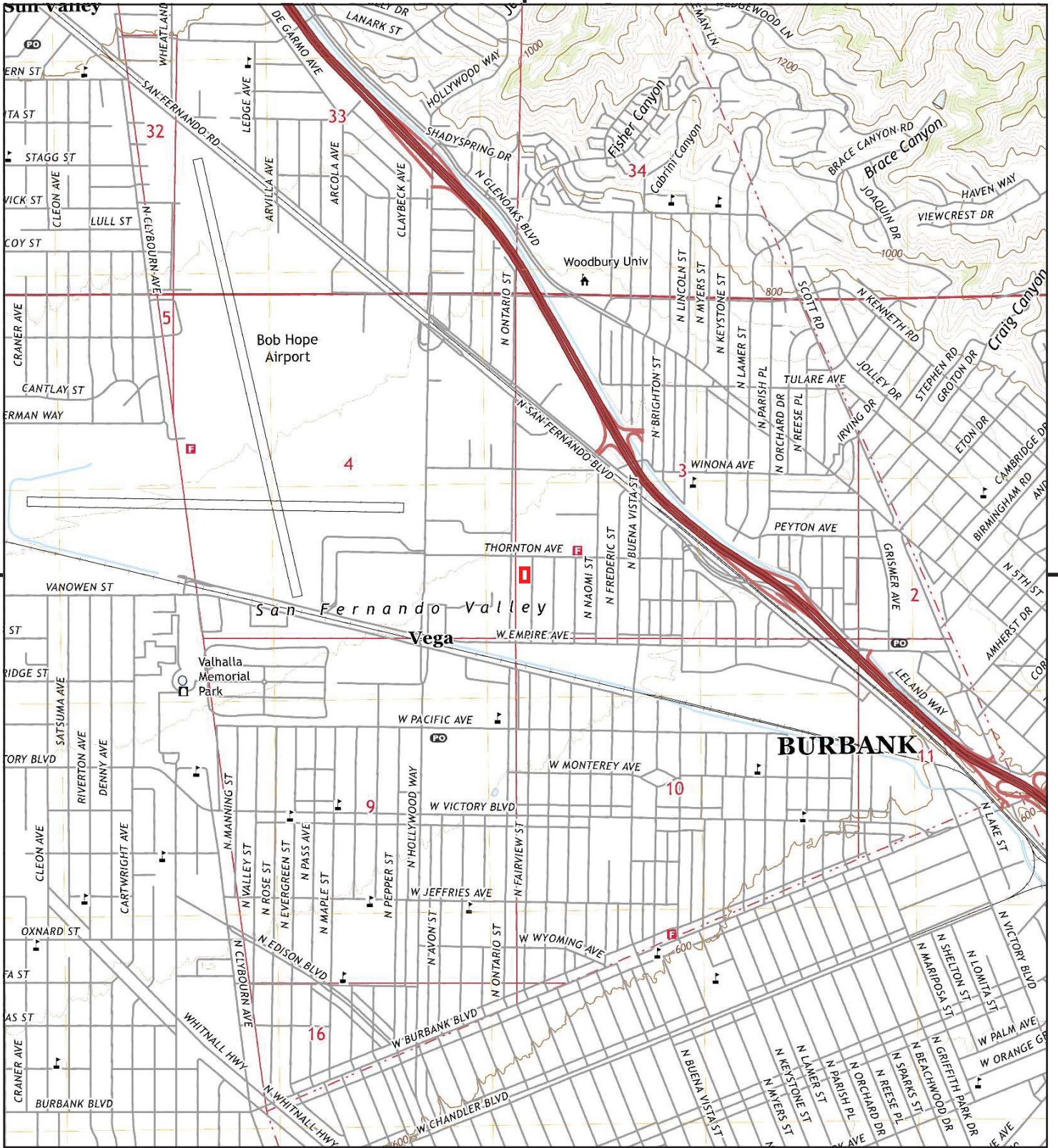
This report includes information from the following map sheet(s).



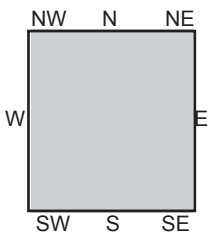
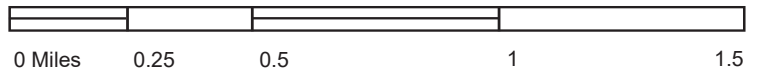
TP, Burbank, 2022, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





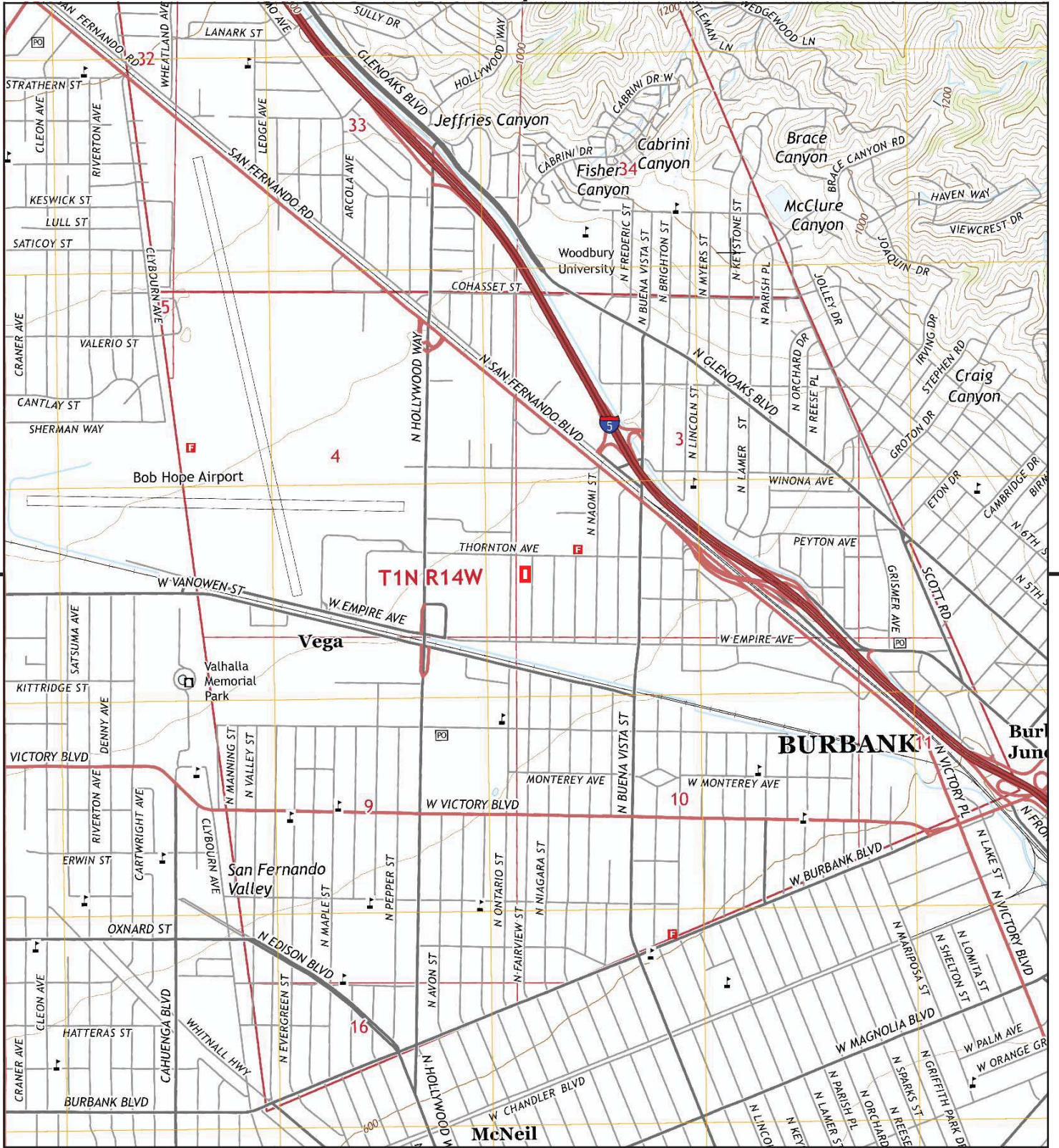
This report includes information from the following map sheet(s).



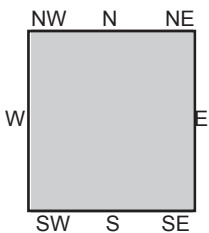
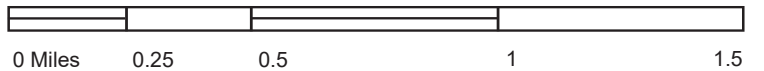
TP, Burbank, 2018, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





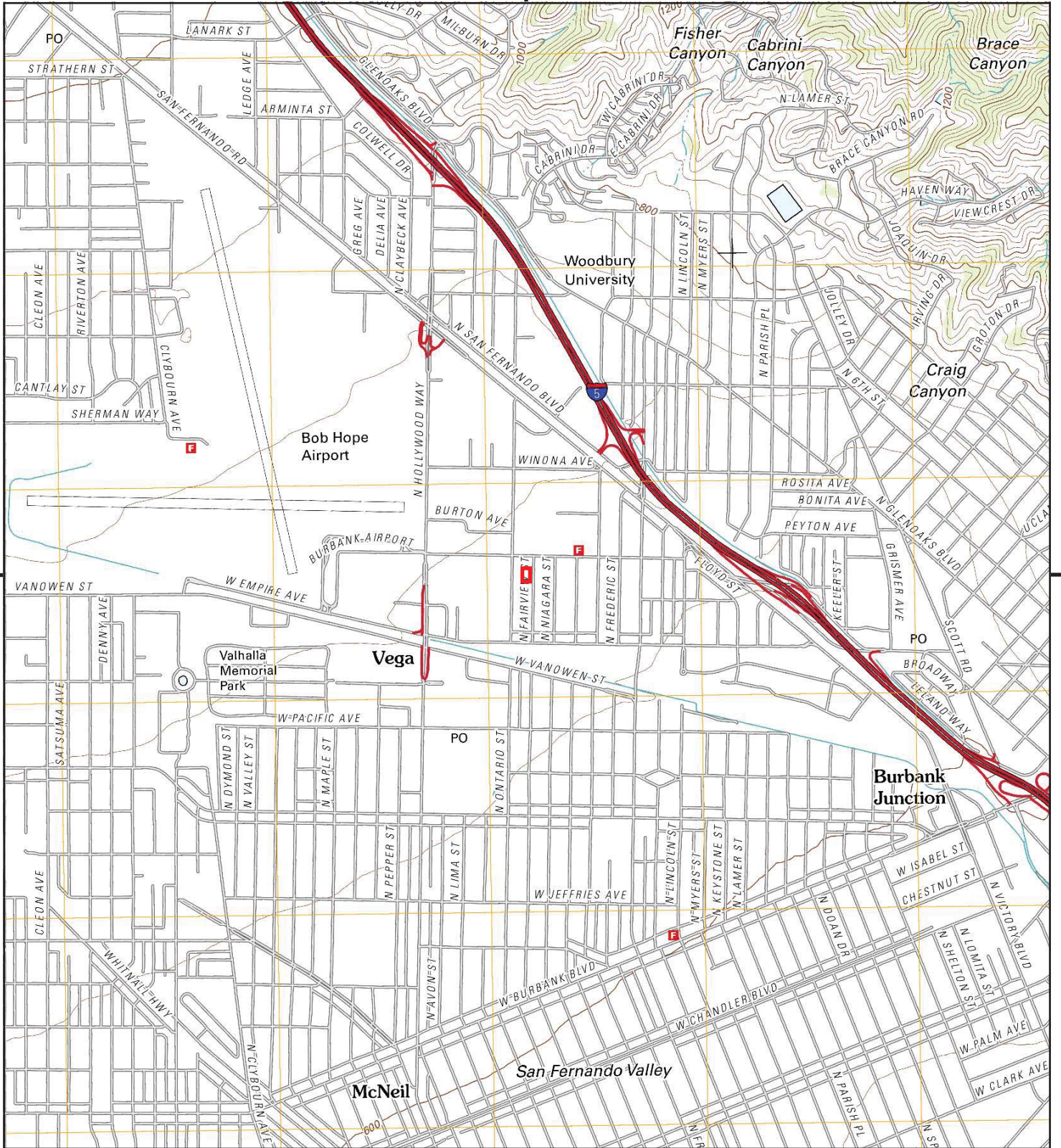
This report includes information from the following map sheet(s).



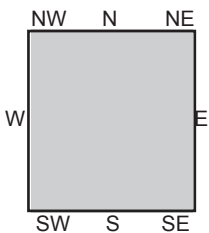
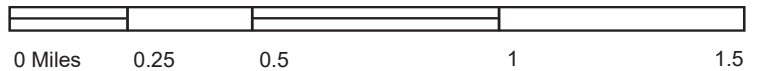
TP, Burbank, 2015, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





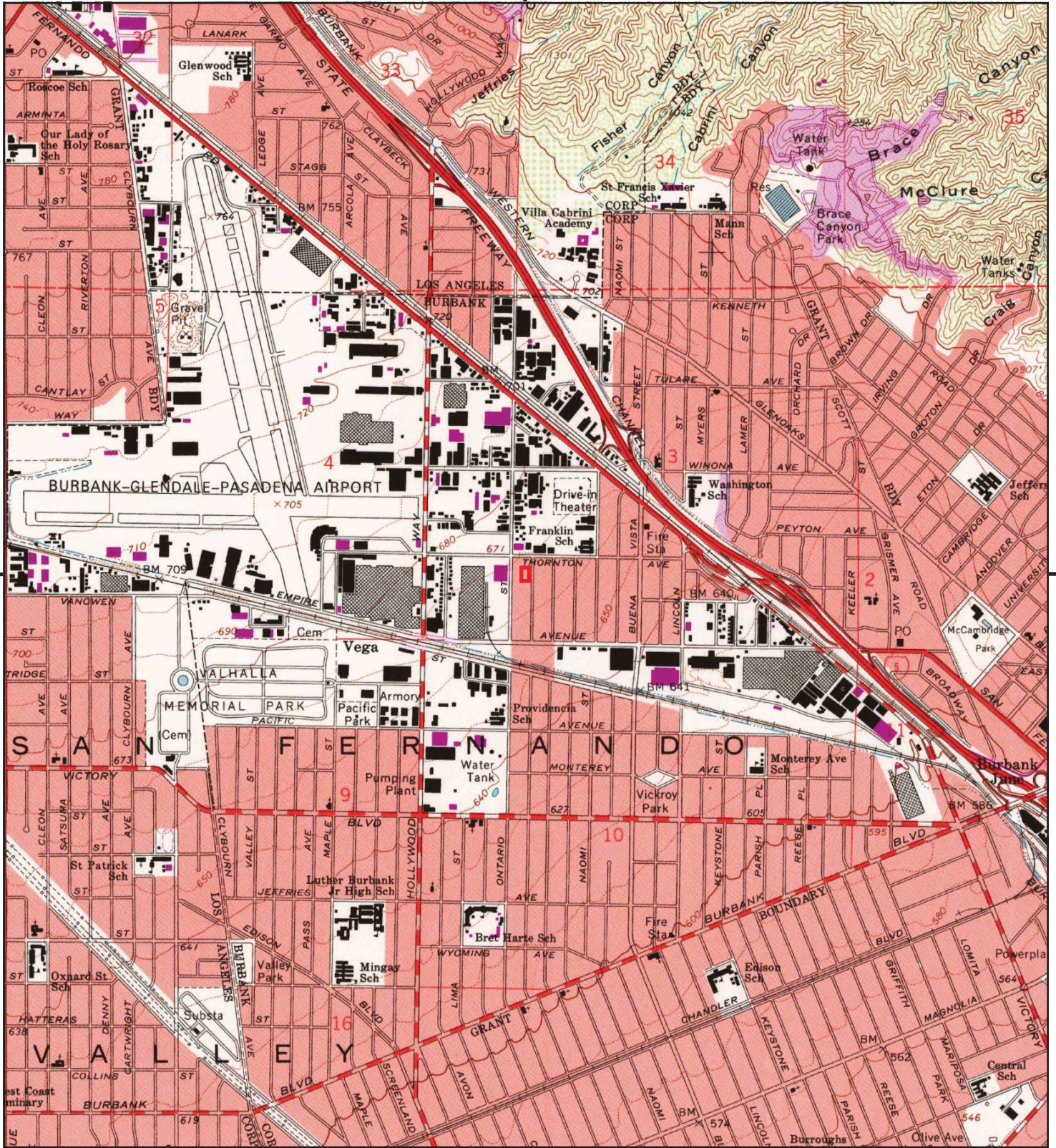
This report includes information from the following map sheet(s).



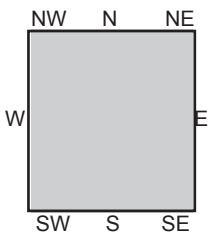
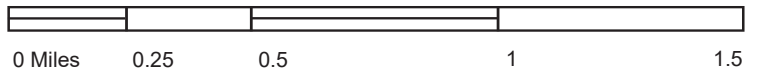
TP, Burbank, 2012, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





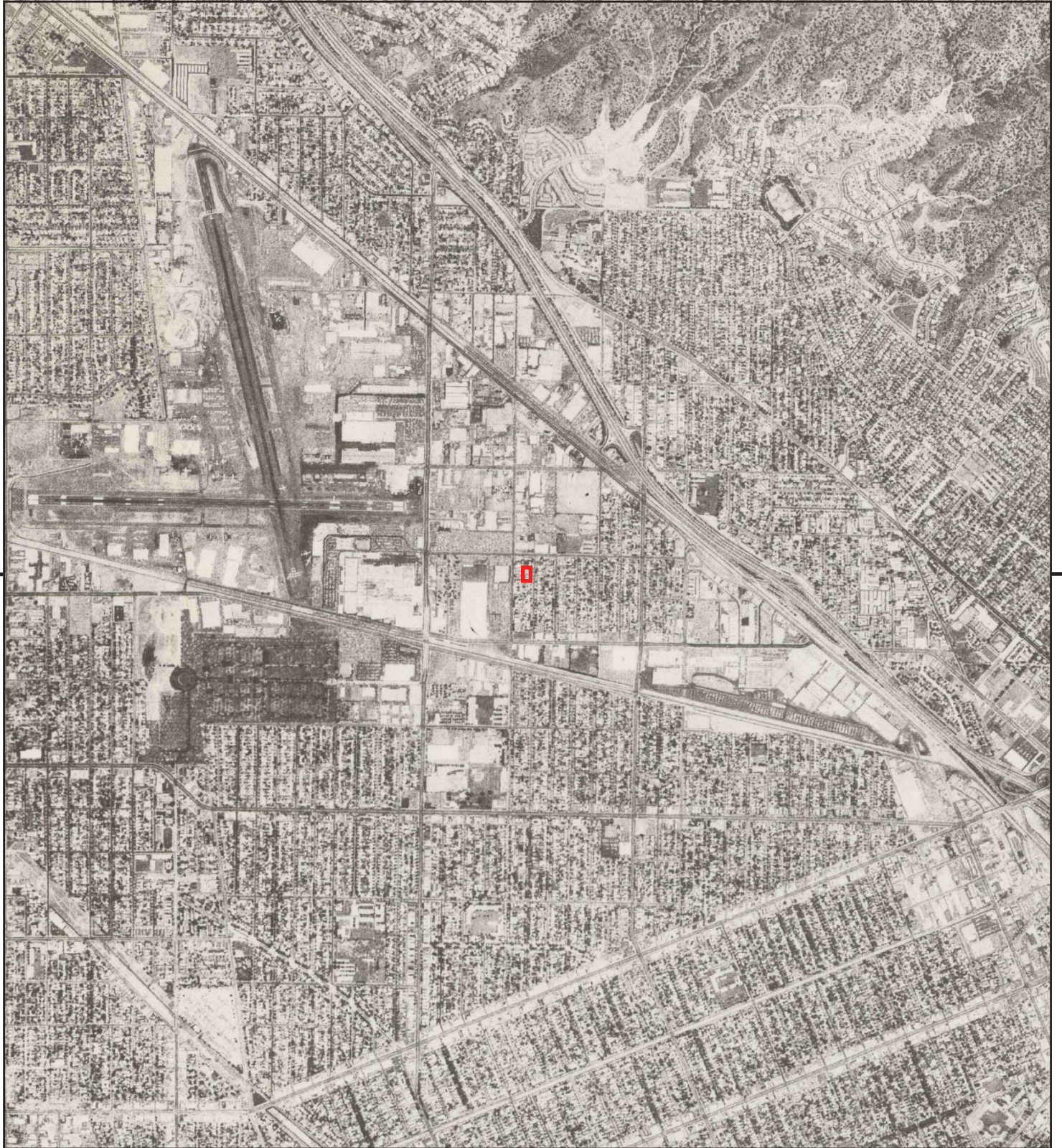
This report includes information from the following map sheet(s).



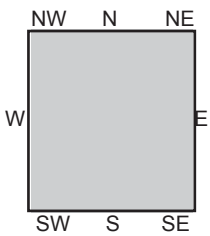
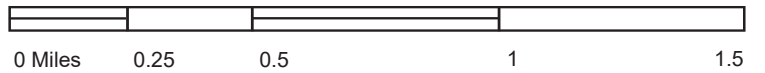
TP, Burbank, 1994, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





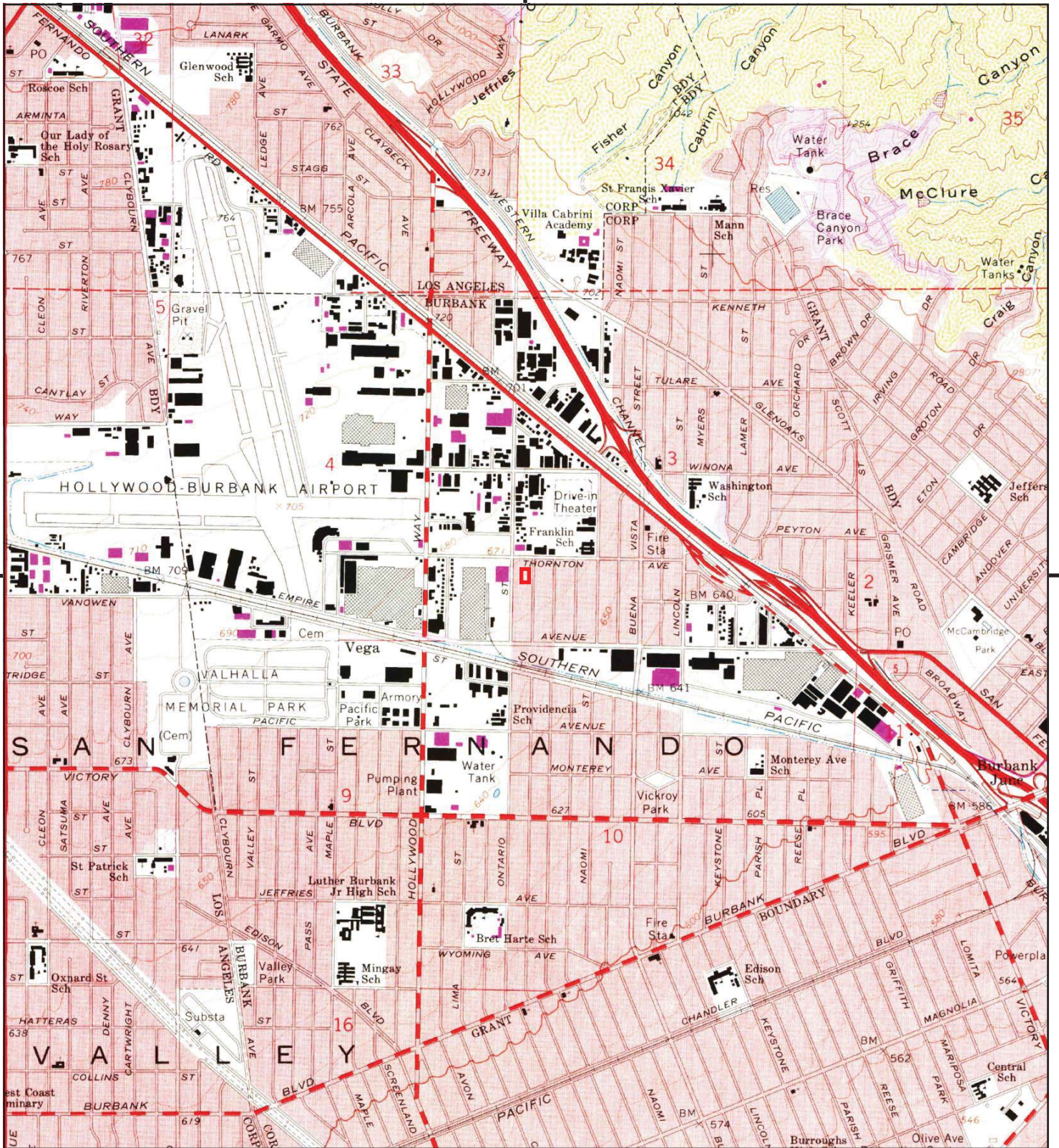
This report includes information from the following map sheet(s).



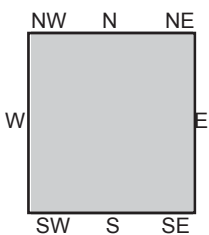
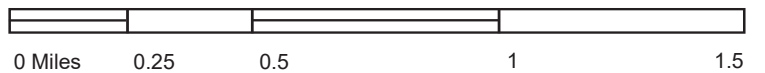
TP, Burbank, 1976, 7.5-minute

SITE NAME: 045.12740_village At Fairview
ADDRESS: 2321 N Fairview St
Burbank, CA 91504
CLIENT: EFI Global Inc.





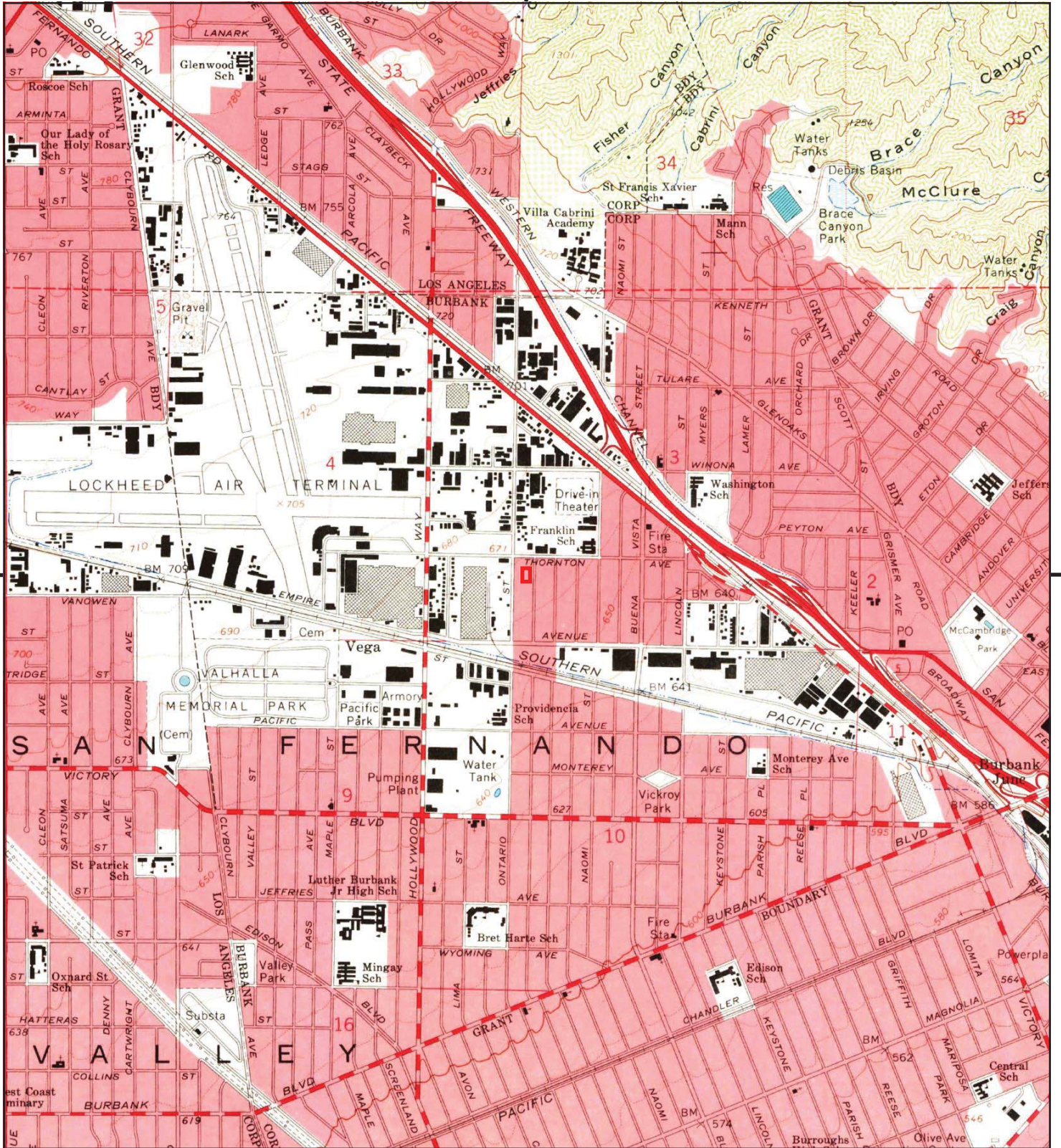
This report includes information from the following map sheet(s).



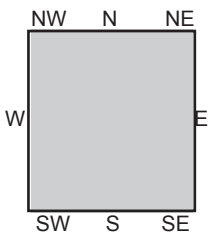
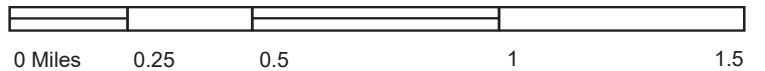
TP, Burbank, 1972, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





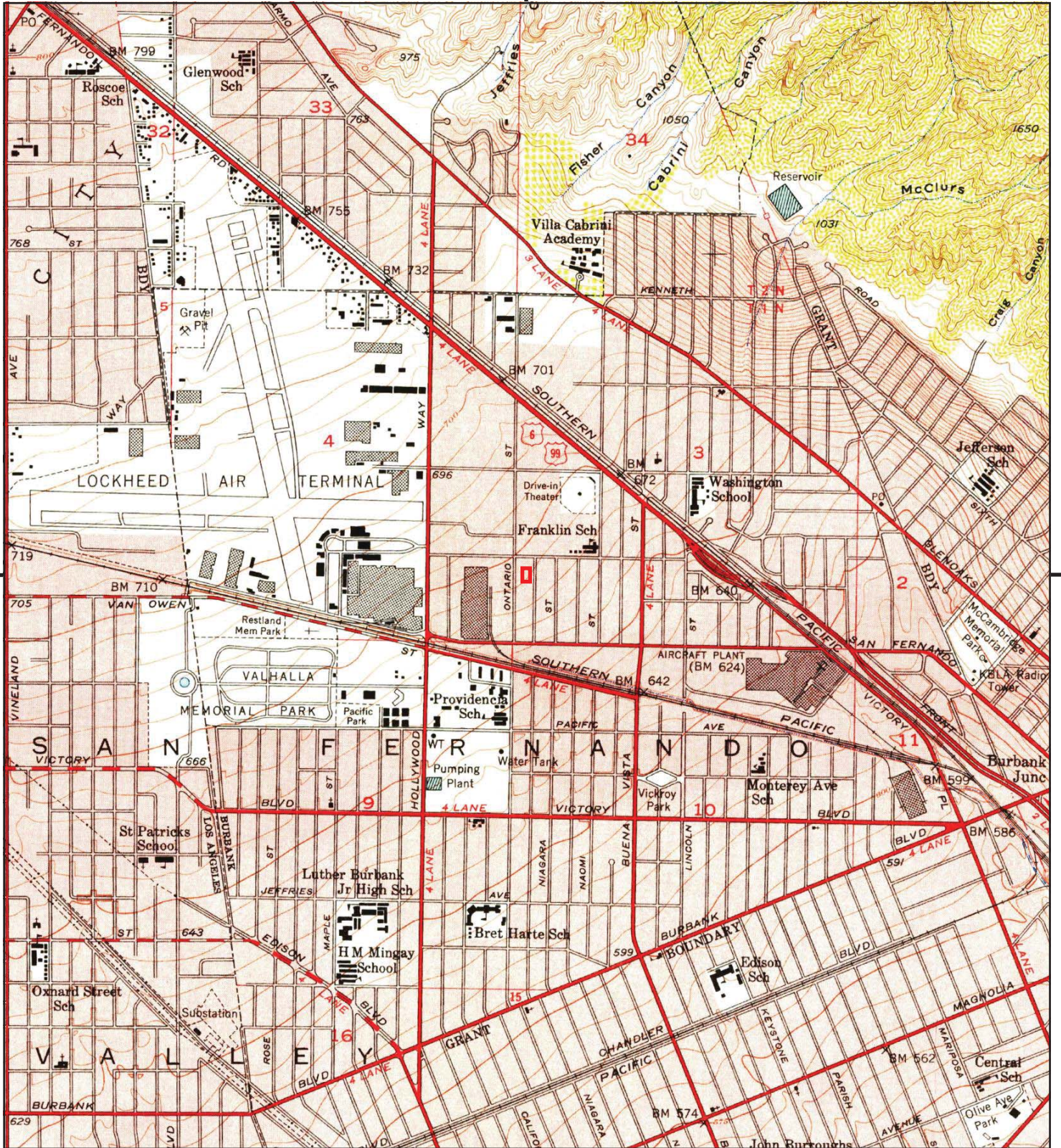
This report includes information from the following map sheet(s).



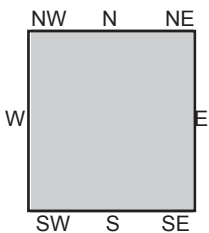
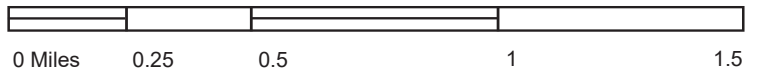
TP, Burbank, 1966, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





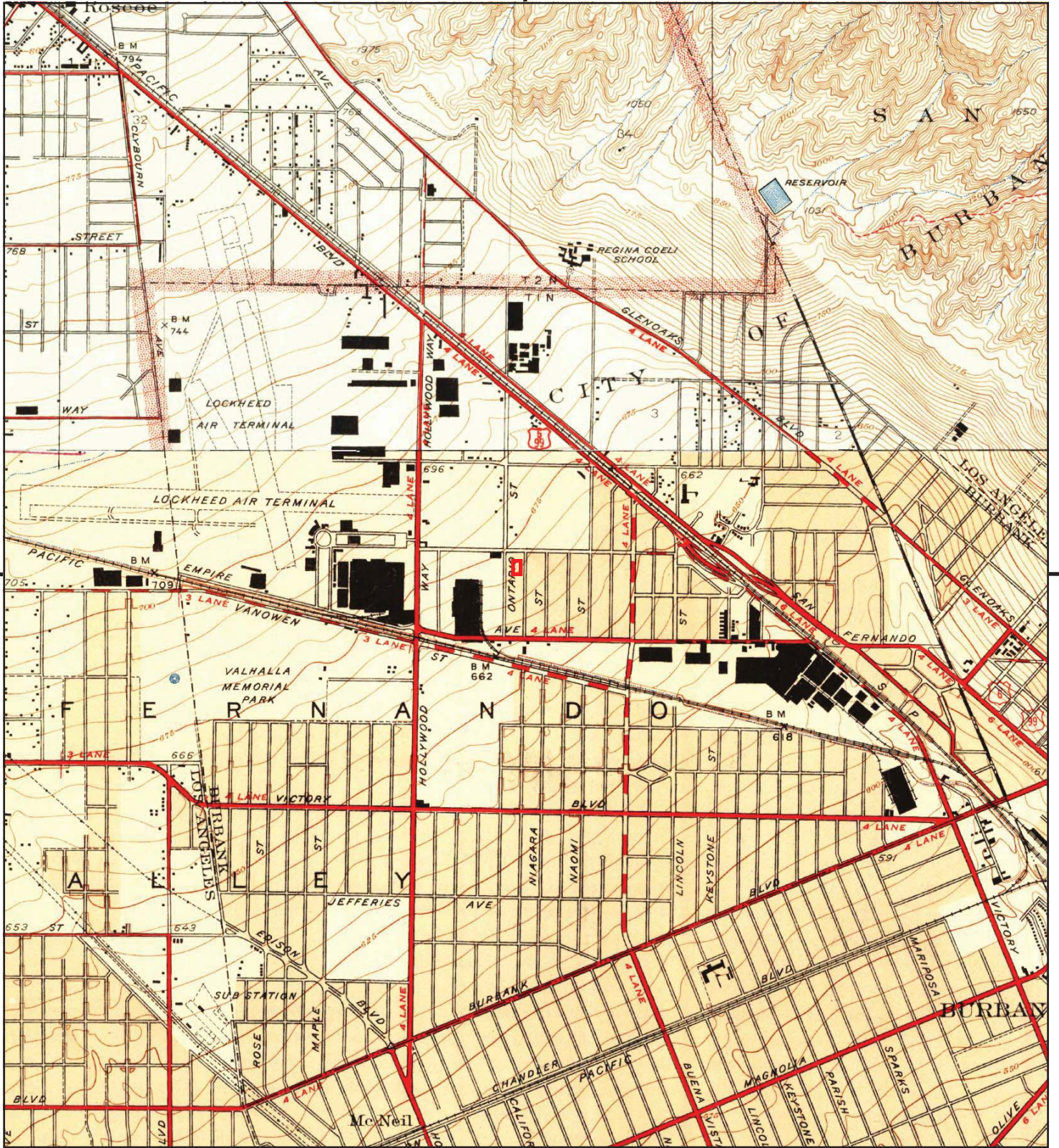
This report includes information from the following map sheet(s).



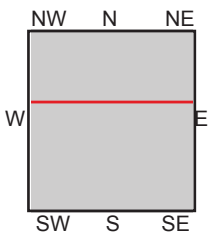
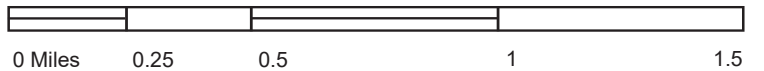
TP, Burbank, 1953, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





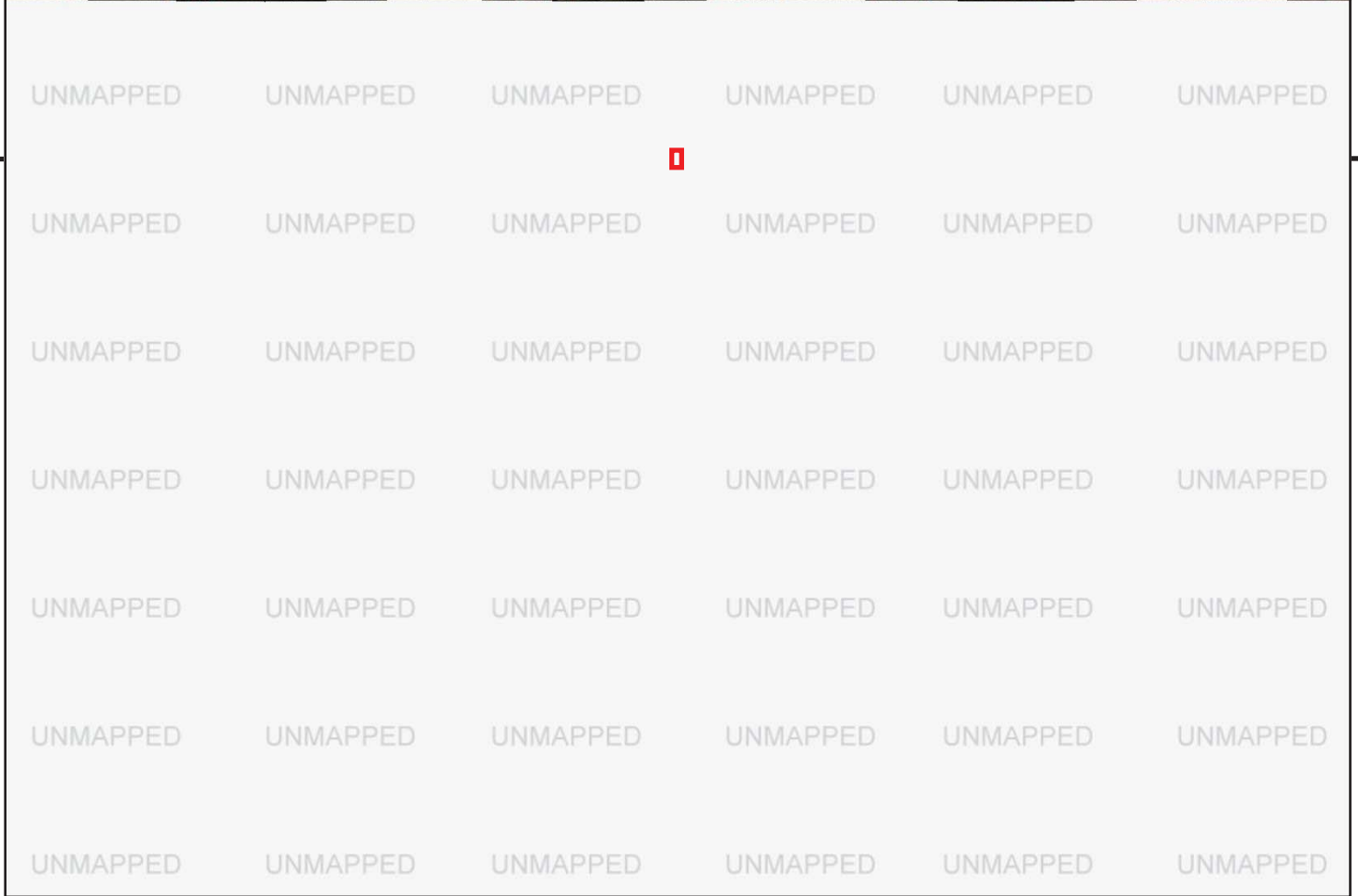
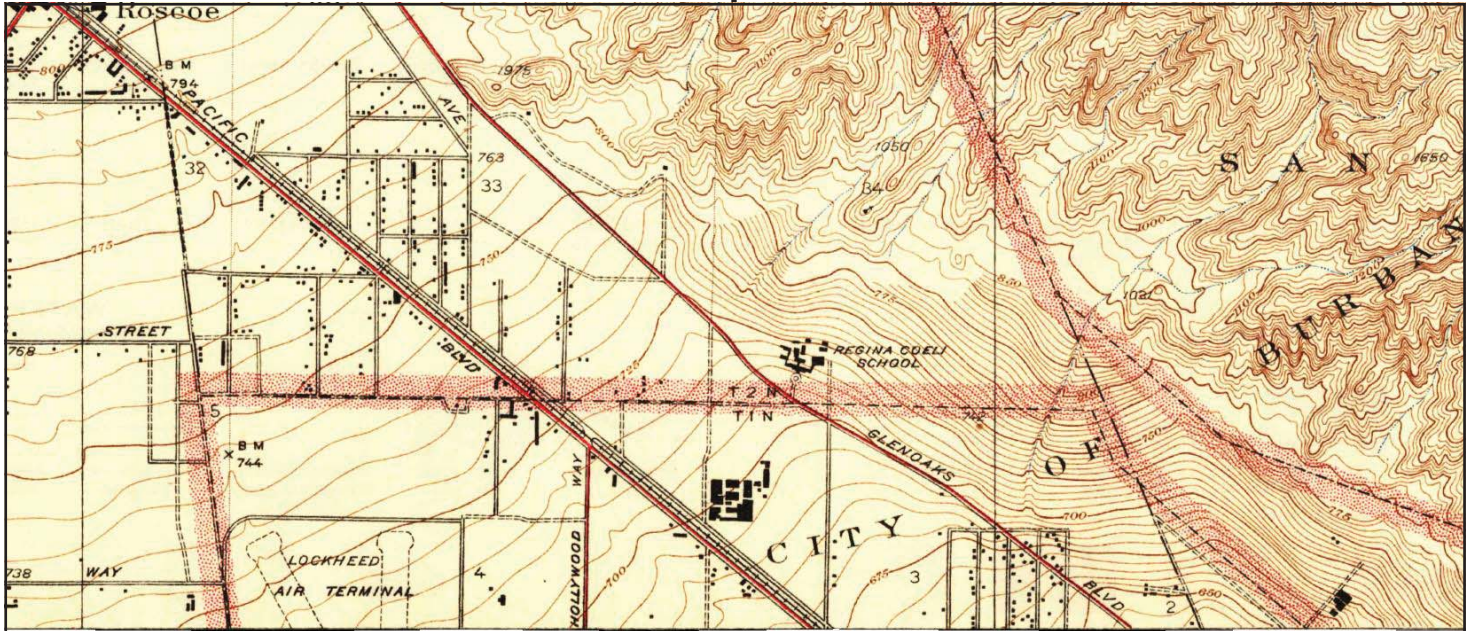
This report includes information from the following map sheet(s).



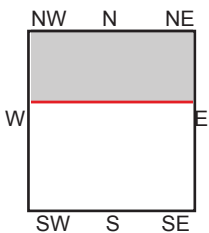
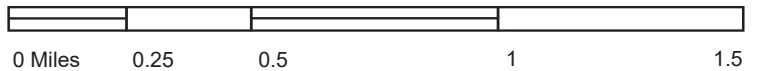
TP, Burbank, 1948, 7.5-minute
N, Sunland, 1948, 7.5-minute

SITE NAME: 045.12740_village At Fairview
ADDRESS: 2321 N Fairview St
Burbank, CA 91504
CLIENT: EFI Global Inc.





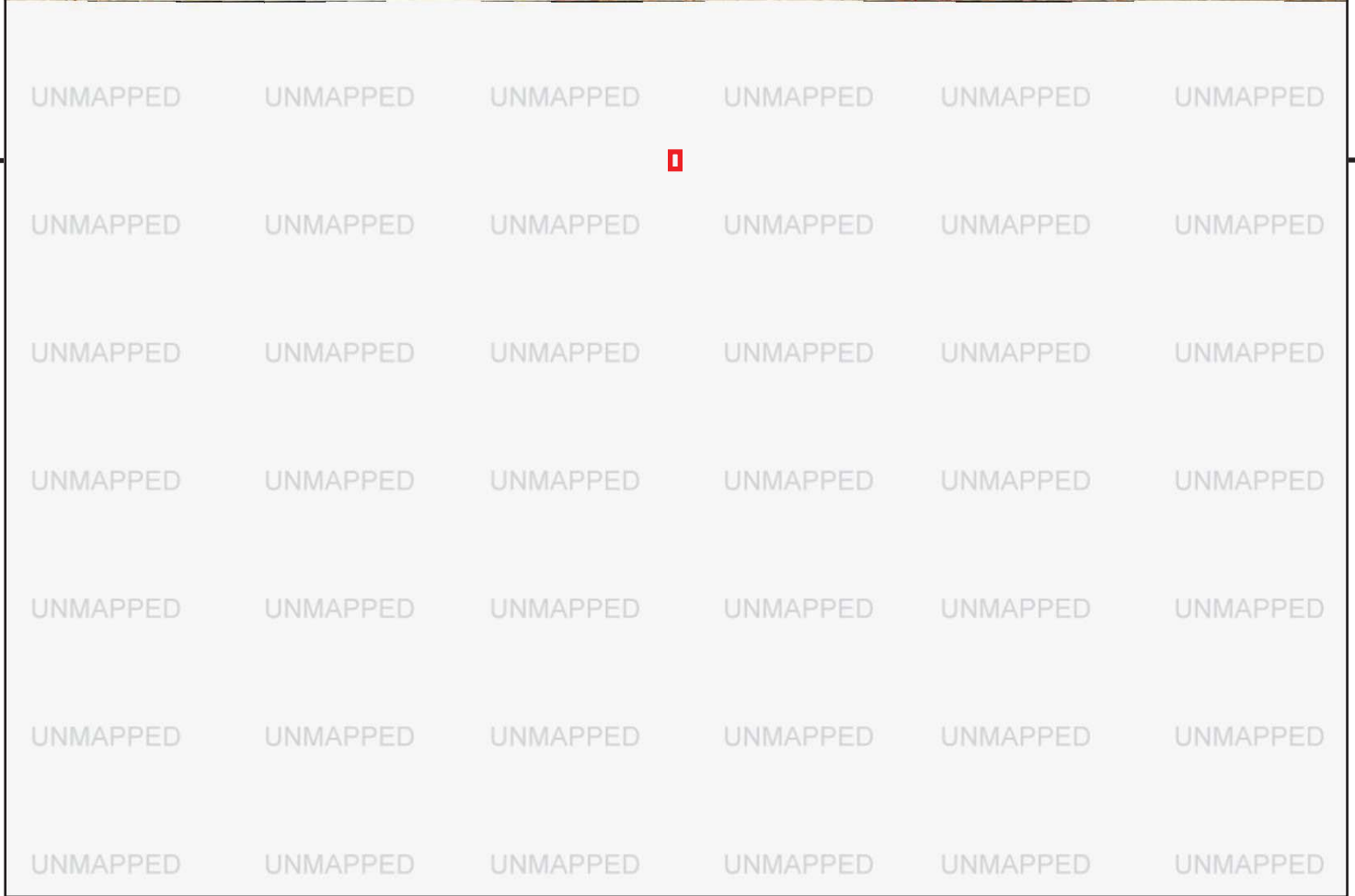
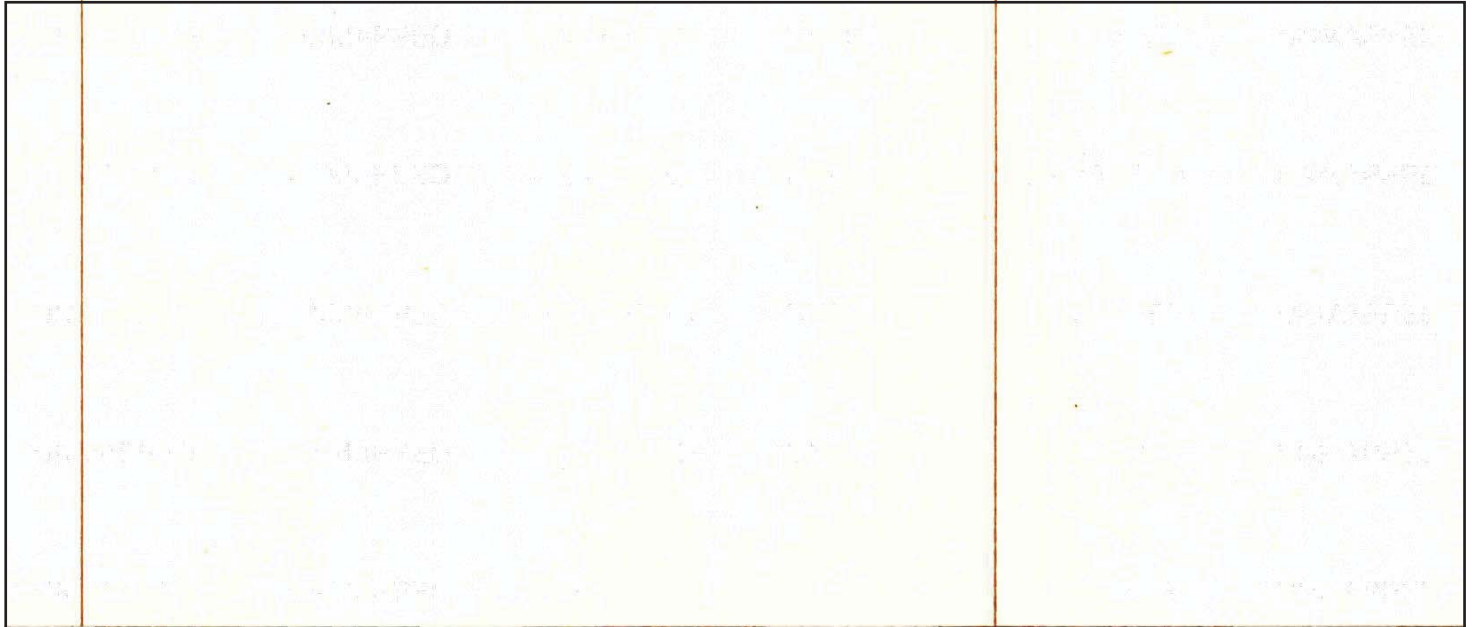
This report includes information from the following map sheet(s).



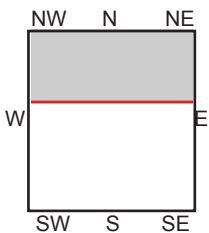
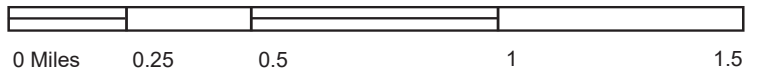
N, Sunland, 1942, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





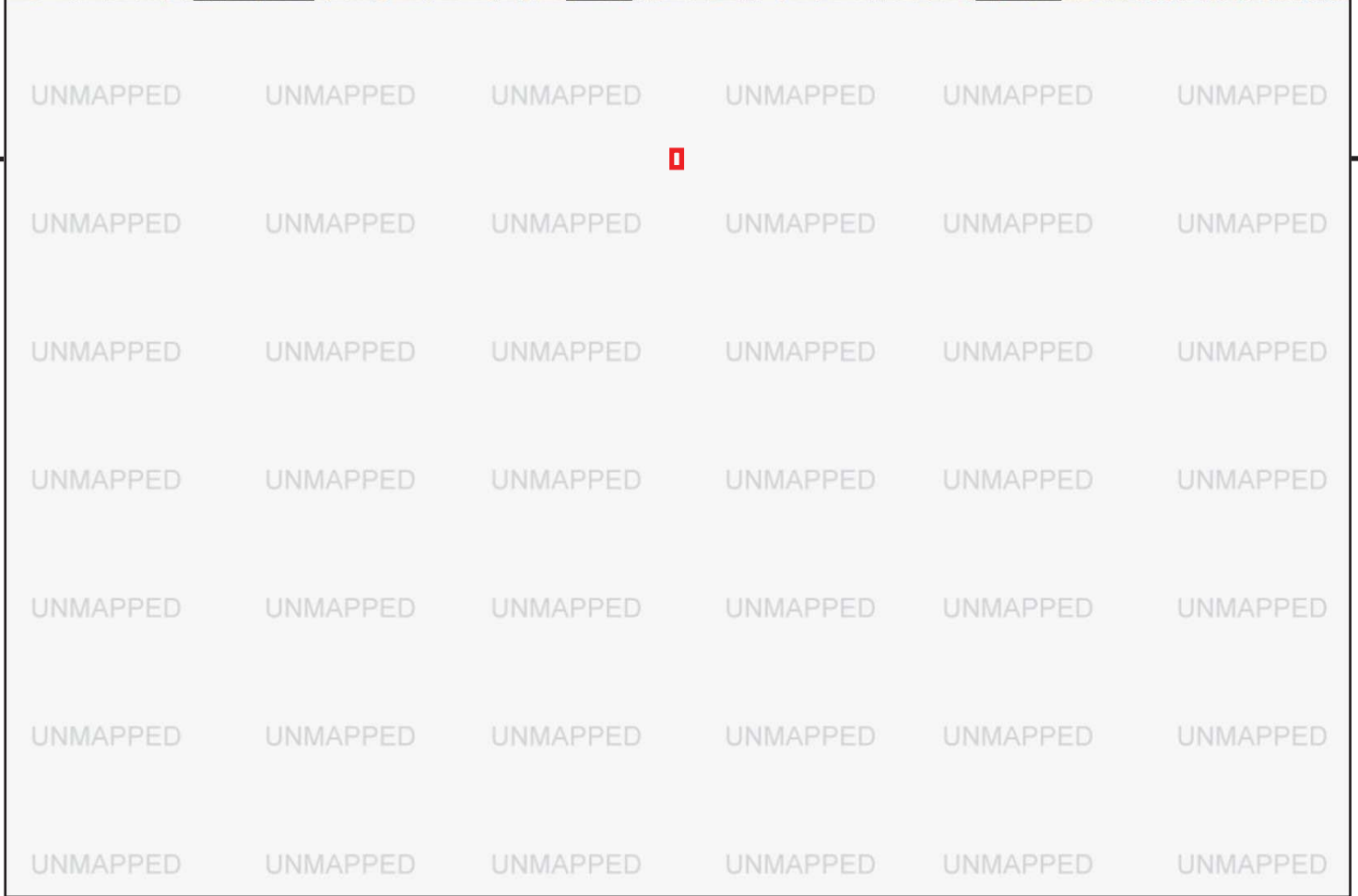
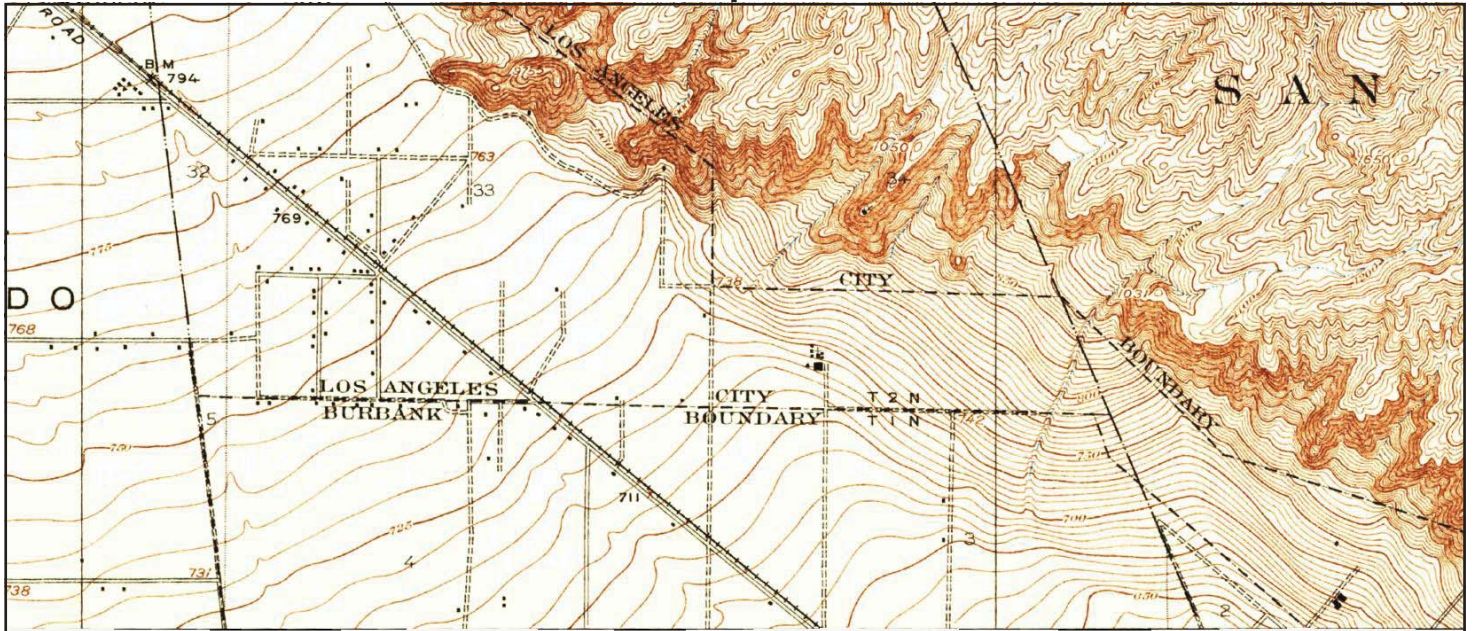
This report includes information from the following map sheet(s).



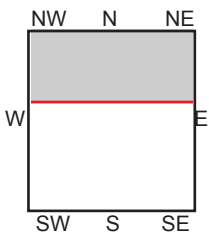
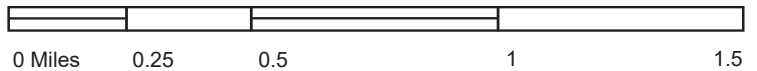
N, Sunland, 1933, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





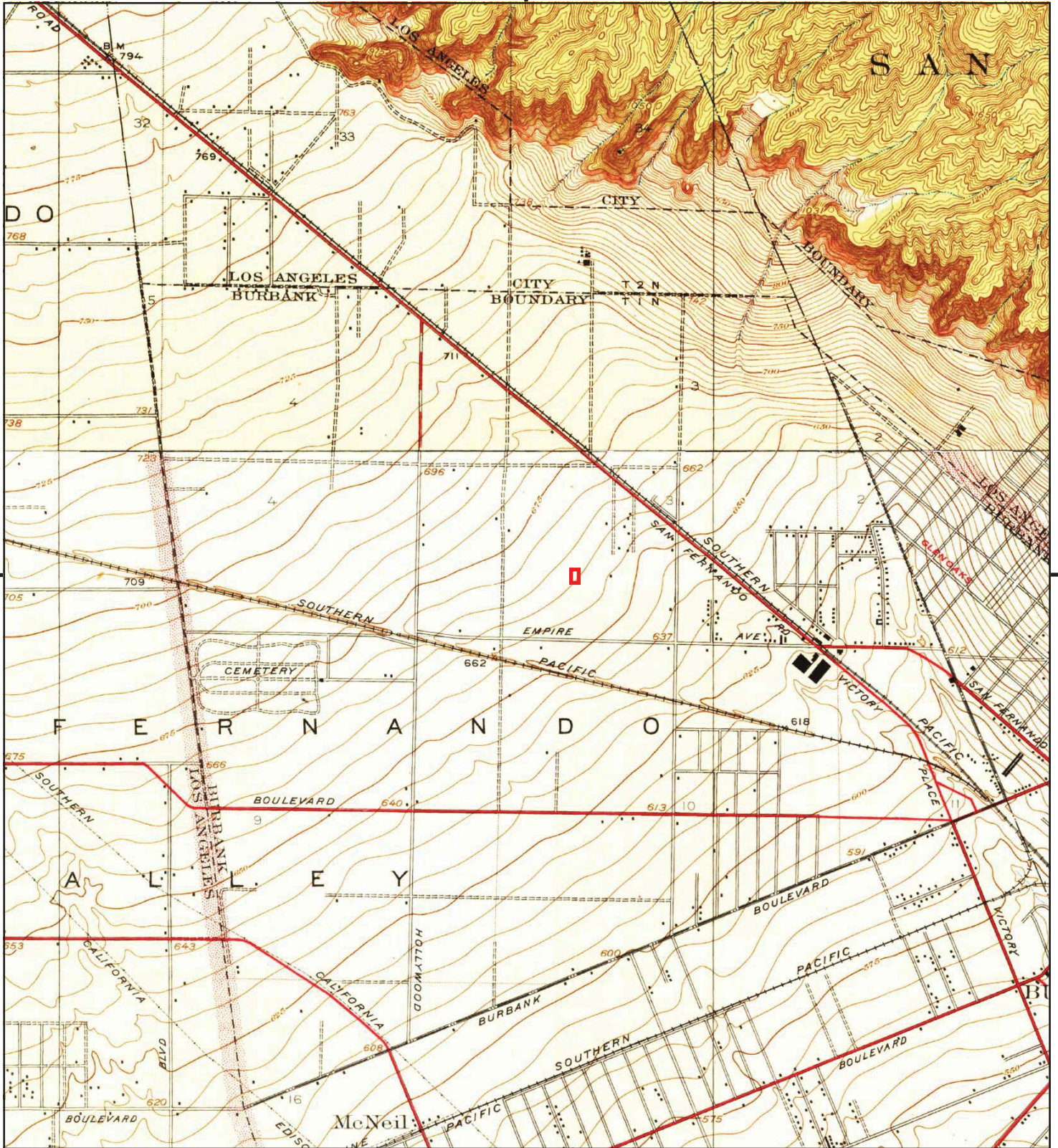
This report includes information from the following map sheet(s).



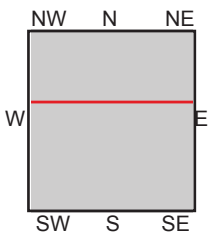
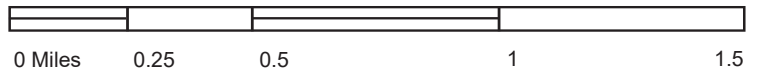
N, Sunland, 1932, 7.5-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





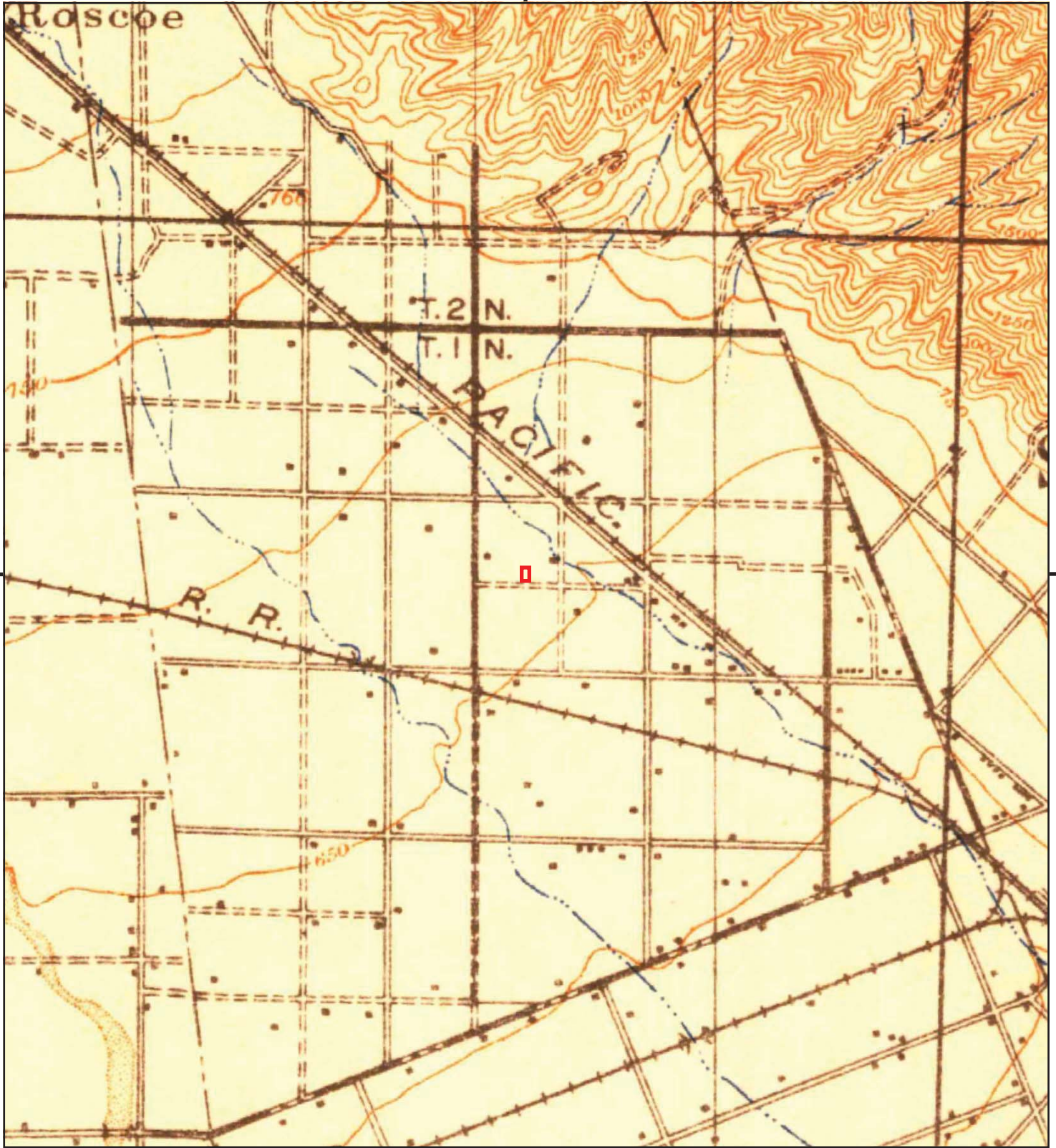
This report includes information from the following map sheet(s).



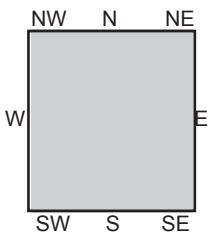
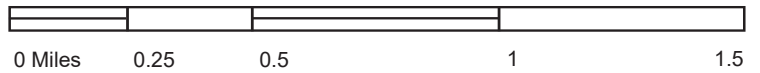
TP, Burbank, 1926, 7.5-minute
N, Sunland, 1926, 7.5-minute

SITE NAME: 045.12740_village At Fairview
ADDRESS: 2321 N Fairview St
Burbank, CA 91504
CLIENT: EFI Global Inc.





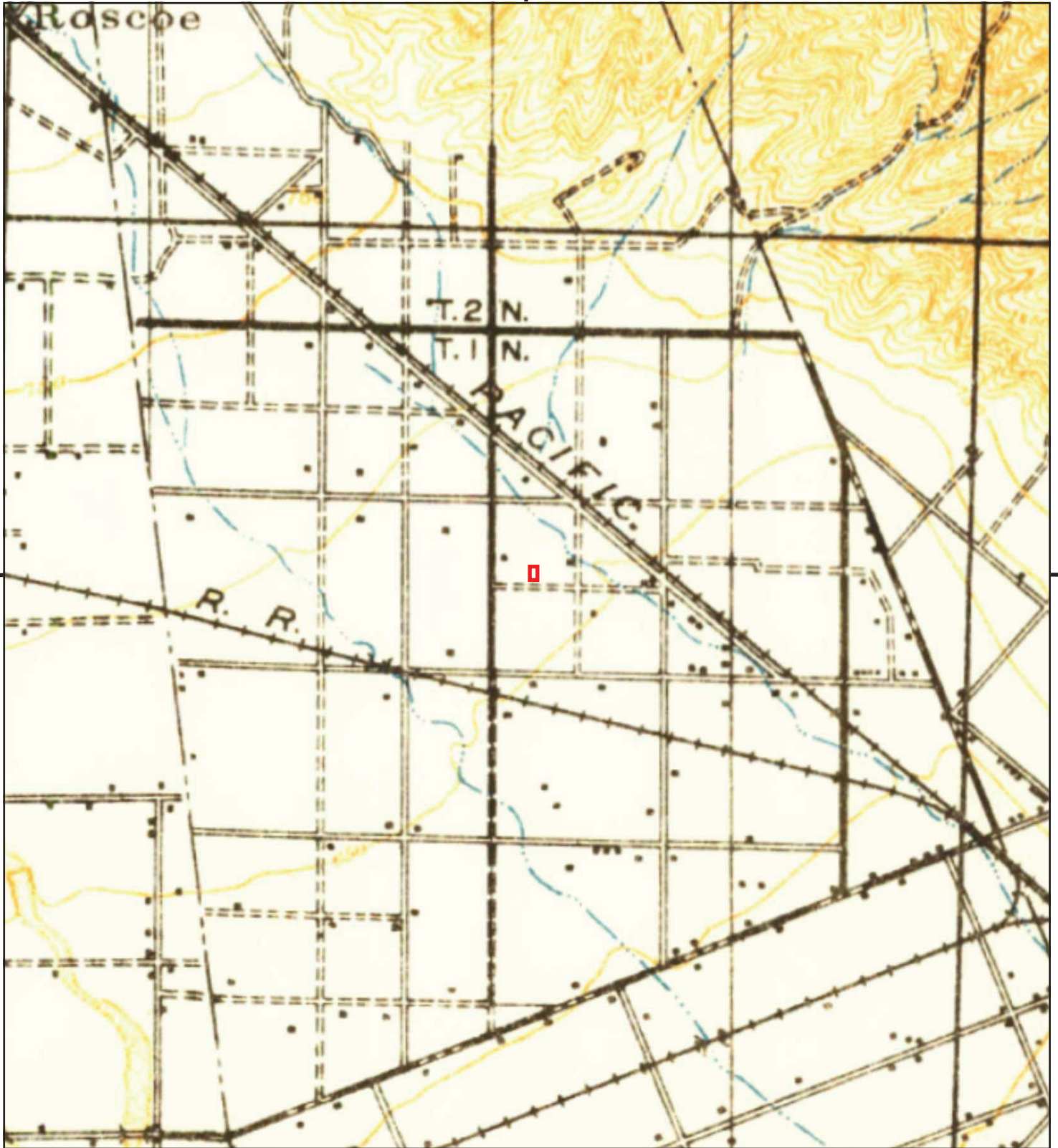
This report includes information from the following map sheet(s).



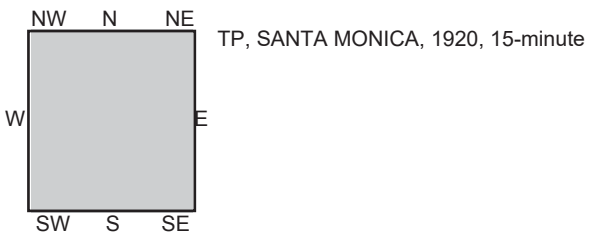
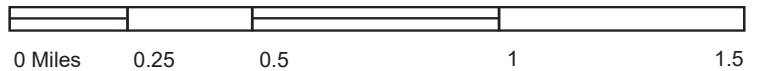
TP, Santa Monica, 1921, 15-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.



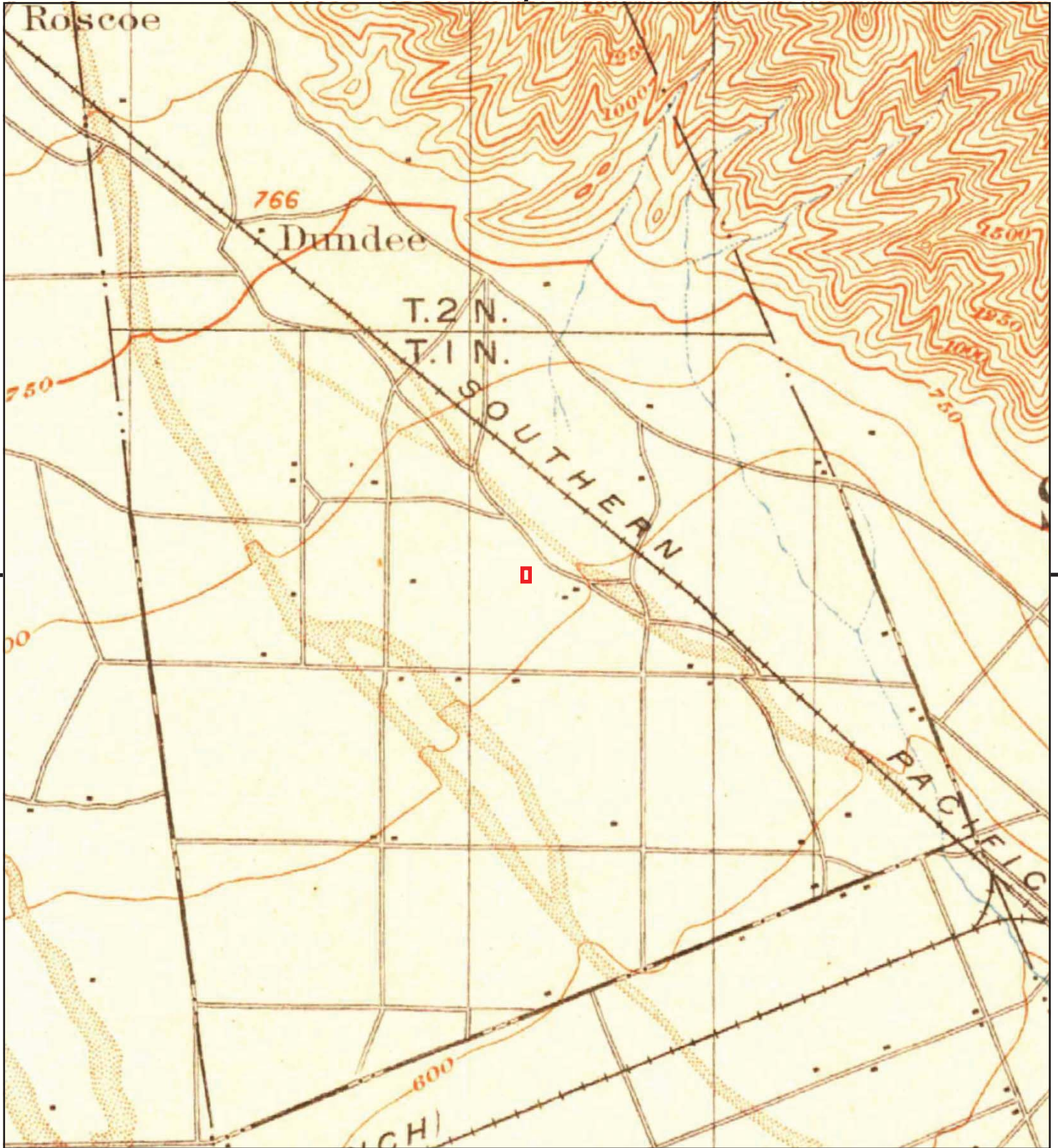


This report includes information from the following map sheet(s).

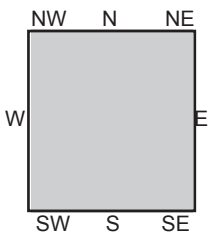
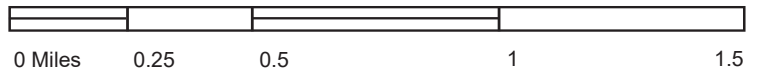


SITE NAME: 045.12740_village At Fairview
ADDRESS: 2321 N Fairview St
Burbank, CA 91504
CLIENT: EFI Global Inc.





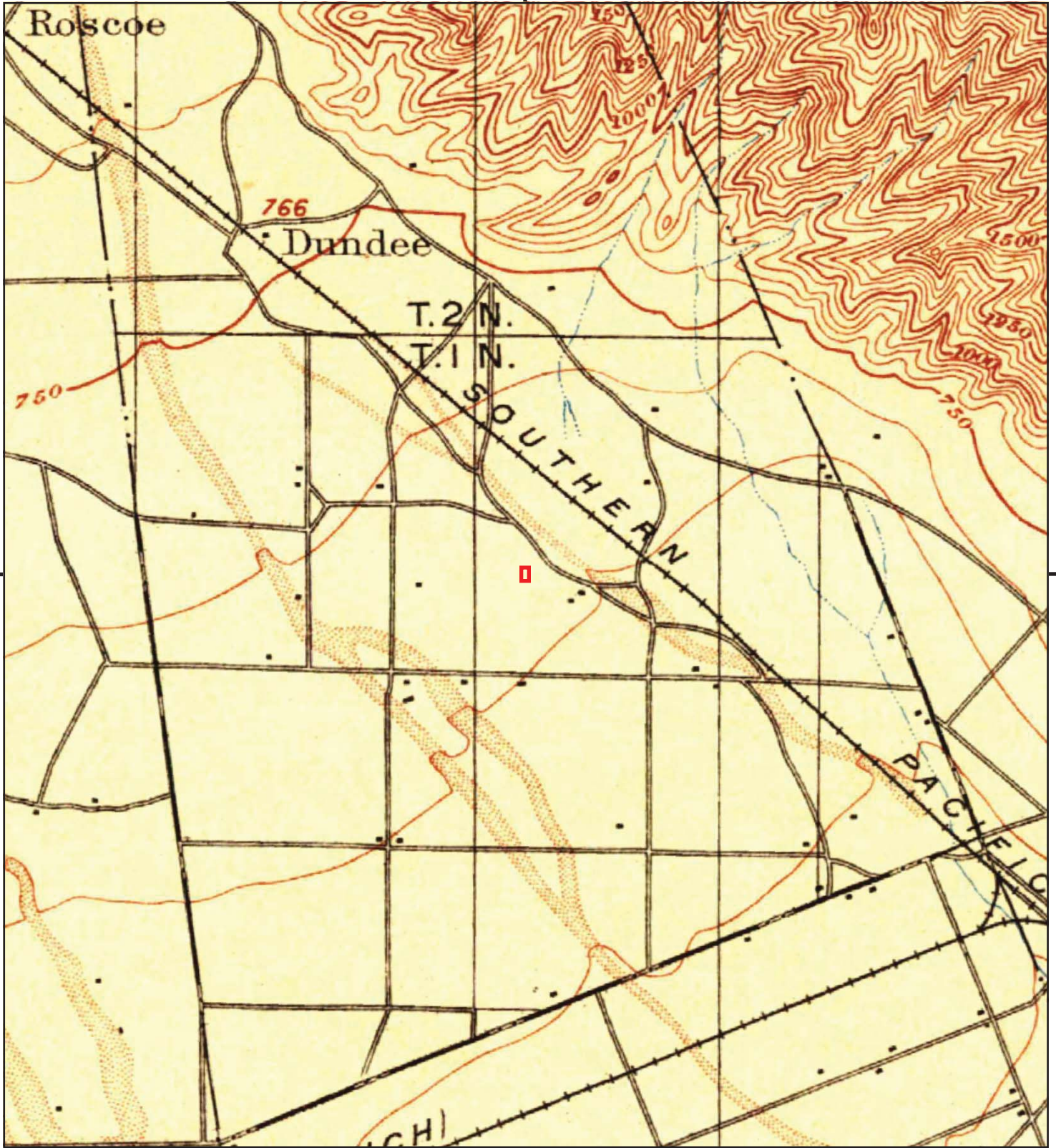
This report includes information from the following map sheet(s).



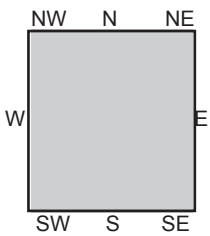
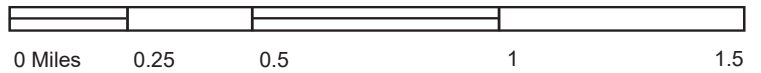
TP, Santa Monica, 1902, 15-minute

SITE NAME: 045.12740_village At Fairview
ADDRESS: 2321 N Fairview St
Burbank, CA 91504
CLIENT: EFI Global Inc.





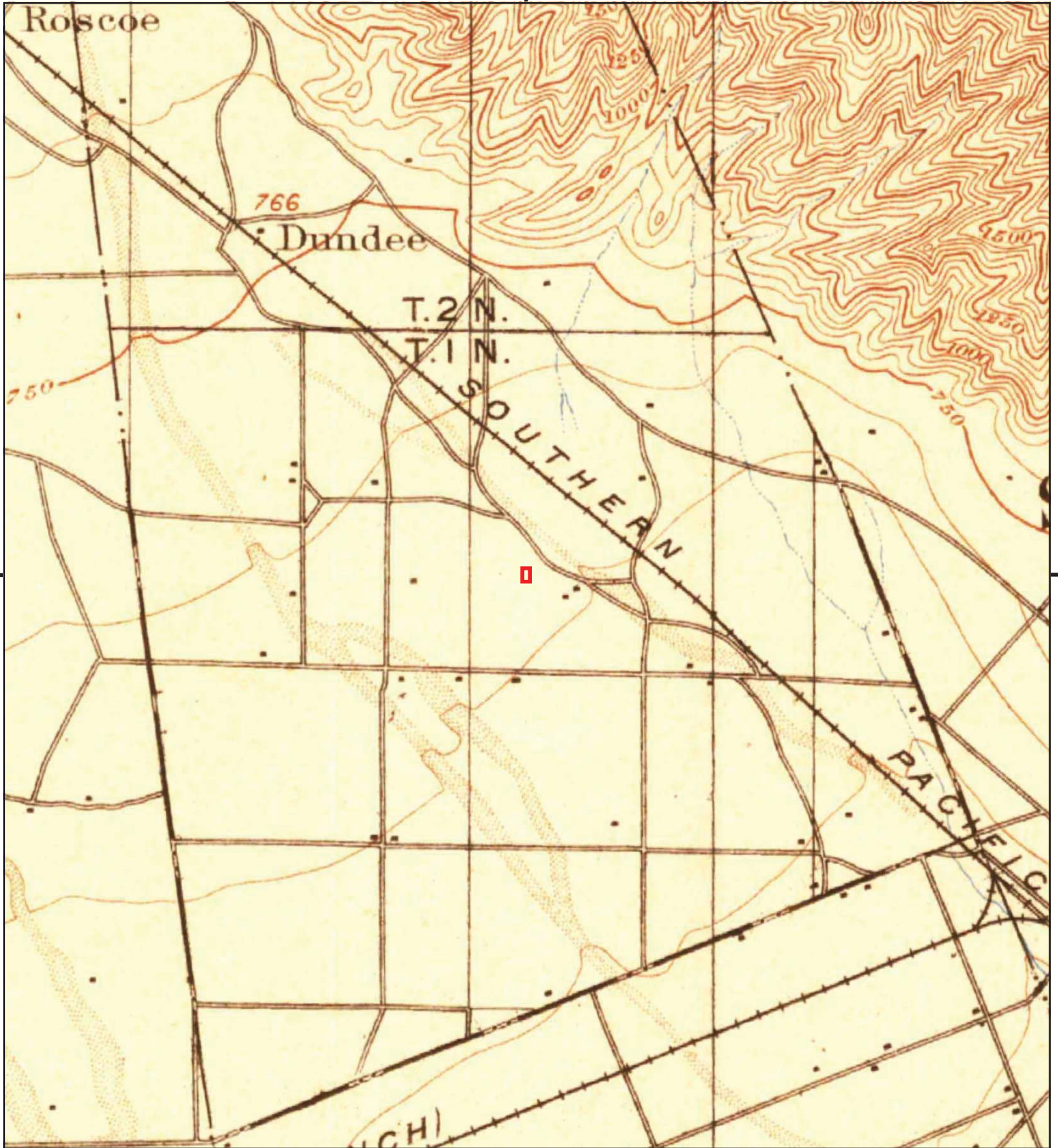
This report includes information from the following map sheet(s).



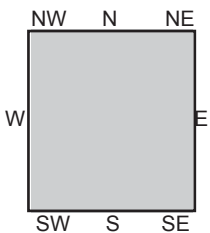
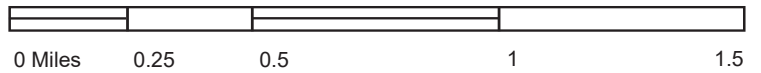
TP, Los Angeles, 1900, 15-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





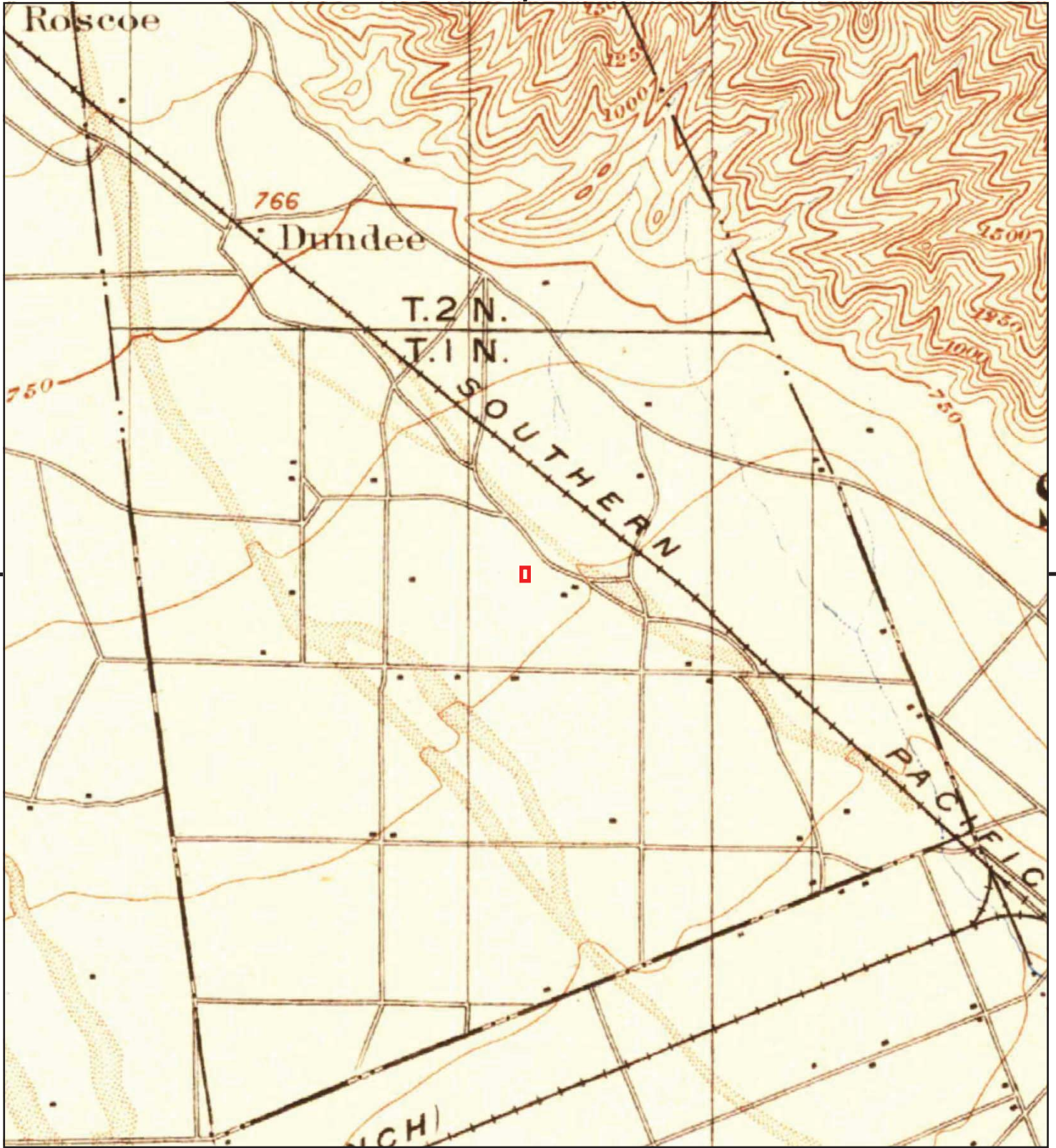
This report includes information from the following map sheet(s).



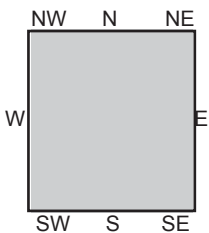
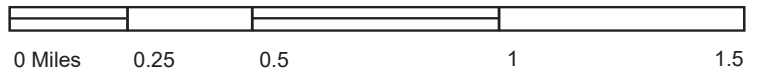
TP, Santa Monica, 1898, 15-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





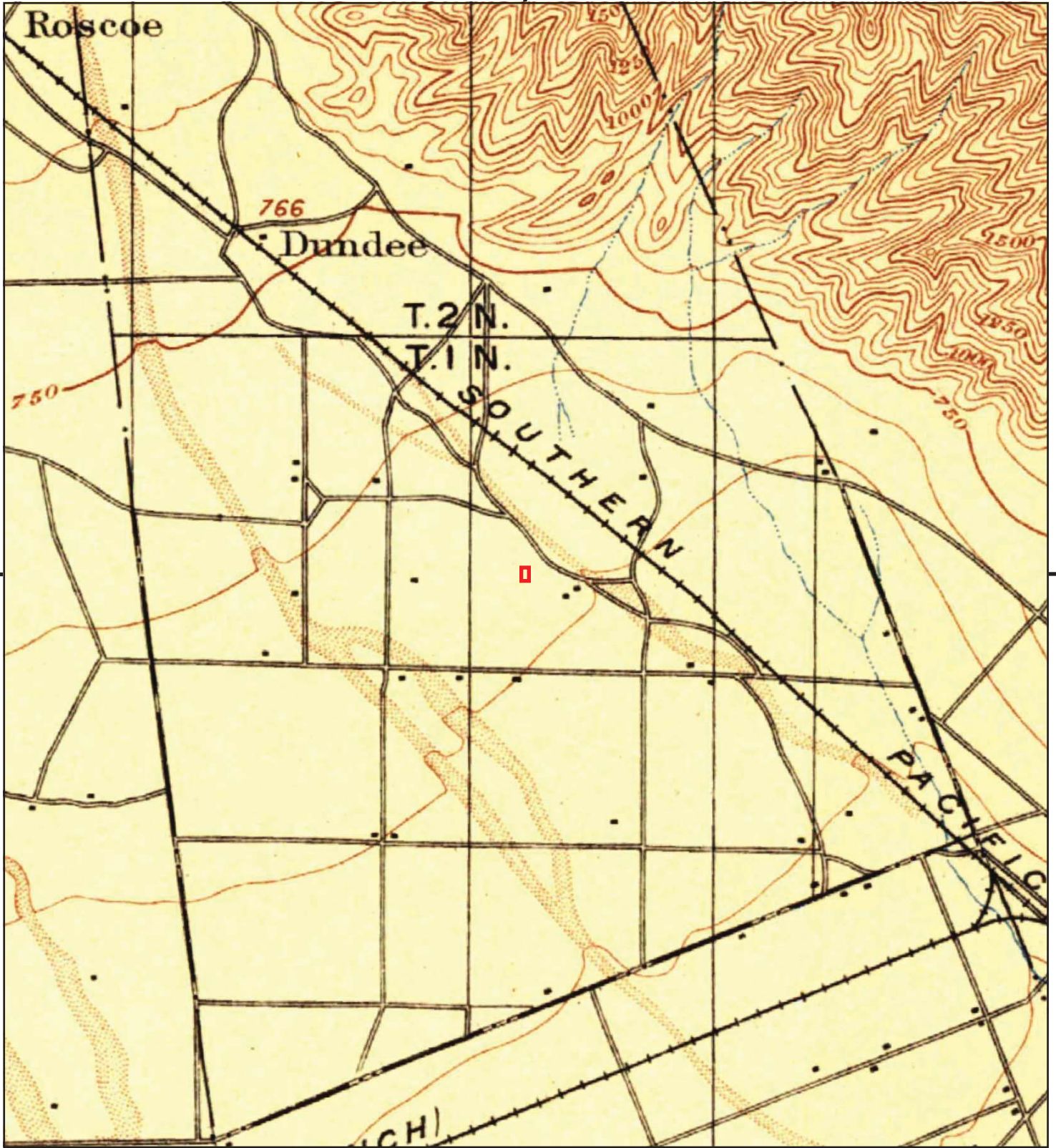
This report includes information from the following map sheet(s).



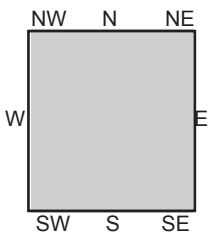
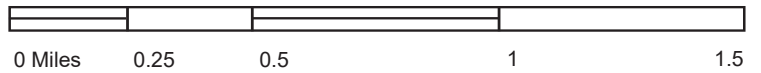
TP, Santa Monica, 1896, 15-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.





This report includes information from the following map sheet(s).



TP, Los Angeles, 1894, 15-minute

SITE NAME: 045.12740_village At Fairview
 ADDRESS: 2321 N Fairview St
 Burbank, CA 91504
 CLIENT: EFI Global Inc.



Appendix E

Occupancy

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1991	Pacific Bell	X	X	X	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	X	X	X	-
1981	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	X	X	X	-
1976	Pacific Telephone	-	X	X	-
1975	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	X	X	X	-
	R. L. Polk & Co.	X	X	X	-
1969	R. L. Polk & Co.	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	THE PACIFIC TELEPHONE AND TELEGRAPH COMPNAY	-	-	-	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	-	-	-
1958	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	X	X	X	-
1955	The Pacific Telephone & Telegraph Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	X	X	X	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
1950	Pacific Telephone	X	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Los Angeles Directory Co.	-	-	-	-
1946	Los Angeles Directory Co.	X	X	X	-
1945	R. L. Polk & Co.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	X	X	X	-
1940	Southern California Telephone Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Pacific Telephone	-	-	-	-
1937	Los Angeles Directory Co.	X	X	X	-
1936	R. L. Polk & Co.	-	-	-	-
1935	R. L. Polk & Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	-	-	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Co.	-	-	-	-
1930	R. L. Polk & Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	R. L. Polk & Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Pacific Telephone	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
2323 N Fairview St	Client Entered	
2325 N Fairview St	Client Entered	
2327 N Fairview St	Client Entered	
2331 N Fairview St	Client Entered	
2333 N Fairview St	Client Entered	
2335 N Fairview St	Client Entered	
2400 N Ontario St	Client Entered	
2420 N Ontario St	Client Entered	
2255 N Ontario St	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

2321 N Fairview St
Burbank, CA 91504

FINDINGS DETAIL

Target Property research detail.

FAIRVIEW ST

2321 FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2001	AUGUSTINE David	Haines & Company, Inc.
	BARRETO Roberto	Haines & Company, Inc.
1995	Barreto Roberto	Pacific Bell
1991	Barreto Roberto	Pacific Bell
	Barreto S	Pacific Bell
	Barreto T	Pacific Bell
	Catering 7235 Owenomouth Av CPk	Pacific Bell
	Henriquez Wilfredo	Pacific Bell
	Henris	Pacific Bell
	Mayorga Herminia	Pacific Bell
1985	Baldwin David	Pacific Bell
	Cain Linda C	Pacific Bell
1980	BERNARD D L	Pacific Telephone
	HOLDER ROBT	Pacific Telephone
1970	ALLEN LORETTA	Pacific Telephone
	CHAO WEI-PING BURBANK	Pacific Telephone
	WEAVER ANNE D	Pacific Telephone
	YEAW JOHN E M	Pacific Telephone
1962	AYERS BRUCE R	Pacific Telephone
1956	ROWE B D MRS	Pacific Telephone
1952	Chapman A Ch	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1950	AYERS ORPHA R	Pacific Telephone
1946	Ayers R W	Los Angeles Directory Co.
1942	Morse N L	Los Angeles Directory Co.
1937	Terhune G G o	Los Angeles Directory Co.

2323 FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	CRUM GEO A	Pacific Telephone

2325 FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2001	AUGUSTINE David	Haines & Company, Inc.
1991	Avalos Maria	Pacific Bell
	Valdez Edelmira	Pacific Bell
1985	Levy S	Pacific Bell
1980	LEVY JOE	Pacific Telephone
1970	VACANT	R. L. Polk & Co.
1962	HAUSER JAS V	Pacific Telephone
	HAUSER KATHLEEN	Pacific Telephone
1956	MILLER DON A	Pacific Telephone
1950	MILLER DON A R	Pacific Telephone

2327 FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ROMERO hunid	Haines Company, Inc.
2001	XXXX	Haines & Company, Inc.
1991	Lopez Martha	Pacific Bell
1985	Row e Donna	Pacific Bell
1980	ROWE DONNA	Pacific Telephone
1970	COPELAND ANDREW L	Pacific Telephone
	COPELAND ANDREW L	R. L. Polk & Co.
1962	SAMUELS MAURICE	Pacific Telephone
1956	CULPEPPER EUGENE	Pacific Telephone

FINDINGS

2331 FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GUEVARA Ange la 818446 9D	Haines Company, Inc.
2001	XXXX	Haines & Company, Inc.
1995	Hernandez Salvador	Pacific Bell
1970	WAGNER ROBT BO	R. L. Polk & Co.
1956	BECK W W	Pacific Telephone
1952	Temple Earl Ch	Los Angeles Directory Co.
1950	SOOY WALTER W R	Pacific Telephone
1946	I Hamner L B	Los Angeles Directory Co.
1942	Johnson G E	Los Angeles Directory Co.

2333 FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BRADLEY Donald	Haines Company, Inc.
2001	XXXX	Haines & Company, Inc.
1991	Huerta Victoria	Pacific Bell
1985	Espinosa Rosalio	Pacific Bell
1980	ESPINOSA ROSALIO	Pacific Telephone
	GONZALEZ SOCORRO	Pacific Telephone
1970	REIF HERBERT A	Pacific Telephone
	REIF HERBERT	R. L. Polk & Co.
1962	KENNEDY MILDRED	Pacific Telephone
1952	a Vacant	Los Angeles Directory Co.
	Wadworth Donald Ch	Los Angeles Directory Co.
1950	LE ROY HARRY L R BURBANK	Pacific Telephone

2335 FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2001	AUGUSTINE David	Haines & Company, Inc.
	MYERS Christina J	Haines & Company, Inc.
1995	Rodriguez R	Pacific Bell
	Rupe J	Pacific Bell
1985	Galindo Geo L	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	MATTHEWS T G R	Pacific Telephone
1975	Biscayart K J	Pacific Telephone
1970	CRESCITELLI ROBT	Pacific Telephone
	RUEBSAM STEVE	Pacific Telephone
	VARANESE ROLLIN M	Pacific Telephone
1962	FREEOUF FRANK	Pacific Telephone
1956	FREEOUF FRANK	Pacific Telephone
1952	Miller D A Ch	Los Angeles Directory Co.
	Vacant	Los Angeles Directory Co.
1950	MATTHEWS T G R	Pacific Telephone

2321A FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	YEAW JOHN	R. L. Polk & Co.

2321B FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	VACANT	R. L. Polk & Co.

2321C FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FLORES HENRY	R. L. Polk & Co.

2321D FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	VACANT	R. L. Polk & Co.

2321E FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	VACANT	R. L. Polk & Co.

2321F FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	CHAO WEI-PING	R. L. Polk & Co.

FINDINGS

2333A FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	HOLLAND PAT S	R. L. Polk & Co.
1956	MILLER KENNETH L	Pacific Telephone

2335A FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	CRESCITELLI ROBT	R. L. Polk & Co.

2335B FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	VARANESE ROLLIN M	R. L. Polk & Co.

2335C FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	VUOLA JENNIE	R. L. Polk & Co.

2335E FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	VANOVERMEER JAN MRS	R. L. Polk & Co.

2335F FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	RUEBSAM STEVEN	R. L. Polk & Co.

N FAIRVIEW ST

2321 N FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ALICIA PIZARRO	Cole Information
	ANTONIO GONZALEZ	Cole Information
	EDUARDO AVELAR	Cole Information
	NORISSA ARNOLD	Cole Information
2010	AMADEO FLORES	Cole Information
	ANTONIO GONZALEZ	Cole Information
	DOREEN ESPARZA-GARCIA	Cole Information
	RAMIRO REYES	Cole Information

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	RAUL GARCIA	Cole Information
	ROBERTO BARRETO	Cole Information
2005	AURA AVELAR	Cole Information
	NORMA JUAREZ	Cole Information
	RAUL GARCIA	Cole Information
	ROBERTO BARRETO	Cole Information
2000	DOREEN ESPARZA	Cole Information
	JAVIER BALTAZAR	Cole Information
	ROBERTO BARRETO	Cole Information
1995	AMAYA, OLGA	Cole Information
	BARRETO, ROBERTO	Cole Information
1992	BARRETO, ROBERTO	Cole Information
	BOYD, SUSAN	Cole Information
	CRESPO, JORGE	Cole Information
	HENRIQUEZ, W	Cole Information
	MAYORGA, H	Cole Information

N Fairview St

2323 N Fairview St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
-------------	-------------	---------------

N FAIRVIEW ST

2325 N FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JEREMY ESPINOZA	Cole Information
2010	ESTHER ESPINOZA	Cole Information
2005	ADELA ZAMORA	Cole Information
	ARIOLA SANCHEZ	Cole Information
	DAVID AUGUSTINE	Cole Information
2000	MARCOS JIMEREZ	Cole Information
1992	FLORES, AURORA	Cole Information

FINDINGS

N Fairview St

2325 N Fairview St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
-------------	-------------	---------------

N FAIRVIEW ST

2327 N FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DIANA ROMERO	Cole Information
2010	ADRIANA ATAYDE	Cole Information
2005	JAMIE GOLD	Cole Information
1995	OCCUPANT UNKNOWNN	Cole Information

N Fairview St

2327 N Fairview St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
-------------	-------------	---------------

N FAIRVIEW ST

2331 N FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	EYIRAM MCKENZIE	EDR Digital Archive
	GABRIEL MCKENZIE	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	ANDRES GUEVARA	Cole Information
2005	ANGELA GUEVARA	Cole Information
2000	OCCUPANT UNKNOWN	Cole Information
1995	HERNANDEZ, S	Cole Information

N Fairview St

2331 N Fairview St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
-------------	-------------	---------------

FINDINGS

N FAIRVIEW ST

2333 N FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CARLA CARCAMO	Cole Information
	STACY WISHALL	Cole Information
2005	DONALD BRADLEY	Cole Information
	HILDA FETERS	Cole Information
	SANDRA AGUILAR	Cole Information
2000	OCCUPANT UNKNOWN	Cole Information

N Fairview St

2333 N Fairview St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
-------------	-------------	---------------

N FAIRVIEW ST

2335 N FAIRVIEW ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	CINTHIA TAPIA	EDR Digital Archive
2014	MAUREEN MAIN	Cole Information
	MAYORGA TAPIA	Cole Information
	MINDY GANDARA	Cole Information
2010	EDUARDO MAYORGA	Cole Information
	MARIANNA NEGARA	Cole Information
	MINDY GANDARA	Cole Information
2005	EDUARDO MAYORGA	Cole Information
1995	KOHL, EVELYN E	Cole Information
	REENS, EVELYN E	Cole Information
	RODRIGUEZ, R	Cole Information
	RUPE, J	Cole Information
1992	A&J ENTERPRISES	Cole Information

FINDINGS

N Fairview St

2335 N Fairview St

Year

Uses

Source

Appendix F
Historical Society Outreach

From: [Valerie Smith](#)
To: museum@burbankhistoricalsoc.org
Cc: [Shannon Papin](#); [James Clark](#); [Sara Dietler](#); [Tamseel Mir](#); [David Crook](#); [Leyland, Maribel](#); [Villa, Daniel](#); [Chavez, Karen](#)
Bcc: [Valerie Smith](#)
Subject: Village at Fairview - Section 106 Project
Date: Friday, November 15, 2024 5:03:00 PM
Attachments: [Burbank Historical Society letter and exhibits.pdf](#)
[image001.png](#)

Dear Burbank Historical Society,

Please see the attached request for information regarding the Village at Fairview Section 106 Project. Thank you very much.

Best,
Valerie



Valerie Smith

Architectural Historian

ESA | Environmental Science Associates

Los Angeles, CA

517-290-8115 **cell**

707-795-0903 **direct**

VSmith@esassoc.com | esassoc.com

We've Moved! Please update your records: 633 West 5th St., Suite 830, Los Angeles, CA 90071.



633 West 5th Street
Suite 830
Los Angeles, CA 90071

esassoc.com

November 15, 2024

Burbank Historical Society
1100 West Clark Avenue
Burbank, CA 91506
museum@burbankhistoricalsoc.org

Subject: The Village at Fairview Project – Section 106

Dear Burbank Historical Society:

I am writing regarding The Village at Fairview Project located at 2321-2335 Fairview Street in the City of Burbank. Environmental Science Associates (ESA) is assisting with outreach to support compliance with Section 106 of the National Historic Preservation Act of 1966. On behalf of HUD, the lead agency under Section 106, I am writing to solicit any concerns you may have regarding any potential effects of the Project on historic properties. I have attached a brief Project and APE description (Exhibit 1) and a map depicting the APE and Project Area (Exhibit 2).

Please respond by December 2, 2024, with comments identifying any historical sites or resources in or near the project area that you may be aware of, or any concerns or issues pertinent to this project. I may be reached at 213-599-4306 or spapin@esassoc.com. If you need additional project information or maps, please do not hesitate to ask. Thank you for your time and cooperation regarding this matter. Please kindly acknowledge receipt of the enclosed documentation.

Sincerely,

A handwritten signature in black ink that reads "Shannon Papin". The signature is written in a cursive, flowing style.

Shannon Papin, M.A.
Architectural History Program Manager, Southern California

Exhibit 1: Project and APE Description
Exhibit 2: APE Map

Exhibit 1 - Project Description and Area of Potential Effects (APE)

Project Description

The 2321-2335 North Fairview Street Project (Project) is located at 2321, 2325, 2331, and 2335 North Fairview Street. The Project site comprises of four parcels (Assessor Parcel Numbers [APNs] 2464-005-030, 031, 073, and 033) totaling approximately 27,192 square feet (0.62-acre). The Project site is bounded by Thornton Avenue to the north, Empire Avenue to the south, North Fairview Street to the east, and North Ontario Street to the west.

The Project applicant is requesting discretionary approvals consisting of a Development Review and Lot Line Adjustment to remove the seven existing on-site buildings at 2321, 2325, 2331, and 2335 North Fairview Street; merge the four existing parcels into one parcel; and construct an apartment-style multifamily residential building with sixty (60) units. The Project incorporates a step-down design by proposing a building that has three stories with a height of 36 ft – 5 in feet towards the front of the lot abutting Fairview Street, and four stories with a height of 42 ft – 5 in towards the rear of the lot. Additionally, the Project proposes subterranean parking with 60 parking spaces.

Area of Potential Effects

The Area of Potential Effects (APE) was established as the area where cultural resources that may qualify as historic properties under the National Historic Preservation Act of 1966, as amended, may be directly or indirectly affected. The APE for the proposed Project measures 3.25-acres and consists of an Area of Direct Impact (ADI) plus a surrounding Area of Indirect Impacts; refer to *Exhibit 2, Area of Potential Effects Map*. The ADI is approximately 0.74-acres and consists of the Project Area plus an additional 15-foot buffer from its eastern boundary extending to the median of Fairview Street. The ADI encompasses all proposed Project components, including areas to be graded/filled and staging areas.

The Area of Indirect Impact consists of the APE boundary for the proposed Project, which generally consists of adjacent lots which are next to the Project site or separated from only by a public street easement or right-of-way, or alley easement or right-of-way. The Area of Indirect Impact measures 3.25-acres and consists of seven parcels adjoining the ADI to the north, south and west (APNs 2464-005-029, 034, 040, 041, 042, 043, 044) as well as an additional six parcels east of the ADI and situated along Fairview Street (APNs 2464-005-015, 016, 017, 018, 051, 082).

The maximum depth of ground disturbance is not anticipated to exceed 20 feet below ground surface (maximum depth of excavation associated with piles) and constitutes the vertical APE for the proposed Project. The maximum height of the new construction is not anticipated to exceed 50 feet, with a maximum height of 36 ft - 5in towards the front of the lot, 42 ft – 5 in towards the rear of the lot, and 49 ft – 2 in for the stairways.



Path: U:\GIS\Projects\2024\4\0202-400309_05_Fairview_Street_Affordable_Housing_Project\03_ProjectCultural.aprx Exhibit 2 - Project Area_MCSott 10/16/2024

SOURCE: ESA, 2024

Fairview Street Affordable Housing Project

Exhibit 2
Project Area



