Attachment #9

1766 Cielito Drive, Glendale, California Historic Resource Evaluation

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Submitted by:

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Table of Contents

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EXECUTIVE SUMMARY AND PURPOSE

This report, completed by Kaplan Chen Kaplan (KCK), presents the findings of the historic resource assessment conducted for property at 1766 Cielito Drive, in the City of Glendale. The purpose of this evaluation is to determine whether this property contains any historical resources.

The single-family dwelling at 1766 Cielito Drive was constructed in 1960. The Tract was recorded in 1960 by a number of owners who then individually developed parcels; there was no single developer of the tract. The subject building did not influence the development of the block or area. There was no architect associated with the design of the building. There is no evidence that the engineer or contractor were exceptional professionals. The subject building is designed in the Mid-Century Modern architectural style. While the building is representative of the style, it is not an excellent example of the style. The building materials are not exceptional nor is the workmanship.

No historic events or persons associated with the property. The property is not associated with the early history or heritage of Glendale.
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The findings of the KCK report are the result of thorough research, field observations and building evaluations using current technical guidance from national, state, and local historic preservation agencies. The property at 1766 Cielito Drive does not meet the criteria to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or in the Glendale Register of Historic Resources as an individual resource. Demolition of the building would not result in any direct or indirect adverse impacts to any historical resources.

METHODOLOGY

A comprehensive methodology for research and evaluation the development history of the subject property and surrounds properties determine potential historic eligibility included the following:

- Field review of subject properties in February 2022
- Field review of adjacent area in February 2022
- Photography of subject property and adjacent area
- Building Permit Research
- Assessor data research
- Research online databases and sources
- Research Los Angeles Public Library and Glendale Public Library online resources
- City Directory research including Review of digitized City Directories, Glendale Historical Society, Ancestry.com
- Review of aerial and topographic maps
- Research online photographic databases
- Research historic newspaper databases
- Review of Glendale Historic Preservation website
- Review of Glendale Historic Resources Surveys

- Analysis of research materials/data
- Evaluation of properties in accordance with federal, state, and local eligibility criteria

All of the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.

REGULATORY FRAMEWORK

The importance of historic resources has been recognized by federal, state, and local governments through programs and legislation that identify and recognize buildings, structures, object, landscapes and districts that possess historic significance.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) considers historical resources part of the environment. A project that may cause a substantial adverse effect on the significance of an historical resource may have a significant effect on the environment. A property that is eligible for listing in the California Register of Historical Resources, is listed in a local register of historical resources, or has been identified as historically significant in an historic resources survey that meets specific criteria is considered a historical resource under CEQA. In order to determine if a property is a potential historical resource, it must be evaluated for its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources and/or as a local historical resource.

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment."[1] Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is evaluated using established criteria:

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. Yield, or may be likely to yield, information important in prehistory or history.

[1] 36 Code of Federal Regulations, Section 60.

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Significance of Association National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, provides guidance on evaluating potential historic association with people who have "made contributions or played a role that can be justified as significant." For association with leaders or prominent families it is necessary "to explain their significant accomplishments" and they "must be compared to those of others who were active, successful, prosperous, or influential in the same field." Most properties nominated for associations with significant persons also are nominated for other reasons and a majority of properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition.

National Register Bulletin 32 adds that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property. The contribution must be distinctive: it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others.

Integrity. Properties may be eligible for inclusion on the National Register as individual resources and/or as contributors to an historic district. *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation* states that in addition to meeting at least one of the four criteria, a resource should be evaluated to assess its integrity. For individual resources to qualify for inclusion they must represent an important aspect of an area's history and possess integrity. An historic district must retain integrity as a whole, "the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished."

The seven aspects of integrity are location, design, feeling, association, setting, workmanship and materials. To "retain historic integrity a property will always possess several, and usually most, of the aspects." For a resource to be evaluated as significant for its design, a "property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."

Historic Context. A resource must also be significant within an historic context. *National Register Bulletin 15* states that an historic context explains "those patterns, themes, or trends in history by which a specific…property or site is understood and its meaning…is made clear." To be determined eligible for listing on the National Register a property must possess significance within a historic context and possess integrity.

Historic District. According to *National Register Bulletin 15,* an historic district derives its importance from being a unified entity whose identity as a district "results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment." An historic district is "a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in

patterns of historic development or associations...the boundaries must be based upon a shared relationship among the properties constituting the district."[2]

California Register of Historical Resources

The California Register, based on the National Register, is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected." A building, site, structure, object, or historic district may be eligible for inclusion on the California Register if it meets one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States
2. It is associated with the lives of persons important to local, California, or national history
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison states that in addition to meeting one of the criteria of significance, a resource must "retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance" and "integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. " Historical resources that "have been rehabilitated or restored may be evaluated for listing."

Series 6 Guidance also states, "Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance." Historical resources that do not retain sufficient integrity to qualify for the National Register 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 California Register if it maintains the potential to yield significant scientific or historical information or specific data."[3]

The Glendale Register of Historic Resources

The City of Glendale's Register of Historic Resources was established in 1996 as the official list of designated historic resources in the City. A Historic Resource is defined as "any site, building, structure, area or place, man-made or natural, which is historically or archeologically significant in the cultural, architectural, archaeological, engineering,

[2] National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, pp. 5-6, https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf
[3] California Office of Historic Preservation *Technical Assistance Series #6: California Register and National Register: A Comparison*, p. 3.

scientific, economic, agricultural, educational, social, political or military heritage of the city of Glendale, the state of California, or the United States."

According to Section 15.20.050 of the Glendale Municipal Code, "upon recommendation of the Historic Preservation Commission, City Council shall consider and make findings for additions to the Glendale Register of Historic Resources. The designation of any proposed resource in the city as a historic resource shall be granted only if City Council first finds that the proposed historic resource meets one (1) or more of the following criteria:

1. The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city.

2. The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city.

3. The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values.

4. The proposed historic resource has yielded, or has the potential to yield, information important to archeological pre-history or history of the nation, state, region, or city;

The Glendale Register and Historic Preservation Ordinance do not have any additional eligibility requirements and are silent with respect to age and integrity of potential resources.

Chapter 30.25 of the Glendale Municipal Code allows for designation of historic district overlay zones which enables creation of historic districts that would be subject to special design review process in order to protect historic architecture and features.

A historic district is "a geographically definable area that possesses a concentration, linkage or continuity, constituting more than sixty percent of the total, of historic or scenic properties, or a thematically related grouping of properties. Resources must contribute to each other and be unified aesthetically by plan or historical physical development. A geographic area may be designed as a historic district if the district meets at least one of the following criteria:

A. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

B. Is identified with persons or events significant in local, state, or national history;

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C. Embodies distinctive characteristics of style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

D. Represents the work of notable builders, designers, or architects;

E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;

F. Embodies a collection of elements of architectural design, details, materials or craftsmanship that represent a significant structural or architectural achievement of innovation;

G. Reflects significant geographical patterns, including those associated with different eras of settlement and program, transportation modes, or distinctive examples of park or community planning;

H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or

I. Has been designed a historic district in the National Register of Historic Places or the California Register of Historical Resources.

PROPERTY LOCATION AND SETTING

The subject property, 1766 Cielito Drive, is located in the City of Glendale. The property is zoned R1R, Restricted Residential. The Assessor Parcel Number is 5648-029-015.

Area Map (Los Angeles County Assessor, 2021)

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Glendale Zoning Map

City of Glendale Zoning Map excerpt

The parcel at 1766 Cielito Drive is located in the foothills of the Verdugo Mountains. Cielito Drive is a narrow residential street that conforms to the contours of the foothills. The road has one travel lane in each direction. There is no parking lane and no sidewalks. Parcels are accessed by driveways with parking onsite.

1700 block of Cielito Drive (Google Earth, c2021)

DEVELOPMENT HISTORY OF THE 1700 BLOCK OF CIELITO DRIVE

Tract 24858 was recorded in 1960 by owners: Rosewood Estates, Corp; Title Insurance and Trust Co.; Security First National Bank; and Bank of America. Development of the 1700 -1800 block of Cielito Drive immediately began with development of single-family dwellings and all the parcels were developed over the next five years: two were built in 1962, three in 1961 (including the subject building), two in 1962, one in 1963, one in 1964, two in 1965 and one in 1966.


Tract 24858, Recorded 1960

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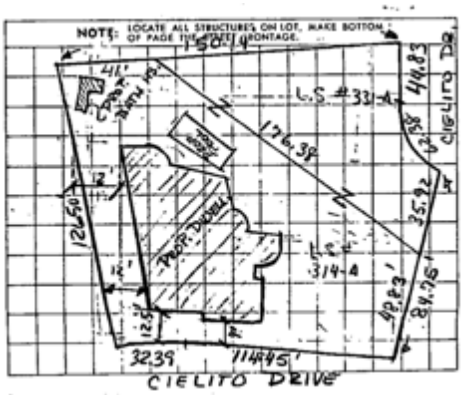
Address	Date Built
East Side Cielito Drive	
1740 Cielito Drive	1963
1750 Cielito Drive	1964
1766 Cielito Drive	1961
1770 Cielito Drive	1960
1780 Cielito Drive	1960
1800 Cielito Drive	1961
West Side Cielito Drive	
1751 Cielito Drive	1962
1763 Cielito Drive	1965
1771 Cielito Drive	1966
1785 Cielito Drive	1961
1791 Cielito Drive	1962
1801 Cielito Drive	1965

PROPERTY HISTORY AND DESCRIPTION

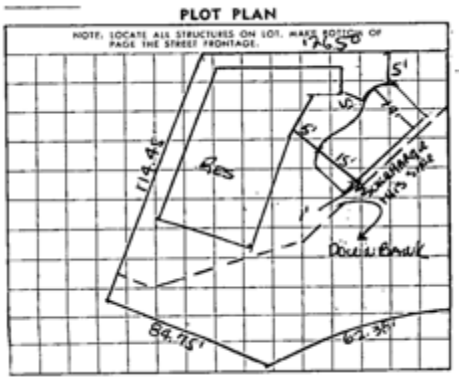
The property at 1766 Cielito Drive is on a parcel of 23,616 square feet with of which 11,810 square feet is usable per the Los Angeles County Assessor. There is a single building on the parcel, a single-family dwelling with attached garage. The 3,246 square foot building was constructed in 1961.

The 1961 building permit was to “construct new home with attached garage” for owners Mr. and Mrs. T. Bistagne (Thomas). The contractor was G.E. Brask. There was no architect for the building. The name of the engineer is illegible however on the permit for a retaining wall (also 1960) the engineer is listed as R.L. Earl and Associate.

The sketch from the 1960 building permit shows the proposed footprint of the dwelling. The sketch from a 1960 permit for the pool shows a slightly different footprint – the sketch does not show the articulation of the rear (pool facing) elevation but shows that the building extended closer to the north property line of the parcel.



1960 building permit sketch



1960 pool permit sketch

The 1960 permit for a 15 foot by 17 foot by 34 foot pool had Jack Kenny as Engineer with the contractor is Sealtight Construction Company. In 1961 a permit was taken out to build a cantilevered patio deck for the pool area. The engineer was J. Anderson and G.E. Brask was the contractor. Another permit was taken out in 1961 for the lathing and plastering of the exterior and interior of the building.

In 1997 a permit was taken out to “remove the existing roof install 52 sqs BUR class A.” “BUR” is built up roofing.

Satellite view of building with elevations listed

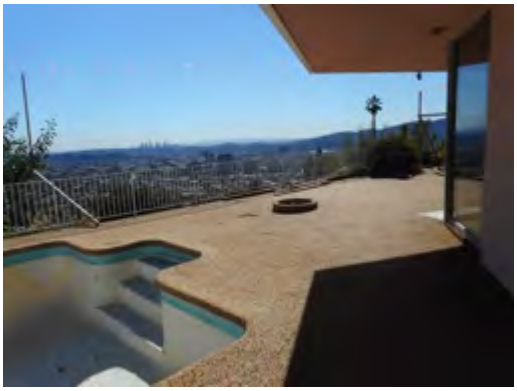
The parcel is slightly below the grade of the street of Cielito Drive. The building and pool are on a level grade. The area of the parcel beyond the pool deck is where the topography changes as the grade drops.

The building is four-sided. The street facing side and side at the north property line, abutting the adjacent property are straight. The driveway elevation is angled. The rear elevation, that faces the view and the downslope of the parcel, has a stepped elevation with the northern half projecting out.


Roof from Cielito Drive


Driveway entrance


Fencing where grade drops at rear


View of downtown LA from pool deck

The building is one-story, with a flat sloping roof. The roof is covered in a rough, crushed stone-like material. The roof has a deep overhang on three elevations: the street elevation, driveway elevation, and rear elevations. The exterior is stucco clad with a small area featuring decorative stone veneer and glazing on sections of the rear elevation


Street elevation


Street elevation

The street facing elevation is stucco clad. Along this elevation the roof overhang is supported by painted wood posts. At the driveway corner of the building, there is a short section of stone veneer which wraps around to the driveway elevation. The stone veneer runs a short distance on the driveway elevation where it meets the garage door. The garage door is wide and takes up about half of the driveway elevation. The garage door is painted white and is devoid of any architectural details.


Retaining wall and end of garage


Driveway elevation


Garage on driveway elevation


Main entry door on driveway elevation

The other half of the driveway elevation is clad in stone veneer. The elements on this half of the driveway elevation includes a recessed main entry door. The door assembly is of more recent provenance and consists of a door flanked by sidelights and a semi-circular fixed transom window. All the glazing is evocative of leaded glass.

Next to the entry is a chimney wing. That element is rounded and the chimney flue punctures the roof. Next to this rounded chimney/projection is a window. At this point where the roof projects out towards the rear, it curves downward slightly. There is a small landscaped area next to the chimney projection.


Driveway elevation with entry door


End of driveway elevation near property line

Rear elevation A & part of rear elevation B

Rear elevation A

The rear of the dwelling consists of three elevations. Elevation A is almost all floor to ceiling glazing , flush mounted with narrow stiles that are not stucco-clad. There is a small area for plantings in front of the windows on Elevation A. Elevation B has a projecting box window, a section of stucco and two almost floor to ceiling windows; these windows have stucco clad headers and sills.

Rear elevation B & portions of A & C

Rear elevation A and rear elevation B

Portion of Rear elevation A and B

Rear elevation B and rear elevation C

On Elevation C where it meets Elevation B, there is one floor to ceiling window that is followed by a larger expanse of stucco; a solid door is located along this expanse of stucco. At the north end of Elevation C there is a multi-sided projection that consists of window elements – these glazed elements do not run from floor to ceiling but have a stucco-clad header.

Rear elevation C

Rear elevation C

Rear elevation C near property wall

Pool deck and pool

The north elevation, adjacent to the retaining wall that separates the parcel from the parcel to the north, is stucco clad. There is a pool and pool deck; the deck is bounded by a fence as the grade falls at that point.

Owner/Occupant Information

The first owners of the building were Tom Bistagne (1920-2007) and Wanda Bistagne. (1921-2019). Each of the Bistagnes lived at the dwelling from its original construction until their deaths.

Tom was born in 1920 in France, His parents emigrated to the US, originally from Odessa (listed in the U.S. Census as from Russia) around 1921. Tom's brother, George was born in the US in 1921. They were raised in Hollywood and Pasadena. After World War II, in 1946, Tom and George opened an auto-repair/body shop in Glendale, calling it Bistagne Brothers.

Bistagne Brothers Body Shop celebrated its 75th anniversary in Glendale in 2022. Their first shop was small but within two years they expanded and purchased the property at 1400 Chevy Chase Drive, where the business has remained in operation since.

In the 1970s the second-generation of Bistagne brothers, Tom's sons, Robert and Chuck, joined the company. In 2003 the third-generation , Bob's son Robert, joined the business.

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In addition to being a small business owner, Tom Bistagne was active in local organizations including the Glendale Kiwanis and the Glendale Chamber of Commerce. He also served on the Board of Verdugo Mental Health and on the Glendale Community College Foundation.

Tom married Wanda Plutnicki of Pittsburg, Pennsylvania in 1948. Wanda was active in social and philanthropic organizations. Wanda remained in the house on Cielito Drive into the 2000s.

REVIEW OF PREVIOUS SURVEYS

The area of Glendale north of CA-134 has had several areas surveyed for historic resources and eligible historic districts have been identified and designated. However, the area of Cielito Drive has not been surveyed.

HISTORIC CONTEXT STATEMENT - ELIGIBILITY CRITERIA

Historic context statements analyze the historical development of a community and are based on guidelines promulgated by the National Park Service and specified in National Register Bulletin 16A: Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.[4]

Historic contexts provide information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.

The City of Los Angeles' SurveyLA has prepared historic contexts for a variety of areas including for multi-family residential buildings and architectural styles. The general development patterns and property types covered by SurveyLA are representative of the development of the region and are applicable to cities such as Glendale.

SurveyLA has a historic context for Hill Houses. Unlike the "level-lot house , the "hill house" "adjusted its foundation to follow the slope, thereby making the foundation and important design element. This required structural experimentation." The subject property while constructed in the foothills is not a Hill House as it is set on a level grade and did not require any special structural supports.

The subject property will be evaluated using the Mid-Century Modern, 1945-1975 historic context from SurveyLA.

[4] *National Register Bulletin 16A: How to Complete the National Register Registration Form*, p. 4.

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Context: Architecture and Engineering

Theme: Mid-Century Modern

Summary Statement of Significance: Resources evaluated under this sub-theme are significant in the area of Architecture as excellent examples of the Mid-Century Modern style and exhibit quality of design through distinctive features. Mid- Century Modernism is a broad classification of postwar modernism and represents one of the largest and most diverse collections of architecture in Los Angeles. The style is generally characterized by its geometric forms, smooth wall surfaces, flat or low-pitched roofs, and absence of exterior ornamentation. While some examples of the style may represent a particular influence – such as Post-and-Beam or Organic architecture – many incorporated elements of the various influences that shaped this style. It was a remarkably versatile style that was applied to almost every type of property: residential, commercial, institutional, and industrial.

Period of Significance: 1945-1975

Period of Significance Justification: Mid-Century Modernism was, in many ways, a Continuation of the prewar Modernism that extended into and evolved for the duration of the postwar period. The period of significance begins in 1945, which signifies the beginning of the postwar period, and ends in the mid- 1970s, by which time the style had largely fallen out of favor with architects and the American public.

Area(s) of Significance: Architecture

Criterion: **NR:** C **CR:** 3 **Local:** 3

Associated Property Types: Residential – Single-Family Residence ♣ Institutional

Property Type Description: Mid-Century Modern architecture is expressed in a vast array of residential, commercial, institutional, and industrial property types. The wide variety of properties that are associated with the style are a testament to its versatility and adaptability. It also underscores the immense popularity of the style in the postwar years. Groupings of resources in the style may be evaluated as historic districts.

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Property Type Significance: See Summary Statement of Significance above.

Eligibility Standards:

♣ Exhibits quality of design through distinctive features
♣ Is an excellent example of the Mid-Century Modern style
♣ Was constructed during the period of significance

Character-Defining /Associative Features:

♣ Retains most of the essential character-defining features from the period of significance
♣ Direct expression of the structural system, often wood or steel post and beam
♣ Simple geometric volumes
♣ Unornamented wall surfaces
♣ Flat roof, at times with wide overhanging eaves
♣ Floor-to-ceiling windows, often flush-mounted metal framed
♣ Horizontal massing

Integrity Considerations:

♣ Should retain integrity of Design, Materials, Workmanship, and Feeling from the period of significance
♣ Retains sufficient integrity to convey significance
♣ Some windows and doors may have been replaced, as long as openings have not been altered and original fenestration patterns have not been disrupted
♣ Surrounding building and land uses may have changed
♣ Original use may have changed

- ♣ The painting of surfaces (wood) original unpainted may be acceptable
- ♣ Addition of decorative elements to originally sparse facades may be acceptable

EVALUATION OF SIGNIFICANCE

National Register of Historic Places

The property at 1766 Cielito Drive is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

National Register Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

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The property at 1766 Cielito Drive does not meet this Criterion based on the research and analysis conducted in this report. The property is not representative of the early residential history of Glendale. The Tract was recorded in 1960 by many owners who developed individual parcels over a brief six-year period. The subject property did not stimulate or influence the development of the other parcels. There is no evidence that any historic events are associated with the property at 1766 Cielito Drive.

The property at 1766 Cielito Drive does not meet Criterion A and is not eligible for listing on the National Register of Historic Places under Criterion A.

National Register Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state, or local history.

The property at 1766 Cielito Drive does not meet this Criterion based on the research and analysis conducted in this report. The owners of the property, Tom and Wanda Bistagne, commissioned the dwelling when they were in their 40's. They lived in the house during their middle age years and as seniors. While they were active community members, there is no evidence that their community participation is more significant than other active community members and does not rise to the level of historic significance.

Tom Bistagne established an auto body repair business with his brother which has continued for 75 years in the hands of second and third generations of the Bistagne family. The success of a long-tenure business is dependent on the management of the business after the original owners, Tom and George Bistagne, retired. The long-tenure of the business is not directly due to the operation and management of the business by Tom and his brother as the business has been operated by subsequent generations since the 1970s. The other owners/managers of the business do not have any direct connection to the subject property.

The property at 1766 Cielito Drive does not meet Criterion B and is not eligible for listing on the National Register of Historic Places under Criterion B.

National Register Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, is inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The property at 1766 Cielito Drive does not meet this Criterion based on the research and analysis conducted in this report. While the subject property at 1766 Cielito Drive can be described as the Mid-Century Modern architectural style, it is not an excellent example of the style.

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The building is sited to take advantage of the views that the parcel provides. Almost all parcels that afford a view place the building oriented to take advantage of the views. The siting of the subject building to look out at the views is not a unique design feature. The design of the three rear elevations that allow occupants to see the views, vary in terms of the quality of their designs.

Elevation A has the best design of the three with floor to ceiling windows and narrow stiles. However, Elevations B and C – two-thirds of the rear, view-facing elevation -- are a mix of expanses of stucco, only a few expanses of glazing, and modest features such as a box window and utilitarian door.

The building does not exhibit exemplary workmanship or materials. Most of the exterior walls are stucco-clad surfaces with no detailing. Nor are they of any significant geometric or expressionist design. There is one section of the Driveway Elevation that has an articulated wing, clad in stone veneer. This stone element is not the work of a stone mason, but application of a layer of stone used as a decorative facing.

The building was not designed by an architect or master architect. There is no evidence that the contractor or engineer are considered to be exceptional professionals working in their respective fields.

The subject building at 1766 Cielito Drive is not excellent example of the Mid-Century Modern architectural style.

The property at 1766 Cielito Drive does not meet Criterion C and the property is not eligible for the National Register of Historic Places under Criterion C.

Criterion D

This criterion generally applies to archaeological resources. The building and garages on the property were constructed during historic times; none of these buildings would yield information important to the prehistory or early history of the area, state, or nation. Thus, Criterion D is not applicable to the property at 1766 Cielito Drive.

The property at 1766 Cielito Drive does not meet any of the National Register criteria and is not eligible for inclusion to the National Register of Historic Places.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 1766 Cielito Drive evaluated above, is ineligible for listing to the California Register for the same reasons explained in the National Register evaluation section.

The Glendale Register Criteria

The City of Glendale Criteria 1 through 4 are based on the National Register criteria A to D. The property at 1766 Cielito Drive evaluated above, is ineligible for listing on the

California Register for the same reasons explained in the National Register evaluation section.

The subject property does not meet any of the Glendale Register criteria and is not eligible for inclusion to the Glendale Register of Historic Resources.

Historic District Evaluation

According to *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*" a district derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." In addition, "a district must be significant, as well as being an identifiable entity. It must be important for historical architectural…values." Also "the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity." And "the number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity."[5]

The area of Cielito Drive has not been evaluated for its potential as an historic district. The parcels are large and many of the buildings are shielded from the right of way due to the topography and changes of grade. It is beyond the scope of this project to undertake a survey of this type of development pattern (versus reviewing an urbanized block).

CONCLUSION

Based on the facts presented above, the property at 1766 Cielito Drive is not eligible for individual designation to the National Register of Historic Places, the California Register of Historical Resources, or to the City of Glendale Register. There is no eligible historic district that includes the property at 1766 Cielito Drive. The subject property:

- Is not associated with any historic events or patterns of history;
- Is not associated with the early residential development of Glendale;
- Is not associated with any historic persons;
- is not a rare or excellent example of Mid-Century Modern architectural style;
- is not the work of a master architect or master builder/craftsman;
- does not possess high quality workmanship or materials.

Therefore, the subject property 1766 Cielito Drive is not a historical resource.
There will be no adverse impacts to any historical resource due to demolition of the building at 1766 Cielito Drive or from construction of new buildings.

[5] https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, p. 5.

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Attachment A: Photographs

1. 1766 Cielito Drive, legend

2. 1700 block of Cielito Drive

3. Cielito Drive, looking at roof of 1766 Cielito Drive

4. Driveway to 1766 Cielito Drive

5. Street elevation

6. Street elevation

7. Property retaining wall and end of garage closest to Cielito Drive

8. Driveway elevation

9. Garage on driveway elevation

10. Main entry door on Driveway elevation

11. Driveway elevation with entry door

12. End of driveway elevation near property line

13. Rear elevation A and part of rear elevation B

14. Rear elevation A

15. Rear elevation A, rear elevation B and corner of Rear elevation C

16. Rear elevation A and rear elevation B

17. Rear elevation A and rear elevation B

18. Rear elevation B and rear elevation C

19. Rear elevation C

20. Rear elevation C

21. Rear elevation C near property wall

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22. Pool and deck area

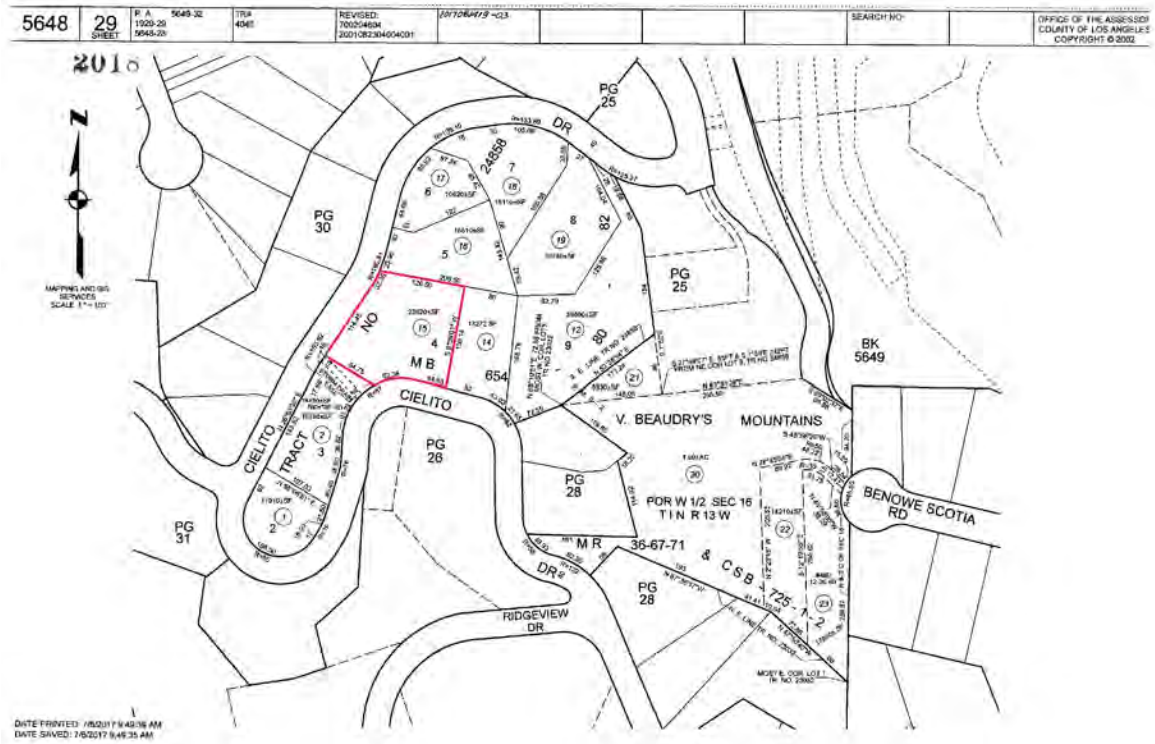
23. View from pool deck

24. View from pool deck

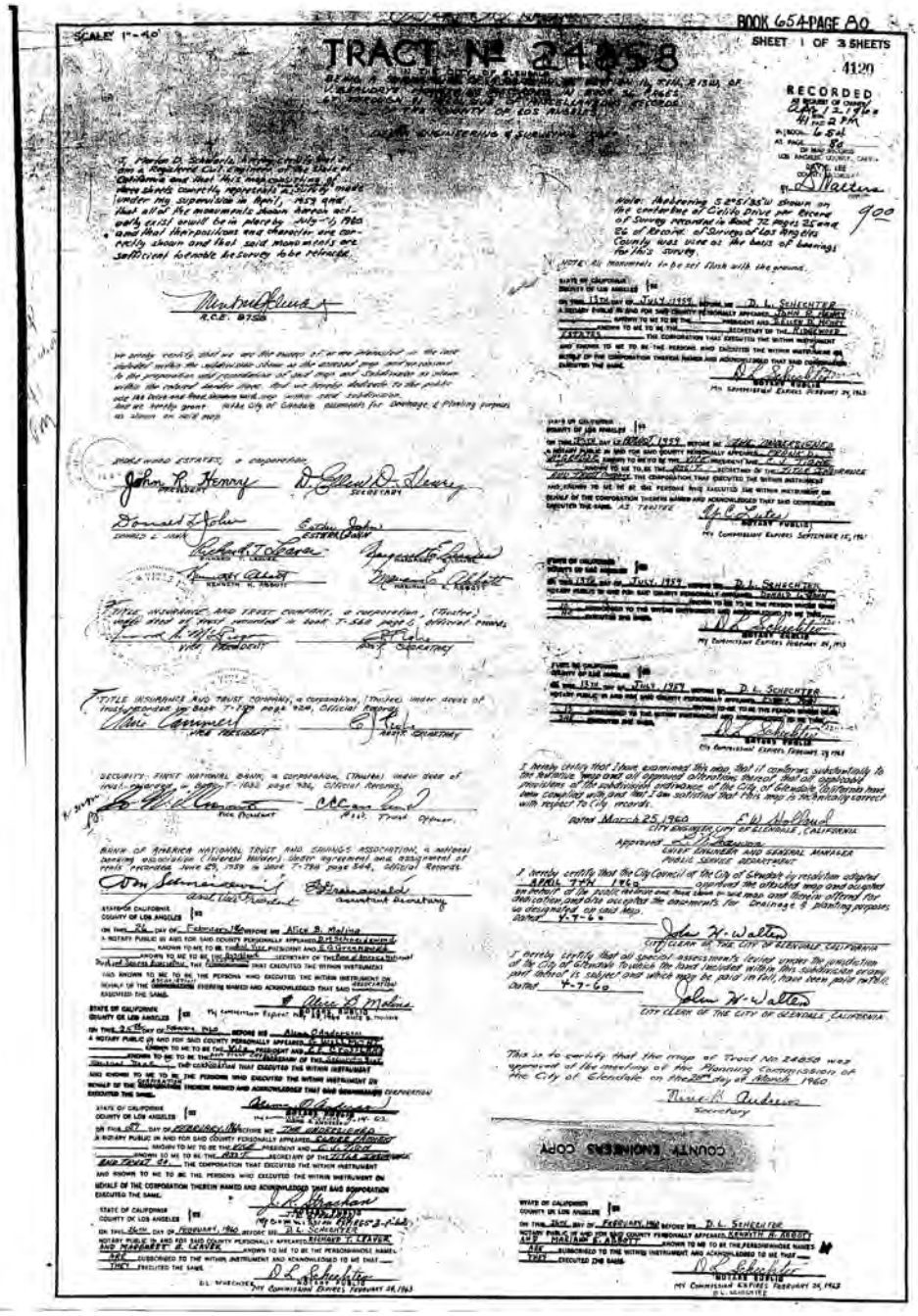
25. View from pool deck

Attachment B: Maps

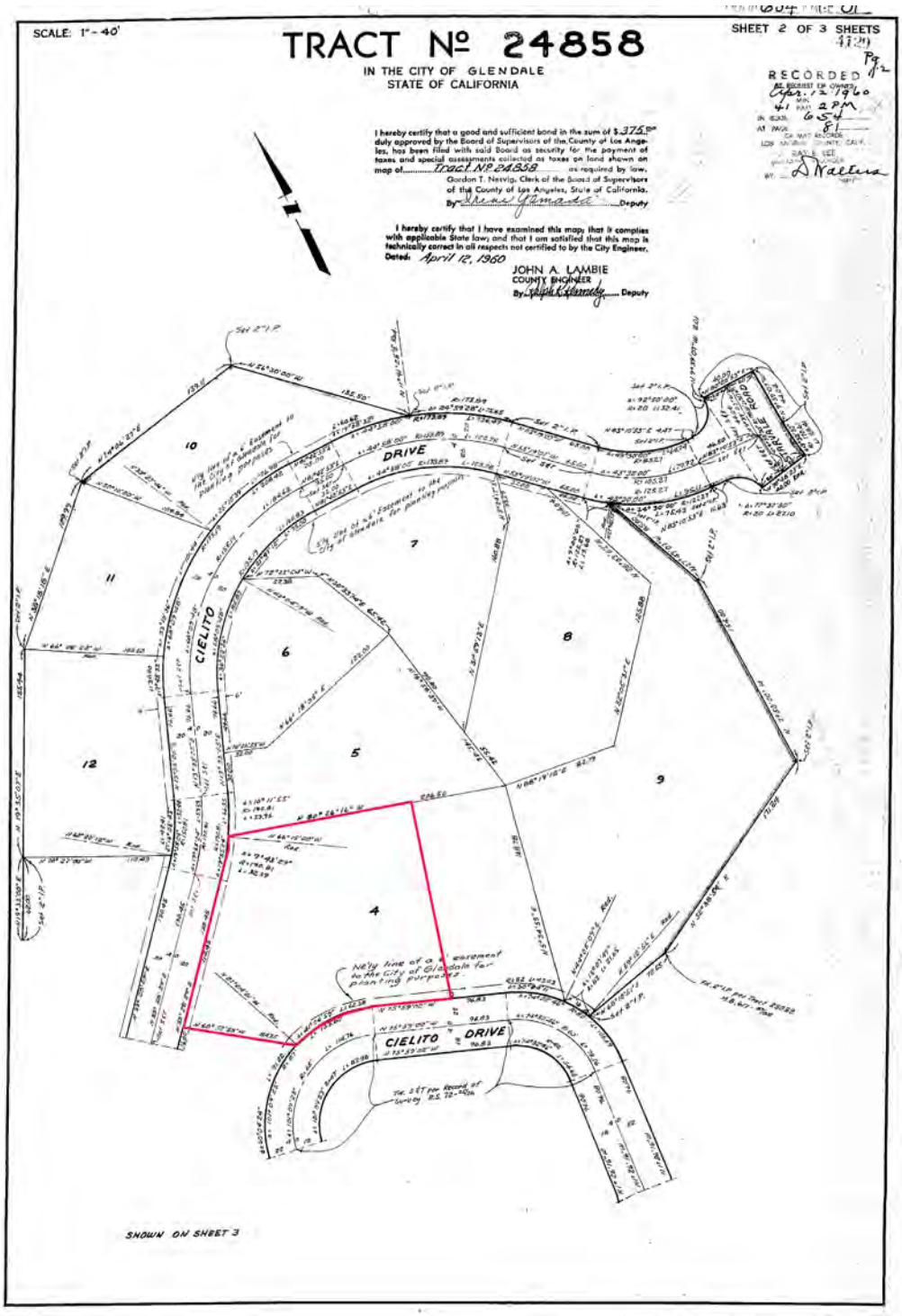
Aerial photograph (ca. 2021)



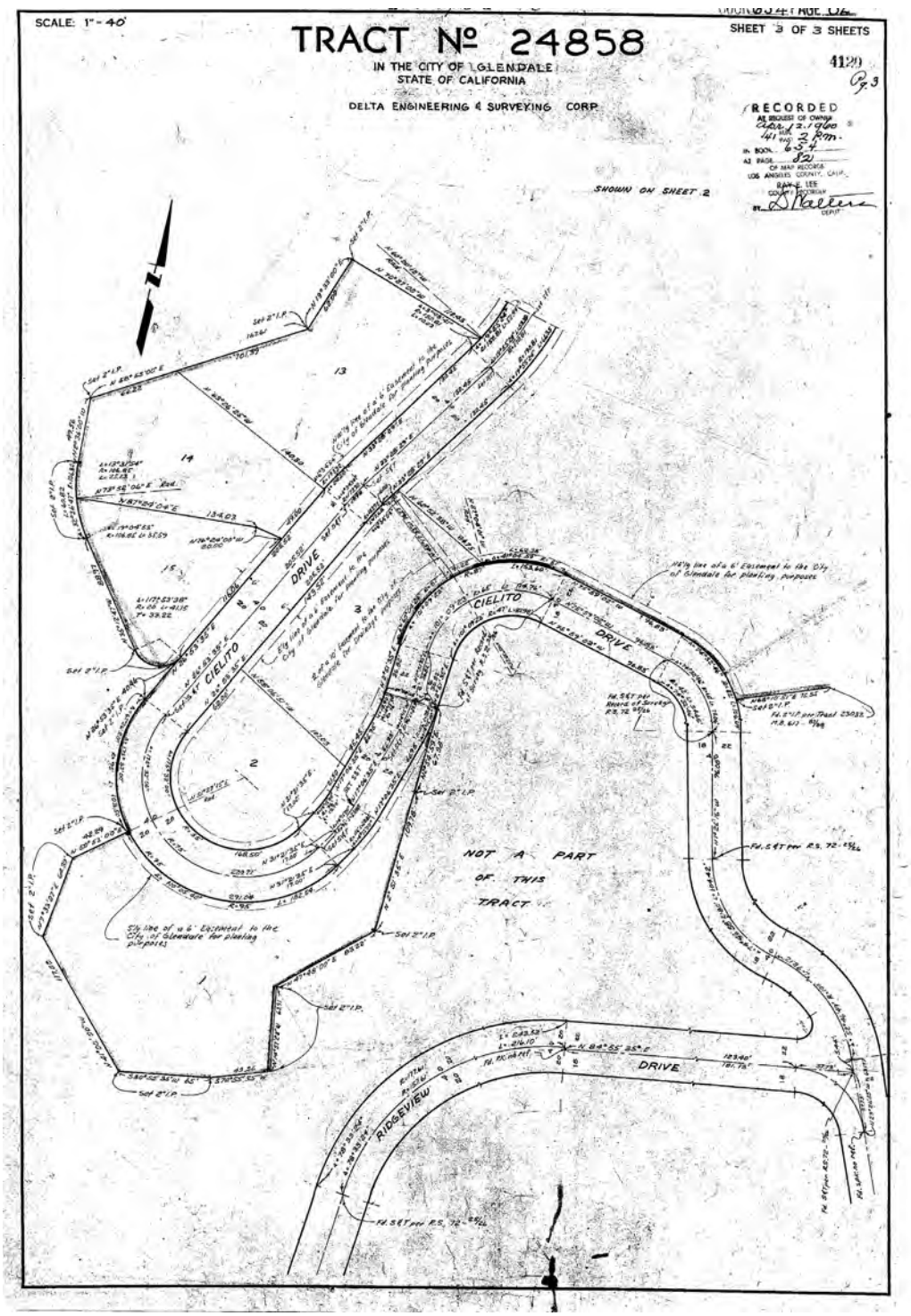
Los Angeles County Assessor's Map



Original Tract Map (page 1)



Original Tract Map (page 2)



Original Tract Map (page 3)

ATTACHMENT C: Building Permits

JOB ADDRESS

1766 Cielito Dr

NUMBER STREET

APPLICATION FOR A

BUILDING PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF GLENDALE, CALIFORNIA

CONTRACTOR N E Brask	STATE LIC. NO. 66 [illegible]
MAILING ADDRESS 429 Walton Dr.	TEL. NO. CI-2 8109
☐ ARCH. ☒ ENGR. [illegible]	STATE LIC. NO. S.E. 929
MAILING ADDRESS 17135 Fullerton Farm. Nor. [illegible]	TEL. NO. DI. 91040
OWNER Mr & Mrs. J. Bistagne	TEL. NO. CH 55775
MAILING ADDRESS 1414 East Chevy Chase Dr.	

DESCRIPTION OF WORK

NEW ☒ ADD'N ☐ ALTER. ☐ REPAIR ☐ DEMOLISH ☐

FLOOR AREA (SQ. FT.) 3550	NO. OF STORIES 1	NO. OF DWELLING UNITS 1

PRESENT BLDG. USE	PROPOSED BLDG. USE RES. & GAR.

DESCRIBE WORK TO BE DONE Construct New Home with Attached Garage.

NOTE! PROVIDE PLOT PLAN ON ORIGINAL COPY ONLY

EXTERIOR WALL MATERIAL Stucco	ROOF FRAMING MATERIAL 2x6
PARTITIONING MATERIAL 2x4	ROOF COVERING MATERIAL Composition
LOT WIDTH 146 LOT DEPTH [illegible]	NO. OF EXISTING BLDGS. ON LOT NONE.

VALUATION NOTE: Include Labor, Mat., Wiring, Plumb., Heat, Air, Etc. $35,000.00

Planning Division City of Glendale
APPROVED

INFORMATION PROVIDED BY BLDG. SECTION

LOT NO. Parcel 4 BLOCK NO. [illegible] TRACT 24858

USE ZONE R-1	FIRE ZONE 3	OCCUPANCY I		SEC. SH. 49
REQ'D SET BACKS	FRONT 7'-0"	RIGHT SIDE 70'-0"	LEFT SIDE 12-0"	REAR 40'±
TYPE OF CONSTR. V	SPECIAL CASE NO.		GRADE	

Approval & Information by Others
CITY ENGINEER
EASEMENT 6' Planting RBP.
DIST. FACE OF CURB TO P.L. 5' RBP. FT. SEWER AVAILABLE [illegible] DRIVE OVER [illegible]

PUBLIC SERVICE	PLANNING
WATER 12-1-60 ELECTRIC 12-1-60	[illegible]

P.C. FEE 51.75 PERMIT FEE 103.00	PERM. PLAN APPROVED W/ PLAN ☐ ☒	CHECKER'S APPROVAL

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.

N E Brask
SIGNATURE OF OWNER OR AUTHORIZED AGENT

FORM B-51 (P) E

PERMANENT

51.75 R

12743 OCT 19 60 PC

CK. CASH. M.O. PLAN CHECK VALIDATION

52.00

14556 OCT 12 60 103.00

CK. CASH. M.O. NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
TRENCHES: WIDTH _____ DEPTH _____		1-11-61
1st. FLOOR JOIST		
FRAMING		5-1-61
FINAL		10-27-61

PARTIAL OR MISC. INSPECTIONS

Slab - ok to pour - Tagged to		
raise wall of [illegible] tub		2-16-61
~~1. Closer [illegible]~~		
See Permit # 23185 - Patio Cover		

Final

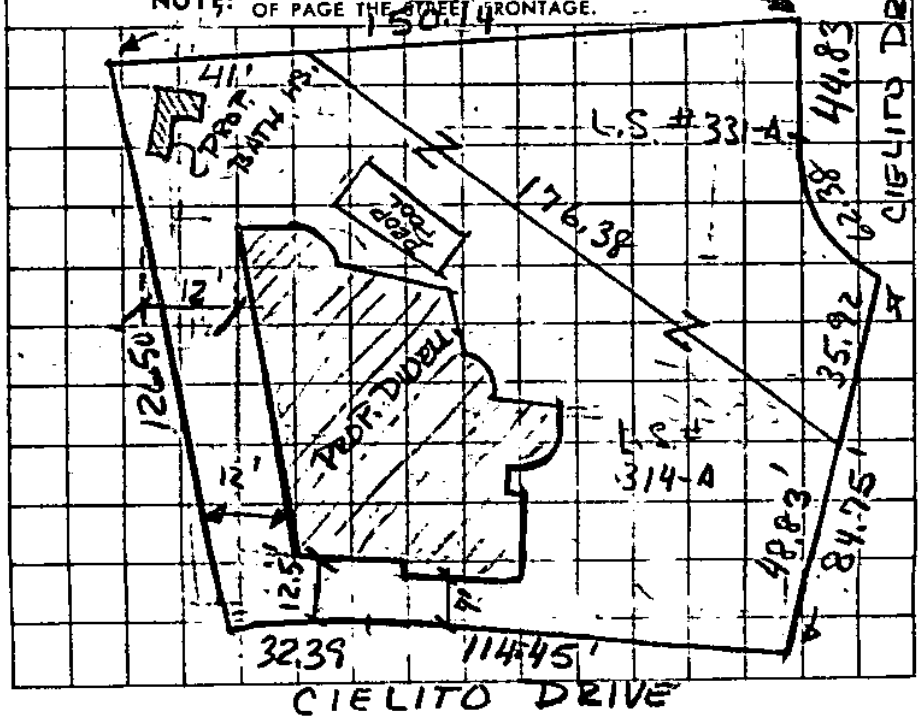
UNSUCCESSFUL TRIPS

ITEM	INSP.	DATE	ITEM	INSP.	DATE

SET BACKS FIELD CHECK	FRONT	R. SIDE	L. SIDE	REAR	INSP.	DATE

TO APPLICANT: PLEASE DO NOT WRITE ABOVE THIS LINE

NOTE: LOCATE ALL STRUCTURES ON LOT, MAKE BOTTOM OF PAGE THE STREET FRONTAGE.



1766 Cielito Drive

1766 Cielito

Lot 4, Tract 24858

There is a 6' planting easement behind the property line which was required when tract was approved.

JOB ADDRESS

1766 CIELITO - DR
NUMBER STREET

APPLICATION FOR A
PLUMBING PERMIT
BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF GLENDALE, CALIFORNIA

CONTRACTOR Pave-Foothill	STATE LIC. NO. 179504
MAILING ADDRESS 4056 W. Colorado Glendale	CITY LIC. NO. 971
	TEL. NO. CI-2866
OWNER [redacted]	TEL. NO.
MAILING ADDRESS Instanter	
PROPOSED USE	USE ZONE

FEE COMPUTATION

BATHTUBS	CLOTHES WASHERS
SHOWERS	SHOWER PANS
WATER CLOSETS	DRINKING FOUNTAINS
LAVATORIES	URINALS
SINKS, KITCHEN, BAR FLOOR, SERVICE	SAND TRAPS
LAUNDRY TRAYS	CLARIFIERS
DISHWASHERS	GREASE TRAPS
GARBAGE DISPOSALS (IN EXISTING SINKS)	WATER SOFTENERS
WATER HEATERS AND OR VENTS	

TOTAL NO. OF ABOVE FIXTURES: 1 @ 1.00 EA. 1

LAWN SPRINKLER SYSTEMS:	0-5 VALVES @ 2.00	6-12 VALVES @ 3.00	OVER 12 VALVES @ 4.00
BACK FLOW DEVICES:	0.5 DEVICES @ 2.00	ADD. DEVICES @ 25¢ EA.	

SWIMMING POOL PIPING SYSTEM @ 5.00

WATER SYSTEMS, WITHOUT FIXTURES @ 1.00

GAS SYSTEMS:	0-5 OUTLETS @ 1.00	ADD. OUTLETS @ 20¢ EA.

BOILERS STEAM OR HOT WATER @ 2.00

TEMP. AND/OR PRESS RELIEF VALVES OR HI-TEMP LIMIT DEVICES @ 1.00

SEWER CONNECTIONS @ 3.00

SEWER CAP OR CESSPOOL FILL @ 1.00

SEPTIC TANK, SEEPAGE PIT AND/OR DRAIN FIELD @ 3.00

MISCELLANEOUS

I have carefully read and examined the above application and know the same to be true and correct. All provisions of Laws and Ordinances covering this type of construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

PERMIT FEE	1.00
INVESTIGATION FEE	
TOTAL FEE	2.00

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

FORM B-52

PERMANENT

28024 SEP 26 61 PB 2.00

CK. MO. CASH

NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A PLUMBING PERMIT TO DO THE WORK DESCRIBED HEREON.

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
GROUND WORK		
ROUGH GAS & PL'B'G		
SEWER, SEPTIC TANK		
SEEPAGE PIT, DRAINFIELD		
FINAL GAS		
FINAL PLUMBING	ME	1-18-62

PARTIAL OR MISC. INSPECTIONS

UNSUCCESSFUL TRIPS

JOB ADDRESS

1766 Cielito Dr.

NUMBER STREET

APPLICATION FOR AN

ELECTRICAL PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION

CITY OF GLENDALE, CALIFORNIA

CONTRACTOR: Thomason Elec. Co.	TEL. NO.: CI-3-1937
MAILING ADDRESS: 139 W. Eulalia	STATE LIC. NO.: 121261
OWNER: Dom Deslagne	CITY LIC. NO.: 874
MAILING ADDRESS:	TEL. NO.:

DESCRIPTION OF WORK

☐ NEW BLDG. ☐ EXIST. BLDG. ☐ NO SERV. CHANGE ☐ RECONNECT OR RESEAL | USE ZONE

FEE COMPUTATION

NOTE! TOTALS SHOWN BELOW MUST BE SUBMITTED IN DIAGRAM ON SEPARATE WORK SHEET PROVIDED FOR THIS PURPOSE.

_____ FIXTURES _____

2 OUTLETS, BASE PLUGS, SWITCHES

FIRST TEN @ 25¢ EACH _____

ADDITIONAL @ 10¢ EACH _____

MOTORS

QUAN.	OVER	INCL.	ACTUAL HP	RATE	FEE
	0	1 HP		@ .75 EA.	
	1 HP	5 HP		@ $1.50 "	
	5 HP	20 HP		@ $3.00 "	
	20 HP	50 HP		@ $4.00 "	
	50 HP	UP		@ $6.00 "	

TOTAL AIR COND. H. P. _____ SUB TOTAL → .50

_____ RANGE, OR OVEN OUTLETS @ $1.00 EACH _____

_____ TRANSFORMERS OR RECTIFIERS KVA @ 25¢ PER KVA _____

_____ HEATING ELEMENTS OVER 1650 WATTS @ $1.00 EACH _____

_____ AIR CONDITIONER, PLUGS @ $1.50 EACH _____

_____ WELDERS (TRANSFORMER TYPE) _____ KVA @ 25¢ PER KVA _____

_____ WELDERS (MOTOR GENERATOR) _____ HP (FEE 75% GREATER THAN MTR. ALONE) _____

_____ CLOTHES DRYER @ $1.00 EACH _____

_____ MISCELLANEOUS _____ _____

Temporary power -

I have carefully read and examined the above application and know the same to be true and correct. All provisions of the Laws and Ordinances governing this type of construction will be complied with whether mentioned herein or not. No person shall be employed in violation of the Labor Code of the State of California.

PERMIT FEE @	2.00
SUPPLEMENTARY PERMIT FEE @ .50	
INVESTIGATION FEE	
TOTAL FEE	2.50

Leo R Thomason

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

16055 JAN 11 61 EL 2.50

CK MO. CASH NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES AN ELECTIC PERMIT TO DO THE WORK DESCRIBED HEREON.

FORM B-53 **PERMANENT** ®

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
GROUND WORK	DT	1/18/61
ROUGH	DT	1/18/61
FINISH		
FIXTURES		
FINAL RELEASE TO PUBLIC SERV.		

PARTIAL OR MISC. INSPECTIONS

UNSUCCESSFUL TRIPS

RECORD INFORMATION

O.H.	U.G.	TEMP. OK.	TEMP. CONSTR.	NO. OF METERS

LITE _____ WIRE PWR _____ PHASE HEAT _____ KW

RANGE	OVEN	TABLE TOP	W. HTR.	DRYER

OTHER RES. APPLIANCES OVER 2 KW.

TOTAL KW OR HP.	TOTAL HP.
_____ 5 Φ	_____ 3 Φ

Temp Power U.G

JOB ADDRESS

1766 CIELITO LANE

NUMBER STREET

APPLICATION FOR A

PLUMBING PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION

CITY OF GLENDALE, CALIFORNIA

CONTRACTOR Ray Hackney	STATE LIC. NO. 20178
MAILING ADDRESS 214 W Stocker St	CITY LIC. NO. 1030
Glendale	TEL. NO. Ci 1-1417
OWNER Tom Bistagne	TEL. NO.
MAILING ADDRESS	

PROPOSED USE _____ USE ZONE _____

16506 JAN 20 61 PB 25.00

NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A PLUMBING PERMIT TO DO THE WORK DESCRIBED HEREON.

(CK.) MO. CASH

FEE COMPUTATION

2	BATHTUBS	1	CLOTHES WASHERS
2	SHOWERS		SHOWER PANS
3	WATER CLOSETS		DRINKING FOUNTAINS
7	LAVATORIES		URINALS
2	SINKS, KITCHEN, BAR FLOOR, SERVICE		SAND TRAPS
1	LAUNDRY TRAYS		CLARIFIERS
1	DISHWASHERS		GREASE TRAPS
	GARBAGE DISPOSALS (IN EXISTING SINKS)		WATER SOFTENERS
1	WATER HEATERS AND OR VENTS		

TOTAL NO. OF ABOVE FIXTURES: 20 @ 1.00 EA. 20.00

LAWN SPRINKLER SYSTEMS: 0-5 VALVES @ 2.00 - 6-12 VALVES @ 3.00 - OVER 12 VALVES @ 4.00

BACK FLOW DEVICES: 0.5 DEVICES @ 2.00 ADD. DEVICES @ 25¢ EA.

SWIMMING POOL PIPING SYSTEM @ 5.00

WATER SYSTEMS, WITHOUT FIXTURES @ 1.00 1068

1 GAS SYSTEMS: 0-5 OUTLETS @ 1.00 ADD. OUTLETS @ 20¢ EA. 1.00

BOILERS STEAM OR HOT WATER @ 2.00

TEMP. AND/OR PRESS RELIEF VALVES OR HI-TEMP LIMIT DEVICES @ 1.00

1 SEWER CONNECTIONS @ 3.00 6634 3.00

SEWER CAP OR CESSPOOL FILL @ 1.00

SEPTIC TANK, SEEPAGE PIT AND/OR DRAIN FIELD @ 3.00

MISCELLANEOUS

I have carefully read and examined the above application and know the same to be true and correct. All provisions of Laws and Ordinances covering this type of construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

PERMIT FEE	1.00
INVESTIGATION FEE	
TOTAL FEE	25.00

Ray Hackney

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

FORM B-52

PERMANENT

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
Water		2-8-61
GROUND WORK	OR	1-20-61
ROUGH GAS & PL'B'G	OR	5-2-61
SEWER, SEPTIC TANK	OR	2-8-60
SEEPAGE PIT, DRAINFIELD		
FINAL GAS	OR	8-28-61
FINAL PLUMBING	OR	8-22-68

PARTIAL OR MISC. INSPECTIONS

UNSUCCESSFUL TRIPS

Not Ready	OR	2-3-61

JOB ADDRESS

1766 Cielito Dr.

NUMBER STREET

APPLICATION FOR A

LATHING/PLASTERING PERMIT

OR

ROOFING PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION

CITY OF GLENDALE, CALIFORNIA

CONTRACTOR Welter - Pickering	STATE LIC. NO. 31989
MAILING ADDRESS	TEL. NO. 91 181 7
OWNER Bustangz	TEL. NO.
MAILING ADDRESS	

DESCRIPTION OF WORK

☒ NEW BLDG. ☐ ALTER. ☐ ADD'N. ☐ REPAIR

PRESENT USE	PROPOSED USE

ROOFING DETAILS

TYPE OF ROOFING _____ NO. OF SQUARES _____

DESCRIPTION _____

(INCLUDE WEIGHTS, NO. OF LAYERS, TYPE OF SHINGLES, ROCK, ETC.)

VALUATION (INCLUDE ALL LABOR AND MATERIAL) $ _____ FEE _____

LATHING & PLASTERING DETAILS

300 YDS. EXTER. LATH @ 1¢ PER YD.

300 YDS. EXTER. PLASTER @ 1¢ PER YD.

900 YDS. INTER. LATH @ 1¢ PER YD.

900 YDS. INTER. PLASTER @ 1¢ PER YD.

COMPUTE FEE AT ½¢ PER YARD FOR AMOUNTS OVER 1,000 YARDS. _____

COMBINED LATHING & PLASTERING PERMIT ($4.00) _____

OR

SEPARATE LATHING OR PLASTERING PERMIT ($2.00) 4.00

TOTAL FEE 26.00

INFORMATION PROVIDED BY BUILDING SECTION			
USE ZONE R1	FIRE ZONE 3	OCCUPANCY	CHECKERS APPROVAL

I have read and examined the above application and know the same to be true and correct. All provisions of Laws and Ordinances covering building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

Jane Welter

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

FORM B-54 ⓟ c

PERMANENT

21278 MAY 15 61 LP 2600

CK. MO. CASH NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A PERMIT TO DO WORK DESCRIBED HEREIN.

INSPECTION RECORD

LATHING AND PLASTERING

ITEM	INSPECTOR	DATE
LATHING complete	LEH	5-18-61
EXTERIOR SCRATCH	LEH	5-25-61
INTERIOR BROWN	LEH	5-22-61
EXTERIOR BROWN	LEH	6-23-61
INTERIOR FINISH	LEH	6-26-61
FINAL	LEH	9-30-61

PARTIAL OR MISC. INSPECTIONS

Ext Lath	LEH	5-17-61

UNSUCCESSFUL TRIPS

ROOFING

ITEM	INSPECTOR	DATE
SHEATHING (COMMERCIAL)		
FINAL		

PARTIAL OR MISC. INSPECTIONS

UNSUCCESSFUL TRIPS

JOB ADDRESS

1766 Cielito Dr.

NUMBER STREET

APPLICATION FOR A

BUILDING PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF GLENDALE, CALIFORNIA

CONTRACTOR GE BRASK	STATE LIC. NO. 6625
MAILING ADDRESS 429 WALTONIA DR.	TEL. NO.
☐ ARCH. ☐ ENGR. RL. EARL & ASSOC.	STATE LIC. NO.
MAILING ADDRESS 812 MORGA DR LOS ANGELES	TEL. NO.
OWNER JOM BISTAGNE	TEL. NO.
MAILING ADDRESS 1414 E CHAVE CHASE GLEN.	

DESCRIPTION OF WORK

NEW ☐ ADD'N ☐ ALTER. ☒ REPAIR ☐ DEMOLISH ☐

FLOOR AREA (SQ. FT.)	NO. OF STORIES	NO. OF DWELLING UNITS
PRESENT BLDG. USE	PROPOSED BLDG. USE	

DESCRIBE WORK TO BE DONE CONSTRUCT RETAINING WALL

NOTE! PROVIDE PLOT PLAN ON BACK SIDE OF ORIGINAL COPY ONLY

EXTERIOR WALL MATERIAL	ROOF FRAMING MATERIAL
PARTITIONING MATERIAL	ROOF COVERING MATERIAL
LOT WIDTH 146 LOT DEPTH 128	NO. OF EXISTING BLDGS. ON LOT NONE

VALUATION NOTE: Include Labor, Mat., Wiring, Plumb., Heat, Etc. $ 3000 00

INFORMATION PROVIDED BY BLDG. SECTION

LOT NO. 4 BLOCK NO. ____ TRACT 24858

USE ZONE R1	FIRE ZONE 3	OCCUPANCY ____	SEC. SH. 49

REQ'D SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR

TYPE OF CONSTR. ____ SPECIAL CASE NO. ____ GRADE ____

Approval & Information by Others
CITY ENGINEER

EASEMENT

DIST. FACE OF CURB TO P.L. ____ FT. SEWER AVAILABLE ____ DRIVE OVER ____

PUBLIC SERVICE

WATER ____ ELECTRIC ____

PLANNING

P.C. FEE 4.50
PERMIT FEE 9.00

PERM. PLAN APPROVED ☐
W/~~OUT~~ PLAN ☒

CHECKER'S APPROVAL

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.

G. E. Brask
SIGNATURE OF OWNER OR AUTHORIZED AGENT

FORM B-51 Ⓟ

PERMANENT

4.50

12551 OCT 14 60 PC

CK. CASH. M.O. PLAN CHECK VALIDATION

9.00

12552 OCT 14 60 AL

CK. CASH M.O. NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
TRENCHES: WIDTH 4 DEPTH Stop 6		11-22-60
1st. FLOOR JOIST		
FRAMING		
FINAL		12-21-60

PARTIAL OR MISC. INSPECTIONS

4' h'		11-28-60

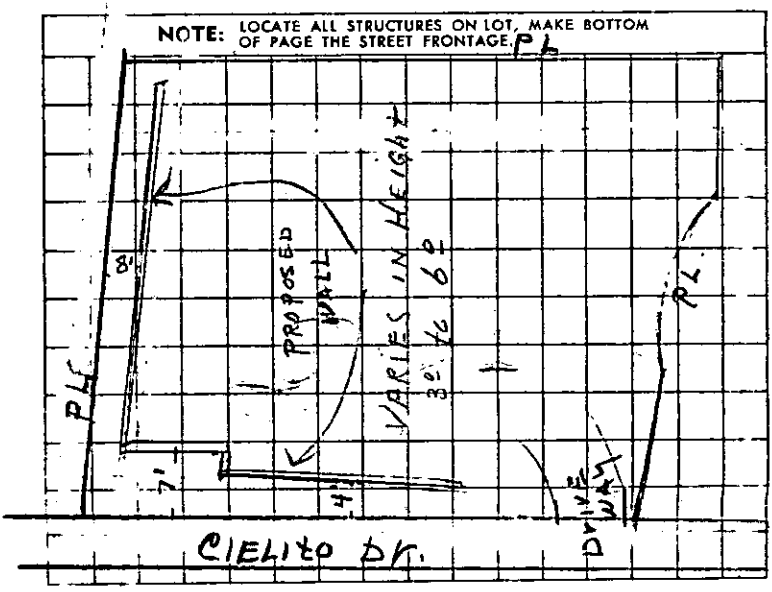
UNSUCCESSFUL TRIPS

ITEM	INSP.	DATE	ITEM	INSP.	DATE

SET BACKS FIELD CHECK	FRONT	R. SIDE	L. SIDE	REAR	INSP.	DATE

TO APPLICANT: PLEASE DO NOT WRITE ABOVE THIS LINE

NOTE: LOCATE ALL STRUCTURES ON LOT, MAKE BOTTOM OF PAGE THE STREET FRONTAGE.



JOB ADDRESS

1766 Cielito Drive

NUMBER STREET

APPLICATION FOR A

SWIMMING POOL PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF GLENDALE, CALIFORNIA

OWNER Tom Biscayne	TEL. NO. CH 5-5775
MAILING ADDRESS 416 Waltonia Glendale	
ENGINEER Jack Kenny	STATE LIC. NO. HCE 9229
MAILING ADDRESS 1011 W Olive Ave Bur	TEL. NO. TH 85563
CONTRACTOR Sealtight Const. Co	STATE LIC. NO. 145526
MAILING ADDRESS 1011 W Olive Ave Bur	CITY BUS. LIC. NO.
	TEL. NO. TH 85563

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY ONLY

POOL SIZE 15 x 17' x 34'

EST. CAPACITY 22,000 GALS. ☒ PRIVATE ☐ SEMI-PUBLIC

TYPE FILTER Diatomeous BACKWASH? No

VALUATION (NOTE: Include Labor, Material, Electrical, Heating, Plumbing) $ 2800.00

PLUMBING FEES

X POOL HEATER @ $1.00 ____ GAS SYSTEM @ $1.00 ____

X POOL PIPING @ $5.00 ____ DRYWELLS @ $2.00 ____

PLUMBING PERMIT FEE 1.00

TOTAL PLUMBING FEE 7.00

INFORMATION PROVIDED BY BUILDING SECTION
LEGAL DESCRIPTION

LOT NO. 4 BLOCK NO. ____ TRACT 24858 SECTIONAL SHEET 49

REQUIRED SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR

APPROVAL BY OTHERS

ENGINEERING SECTION	PUBLIC SERVICE	PLANNING DIVISION	SPECIAL CASE NO.
6 Planting RSB			

CHECKERS

APPROVAL

P.C. FEE ____

PERMIT FEE 12.00

I have read and examined the above application and know the same to be true and correct. All provisions of the Laws and Ordinances covering building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

Edward [illegible]

SIGNATURE OF OWNER OR AUTHORIZED AGENT

FORM B-56 (12-60)

PERMANENT

Use of Ht. #118 12-14-60

15064 DEC 13 60 PC 6.00 R-

CK. M.O. CASH PLAN CHECK VALIDATION

15122 DEC 15 60 SW 12.00

15123 DEC 15 60 PB 7.00

CK. MO. CASH

NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A PERMIT TO DO WORK DESCRIBED HEREON.

INSPECTION RECORD

BASIC INSPECTIONS

EXCAVATION		
MAIN DRAIN — O.K.	7-24	12-14-60
REINFORCING — O.K.	7-26	12-19-60
SWIMMING POOL FILL LINE		
ROUGH PLUMBING	OJR	2-8-61
ROUGH GAS	"	"
FINAL PLUMBING	OJR	9.22.61
FINAL GAS	"	"
FENCE	LEH	10-3-61
FINAL	LEH	10-3-61

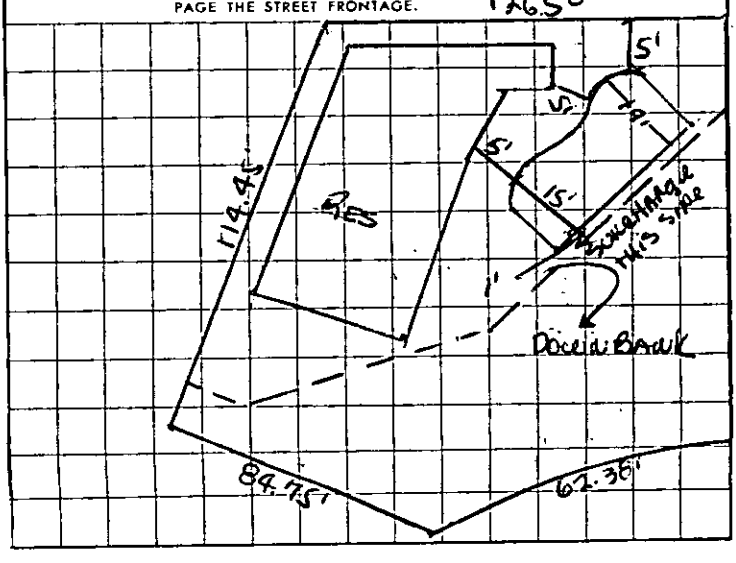
PARTIAL OR MISC. INSPECTIONS

UNSUCCESSFUL TRIPS

TO APPLICANT: DO NOT WRITE ABOVE THIS LINE.

PLOT PLAN

NOTE: LOCATE ALL STRUCTURES ON LOT. MAKE BOTTOM OF PAGE THE STREET FRONTAGE.



JOB ADDRESS

1766 Cielito Dr.
NUMBER STREET

c 42327

APPLICATION FOR AN
ELECTRICAL PERMIT
BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF GLENDALE, CALIFORNIA

CONTRACTOR: Thomason Elec. Co.	TEL. NO.: CI-3-1937
MAILING ADDRESS: 1399 W. Eulalia	STATE LIC. NO.: 121361
OWNER: Don Bistagne	CITY LIC. NO.: 1825
MAILING ADDRESS	TEL. NO.

DESCRIPTION OF WORK

☑ NEW BLDG. ☐ EXIST. BLDG. ☐ NO SERV. CHANGE ☐ RECONNECT OR RESEAL | USE ZONE

FEE COMPUTATION

NOTE! TOTALS SHOWN BELOW MUST BE SUBMITTED IN DIAGRAM ON SEPARATE WORK SHEET PROVIDED FOR THIS PURPOSE.

50 FIXTURES

140 OUTLETS, BASE PLUGS, SWITCHES

FIRST TEN @ 25¢ EACH 2.50

ADDITIONAL @ 10¢ EACH 18.00

MOTORS

QUAN.	OVER	INCL.	ACTUAL HP	RATE	FEE
4	0	1 HP		@ .75 EA.	3.00
2	1 HP	5 HP	3-4	@ $1.50 "	3.00
	5 HP	20 HP		@ $3.00 "	
	20 HP	50 HP		@ $4.00 "	
	50 HP	UP		@ $6.00 "	

TOTAL AIR COND. H. P. 7 SUB TOTAL → 26.50

2 RANGE, OR OVEN OUTLETS @ $1.00 EACH 2.00

____ TRANSFORMERS OR RECTIFIERS KVA @ 25¢ PER KVA

____ HEATING ELEMENTS OVER 1650 WATTS @ $1.00 EACH

____ AIR CONDITIONER, PLUGS @ $1.50 EACH

____ WELDERS (TRANSFORMER TYPE) ____ KVA @ 25¢ PER KVA

____ WELDERS (MOTOR GENERATOR) ____ HP (FEE 75% GREATER THAN MTR. ALONE)

1 CLOTHES DRYER @ $1.00 EACH 1.00

____ MISCELLANEOUS

I have carefully read and examined the above application and know the same to be true and correct. All provisions of the Laws and Ordinances governing this type of construction will be complied with whether mentioned herein or not. No person shall be employed in violation of the Labor Code of the State of California.

PERMIT FEE @	2.00
SUPPLEMENTARY PERMIT FEE @ .50	
INVESTIGATION FEE	
TOTAL FEE	31.50

Leo R. Thomason
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

3150 -

19974 APR 14 61 EL

CK. MO. CASH NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES AN ELECTIC PERMIT TO DO THE WORK DESCRIBED HEREON.

FORM B-53 **PERMANENT** ®

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
GROUND WORK	DT	4/17/61
ROUGH	DT	10/6/61
FINISH	DT	10/6/61
FIXTURES	DT	10/6/61
FINAL RELEASE TO PUBLIC SERV.	DT	10/6/61

PARTIAL OR MISC. INSPECTIONS

UNSUCCESSFUL TRIPS

RECORD INFORMATION

O.H.	U.G.	TEMP. OK	TEMP. CONSTR.	NO. OF METERS
	✓			

LITE 4/D WIRE PWR _____ PHASE HEAT _____ KW

RANGE	OVEN	TABLE TOP	W. HTR.	DRYER

OTHER RES. APPLIANCES OVER 2 KW.

TOTAL KW OR HP.	TOTAL HP.
_____ S Φ	_____ 3 Φ

NEW-METER

JOB ADDRESS

1766 Cielito
NUMBER STREET

APPLICATION FOR A

HEATING, VENTILATING, AIR-CONDITIONING OR REFRIGERATION PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION

CITY OF GLENDALE, CALIFORNIA

CONTRACTOR WRIGHT'S HEATING	STATE LIC. NO. 196542
MAILING ADDRESS 3937 Foothill	TEL. NO. Ch 8-5353
OWNER Bistagne	TEL. NO.
MAILING ADDRESS 429 Waltonia Dr., Glendale	

DESCRIPTION OF WORK

☐ HEATING ☒ AIR CONDITIONING
☐ REFRIGERATION ☐ VENTILATION

USE ZONE

FEE COMPUTATION

1 REFRIGERATION SYSTEMS, INSTALLED, REPLACED, REPAIRED OR RELOCATED @ $1.50 ea.

_____ EVAPORATIVE COOLERS OR VENTILATING SYSTEMS @ $1.50 each

SUB TOTAL → 1.50

HEATING APPLIANCES (INCL. VENTS) @ $1.50 EACH
(INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED)

TYPE	B.T.U.	FEE
2	115 & 150	3.00

22 CIRCULATING AIR OUTLETS OR INLETS @ 25¢ EACH 5.50

REFRIGERANT COMPRESSORS (INSTALLED OR REPLACED)

QUANTITY	OVER	INCL.	ACTUAL H.P.	RATE	FEE
2	0	20	3 & 5	@ 4.00 EACH	8.00
	20	50		@ 7.50 "	
	50	UP		@ 20.00 "	

I have carefully read and examined the above application and know the same to be true and correct. All provisions of Laws and Ordinances covering this type of construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

PERMIT FEE	1.00
INVESTIGATION FEE	
TOTAL FEE	19.00

K Wright
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

FORM B-55 Ⓟc

PERMANENT

16005 JN 10 61 FB 19.00

CK. MO. CASH

NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

INSPECTION RECORD

ITEM	INSPECTOR	DATE
ROUGH HEATING	JSR	4-3-61
ROUGH REFRIG. OR AIR COND.		
DUCTS Ground	JSR	1-25-61
FINAL HEATING		
FINAL REFRIG. OR AIR COND.	JSR	9-11-61

PARTIAL OR MISC. INSPECTIONS

Dig away 2' under ill underground		
gal. non T/H G	JR	1-20-61
[illegible]		
[illegible] under slab [illegible]		
[illegible]	JSR	1-24-61
Return air ducts in attic both		
systems OK. Vents OK.		
Pressure OK	JSR	4-3-61
Check comb air at final		
One middle of house - Hallway		
- W side outside (Left)		

UNSUCCESSFUL TRIPS

JOB ADDRESS

1766 Cielito

NUMBER STREET

APPLICATION FOR A

BUILDING PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF GLENDALE, CALIFORNIA

CONTRACTOR Leo E Brask	STATE LIC. NO. 6625
MAILING ADDRESS 435 Wellionia Dr.	TEL. NO. CI 28109
☐ ARCH. ☒ ENGR. J P Anderson	STATE LIC. NO. 30780
MAILING ADDRESS 416 N Glen. ave	TEL. NO.
OWNER Tom Bustagne	TEL. NO.
MAILING ADDRESS	

DESCRIPTION OF WORK

NEW ☐ ADD'N ☐ ALTER. ☐ REPAIR ☐ DEMOLISH ☐

FLOOR AREA (SQ. FT.)	NO. OF STORIES	NO. OF DWELLING UNITS
PRESENT BLDG. USE	PROPOSED BLDG. USE	

DESCRIBE WORK TO BE DONE Patio Deck. For Pool (Cantilever Cover Deck)

NOTE! PROVIDE PLOT PLAN ON BACK SIDE OF ORIGINAL COPY ONLY

EXTERIOR WALL MATERIAL	ROOF FRAMING MATERIAL
PARTITIONING MATERIAL	ROOF COVERING MATERIAL
LOT WIDTH ____ LOT DEPTH ____	NO. OF EXISTING BLDGS. ON LOT ____

VALUATION NOTE: Include Labor, Mat., Wiring, Plumb., Heat, Etc. $ 700 00

INFORMATION PROVIDED BY BLDG. SECTION

LOT NO. 4 BLOCK NO. ____ TRACT 24858

USE ZONE R-1	FIRE ZONE 3	OCCUPANCY U	SEC. SH. 49

REQ'D SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR
	NO	2 HANGS		—

TYPE OF CONSTR. ____ SPECIAL CASE NO. ____ GRADE ____

Approval & Information by Others
CITY ENGINEER
EASEMENT

DIST. FACE OF CURB TO P.L. ____ FT. SEWER AVAILABLE ____ DRIVE OVER ____

PUBLIC SERVICE	PLANNING
WATER ____ ELECTRIC ____	

P.C. FEE ____ PERMIT FEE 5 00 PERM. PLAN APPROVED W/ PLAN ☐ CHECKER'S APPROVAL

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.

Leo E Brask
SIGNATURE OF OWNER OR AUTHORIZED AGENT

FORM B-51 Ⓟ e

PERMANENT

PLAN CHECK VALIDATION

CK. CASH. M.O.

NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

CK (CASH) M.O.

25086 JUL 26 61 AL 5.00

10%

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
TRENCHES: WIDTH as per plan DEPTH	JA	7-27-61
~~1st FLOOR JOIST~~ Elec. o/k	JA	8-15-61
FRAMING		
FINAL	JA	9-13-61

PARTIAL OR MISC. INSPECTIONS

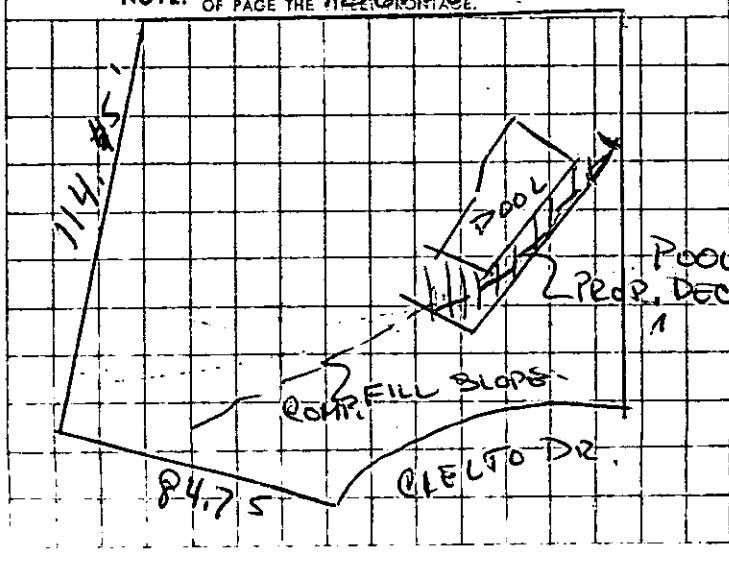
UNSUCCESSFUL TRIPS

ITEM	INSP.	DATE	ITEM	INSP.	DATE

SET BACKS FIELD CHECK	FRONT	R. SIDE	L. SIDE	REAR	INSP.	DATE

TO APPLICANT: PLEASE DO NOT WRITE ABOVE THIS LINE

NOTE: LOCATE ALL STRUCTURES ON LOT, MAKE BOTTOM OF PAGE THE STREET FRONTAGE.



JOB ADDRESS

1766 Cielito Dr

NUMBER STREET

APPLICATION FOR A

BUILDING PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF GLENDALE, CALIFORNIA

CONTRACTOR M E Brack	STATE LIC. NO. 66-75
MAILING ADDRESS 429 Waltonia Dr.	TEL. NO. CI-2 8109
☐ ARCH. ☒ ENGR. [illegible]	STATE LIC. NO. S.E. 929
MAILING ADDRESS 7135 [illegible]	TEL. NO. DI. 91040
OWNER MR & MRS. J. BISTAGNE	TEL. NO. CH 55775
MAILING ADDRESS 1414 East Chevy Chase Dr.	

DESCRIPTION OF WORK

NEW ☒ ADD'N ☐ ALTER. ☐ REPAIR ☐ DEMOLISH ☐

FLOOR AREA (SQ. FT.) 3550	NO. OF STORIES 1	NO. OF DWELLING UNITS 1
PRESENT BLDG. USE	PROPOSED BLDG. USE RES. & GAR.	

DESCRIBE WORK TO BE DONE CONSTRUCT NEW HOME WITH ATTACHED GARAGE.

NOTE! PROVIDE PLOT PLAN ON ONE OF ORIGINAL COPY ONLY

EXTERIOR WALL MATERIAL Stucco	ROOF FRAMING MATERIAL 2 x 4
PARTITIONING MATERIAL 2 x 4	ROOF COVERING MATERIAL Composition
LOT WIDTH 146 LOT DEPTH [illegible]	NO. OF EXISTING BLDGS. ON LOT NONE.

Planning Division Approval
APPROVED

VALUATION NOTE: Include Labor, Mat., Wiring, Plumb., Heat, Etc. $ 35,000.00

INFORMATION PROVIDED BY BLDG. SECTION

LOT NO. 4	BLOCK NO.	TRACT 24858	
USE ZONE R-1	FIRE ZONE 3	OCCUPANCY I	SEC. SH. 49
REQ'D SET BACKS	FRONT 7'-0"	RIGHT SIDE 70'-0"	LEFT SIDE 12'-0" REAR 40' ±
TYPE OF CONSTR. V	SPECIAL CASE NO.	GRADE	

Approval & Information by Others
CITY ENGINEER

DIST. FACE OF CURB TO P.L. 5' RBP FT. SEWER AVAILABLE 1/4 BBD DRIVE COVER

6' Planting RBP. EASEMENT

PUBLIC SERVICE
WATER 12-1-60 ELECTRIC 12-1-60

PLANNING

P.C. FEE 54.75
PERMIT FEE 103.00

PERM. PLAN APPROVED W/ PLAN ☐ ☒

CHECKER'S APPROVAL

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.

M E Brack
SIGNATURE OF OWNER OR AUTHORIZED AGENT

FORM B-51 ⓟ

PERMANENT

CK. CASH. M.O. 12743 OCT 19 60 PC 5175 R- PLAN CHECK VALIDATION

CK. CASH. M.O. 14365 1030C NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

INSPECTION RECORD

BASIC INSPECTIONS

ITEM	INSPECTOR	DATE
TRENCHES: WIDTH _____ DEPTH _____		1-11-61
1st. FLOOR JOIST		
FRAMING		5-1-61
FINAL		10-27-61

PARTIAL OR MISC. INSPECTIONS

Slab - ok to pour - tugged to raise wall of sewer tube		2-16-61
1. Close		
See Permit # 25985 - Patio Deck		

Final

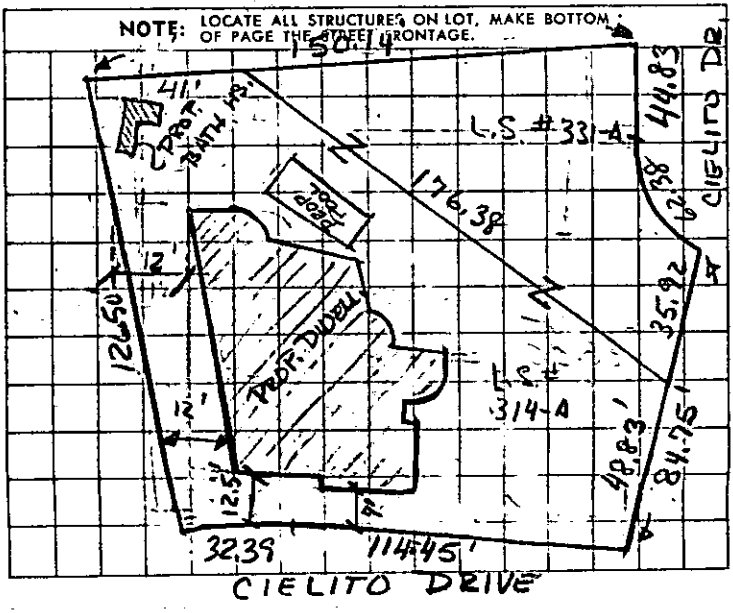
UNSUCCESSFUL TRIPS

ITEM	INSP.	DATE	ITEM	INSP.	DATE

SET BACKS FIELD CHECK	FRONT	R. SIDE	L. SIDE	REAR	INSP.	DATE

TO APPLICANT: PLEASE DO NOT WRITE ABOVE THIS LINE

NOTE: LOCATE ALL STRUCTURES ON LOT, MAKE BOTTOM OF PAGE THE STREET FRONTAGE.



City of GLENDALE CALIFORNIA

PLANNING DIVISION
JOSEPH A. MELLEN
PLANNING DIRECTOR

109 NORTH GLENDALE AVENUE
CITRUS 4-4651

ROBERT C. ROBERTSON
PRINCIPAL PLANNER
WYLIE H. EATON
ZONING ADMINISTRATOR

September 30, 1960

Mr. Thomas M. Bistagne
1414 East Chevy Chase Drive
Glendale, California

Dear Mr. Bistagne:

The Zoning Administrator at a hearing held September 30, 1960, at 9:00 A. M., granted your application for Change of Set Back to erect a building 12½ ft. from property line, garage 7 ft. from property line and retaining wall 4 ft. from property line on Lot 4, Tract 24858, being 1766-1776 Cielito Drive, which is in the R1 One-family Zone and No. 3 Fire Zone, in accordance with the plot plan submitted.

Under the provisions of the Municipal Code the determination of the Zoning Administrator does not become effective until after an elapsed period of seven days from the date of determination. This seven-day period is provided for the purpose of allowing opportunity for any aggrieved person to make a written appeal from this decision to the Board of Zoning Adjustments.

The rights and privileges granted by this variance unless promptly commenced and used in full compliance with all the conditions of approval, will expire one year from the date of this grant except where a lesser time limit is stated as a condition of approval.

Yours very truly,

W. H. Eaton

W. H. Eaton, Zoning Administrator

WHE:sd
REGISTERED MAIL

cc: City Clerk
Building Superintendent

1269-76

1766 Cielito Dr

CITY OF GLENDALE
PERMIT SERVICES CENTER
633 E. BROADWAY
MSB ROOM 101
GLENDALE CA 91206-4453
(818) 548-3200

MARS
JUL 14 1997

PERMIT NBR: B10065767
PROJECT NBR:

PERMIT TO BUILD

APPLIC DATE: 06/17/97
ISSUE DATE: 06/17/97

IMPROVEMENT TYPE.: ALTERATION
USE TYPE.....: SINGLE FAMILY DWELLING
PROPOSED WORK....: ALTERATION SINGLE FAMILY DWELLING
PROPSD WORK LINE1: T/O ROOF INSTALL 52 SQ. BUR CLASS A
PROPSD WORK LINE2: EXISTING SOLID SHEATHING

BUILDING ADDRESS:
1766 CIELITO DR
GLENDALE CA 91207

OWNER INFORMATION:
BISTAGNE,M T AND W A TRS
1766 CIELITO DR
GLENDALE CA 91207

PROPERTY DESCRIPTION: 5648-0029-0015
TRACT # 24858 LOT COM AT MOST N COR OF
LOT 4 TH E ON N LINE OF SD LOT 126.50 FT
TH S 9¢39'01" W 150.14 FT TH NW AND
FOLLOWING BDRY LINE OF SD LOT TO BEG
PART OF LOT 4

WK:(818) 243-2604 HM:
APPL: BILL
DR. #[redacted]
CONTRAC[redacted]TION:
AUSTIN ROOFING
6729 GREENBUSH AVE
VAN NUYS CA 91401-
PHONE:
CITY LICENSE: RFG00019
STATE LICENSE:
LICENSEE: AUSTIN BILL
PHONE:

WORKERS COMP. EXEMPT: N ZONING:
WORKERS COMP. EXP DATE: 01/01/98

A CERTIFICATE OF OCCUPANCY IS REQUIRED, EXCEPT FOR SINGLE FAMILY DWELLINGS, TO BE ISSUED BY PERMIT SERVICES BEFORE THIS BUILDING MAY BE OCCUPIED. NO CERTIFICATE OF USE AND OCCUPANCY WILL BE ISSUED UNTIL ALL BUILDING, PLUMBING, MECHANICAL & ELECTRICAL INSPECTIONS HAVE BEEN MADE AND APPROVED. IF THE USE OF THE BUILDING OR IF OWNERSHIP CHANGES, A NEW CERTIFICATE MUST BE OBTAINED.

NOTE: SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF ISSUANCE OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 90 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

==========LOT CHARACTERISTICS==========

AREA	..LEN..	.WIDTH.		
1			CORNER LOT	N
2			HILLSIDE LOT	

==BUILDING CHARACTERISTICS==

BUILDING HEIGHT (FT)	
NUMBER OF STORIES	
NO. OF DWELLING UNITS	0
NO. EXISTING BUILDINGS	0
SPRINKLED	N
TYPE OF CONSTRUCTION	
OCCUPANCY TYPE	
OCCUPANCY LOAD	
TOTAL AREA SQ FT	
VALUATION	$ 10000

==========ENGINEER OR ARCHITECT=========

====BUILDING DIMENSIONS=====

	LEN	WIDTH
FIN. BASEMENT		
1ST FLOOR		
2ND FLOOR		
GARAGE		
CARPORT		
PORCH		
DECK		

======UNITS======

SINGLE FAMILY	
NBR BEDRMS	
MULTI FAMILY	
EFFICIENCY	
1 BEDROOM	
2 BEDROOM	
3+ BEDROOM	
TOTL UNITS	

======IMPROVEMENTS======

CENTRAL-A-C	
ELECTRIC	
FIREPLACE	
PLUMBING	
BATH (NBR)	
OTHER	

ZONING

==SETBACKS===MAIN===ACC=

FRONT		
REAR		
SIDE (MIN)		
SIDE (COMB)		
SIDE ST		
MAJOR ARTERY		

==MAXIMUM HEIGHTS==

STORIES	0.0
FEET	

PW. AGREEMENT
SUBDIV REGS CC&R
AFFORD. ALLOC. # 000000
MARKET RATE ALLOC.# 000000
COVENANT

=====WORKERS COMP.=====
EXEMPT

======PARKING======
OFF STREET
HANDICAPPED
NO. FIXED SEATS 000

=====AIRPORT ZONE====
NOISE FLT PATT

==========COMMENTS==========

FEE: $ 123.40

THIS IS TO CERTIFY THAT PERMIT TO BUILD IS GRANTED THIS DATE: _____

FOR INSPECTIONS
CALL 818 548-4830

_____
FOR PERMIT SERVICES ADMINISTRATOR

PW-PSC-2 (REV. 3/92)

INSPECTION RECORD

PRESERVE THIS RECORD OF YOUR BUILDING INSPECTIONS

This card must be posted in a conspicuous place at or near the main entrance to the new building, addition or alteration during foundation and framing construction.

When the building is framed this card may be posted at the electric meter service box or the garage and must always be available to the building inspector.

The issuance of a building permit does not authorize the installation of mechanical work such as plumbing, electrical, heating or refrigeration which requires a separate plumbing, electrical, heating or refrigeration permit.

Building permits shall expire on the **one hundred eightieth (180)** day from date of issuance if the work permitted thereunder has not been commenced. Such permit shall also expire if the building or work authorized by such permit is suspended or abandoned for a period of **180** days at any time after work commences.

INSPECTIONS

INSPECTIONS	APPROVED BY	DATE
PRESITE		
SHORING		
SETBACK AND YARDS		
UFER		
TRENCH AND FORMS REINFORCING STEEL		
SETBACK & ELEVATION SURVEY		
O.K. TO POUR FOOTINGS		

DO NOT POUR FOOTINGS UNTIL ABOVE IS APPROVED

UNDERGROUND HYDRO		
UNDERGROUND FLUSH		
HEAT OR REFRIG. GROUNDWORK		
ELECTRICAL GROUNDWORK		
PLUMBING GROUNDWORK		
GAS PIPING GROUNDWORK		
UNDER FLOOR INSULATION		
FIRST FLOOR JOISTS		
O.K. TO POUR SLAB FLOOR		

DO NOT POUR CONCRETE FLOOR SLAB OR COVER FIRST FLOOR JOISTS UNTIL ABOVE IS APPROVED

INSPECTIONS	APPROVED BY	DATE
ROUGH ELECTRIC		
ROUGH PLUMBING		
DUCTS		
ROUGH HEATING OR REFRIGERATION		
ROUGH GAS PIPING		
ROOF SHEATHING (Commercial Only)		
ROUGH FRAMING AND ROOF		
ALARM:ROUGH		
OVERHEAD HYDRO		
FIRE SPRINKLER WELD INSPECTION		
INSULATION		
O.K. TO COVER		

DO NOT COVER UNTIL ABOVE IS APPROVED

LATHING Interior ☐ Exterior ☐		
DRYWALL		
BROWNCOAT Interior ☐ Exterior ☐		
SEWER SEPTIC TANK-CESSPOOL		
FINAL GAS		
FINAL PLUMBING		
FINAL ELECTRICAL		
FINAL HEATING OR REFRIGERATION		
ENERGY FINAL		
LANDSCAPE FINAL		
GRADING FINAL		
FINAL ENGINEERING		
FINAL SPRINKLER		
FINAL CENTRAL STATION		
FINAL FIRE ALARM		
F.P.B. FINAL		
FINAL BUILDING INSPECTION	[illegible]	6/30/97

CORRECTIONS & PARTIAL INSPECTIONS

INSPECTIONS	APPROVED BY	DATE

APPLICATION FOR BUILDING PERMIT

City of Glendale
Permit Services Center

Permit No. B10065767
Accepted by: LN
Receipt No. 4039B105

MSB, Room 101 633 E. Broadway at Glendale Avenue (818) 548-3200

Please print legibly and complete all applicable spaces.
Separate permits are required for plumbing, electrical, heating & air conditioning.
A double fee will be charged if work is started before permit is issued.

Job Address 1766 CIELITO DR

Date 6-13-97

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code of the State of California, and my license is in full force and effect.

AUSTIN ROOFING
Contractor/Company
6729 GREENBUSH AV
Mailing Address
VAN NUYS CA 91401
City State Zip
818 786 2294
Telephone Emergency Tele. No.
397371 RFG 00019
Contractor's License Lic. 1-1-98

THIS PROJECT IS FOR:
- [ ] New
- [ ] Repair
- [ ] Alteration
- [x] Dwelling/Duplex
- [ ] Apartments
- [ ] Commercial
- [ ] Addition
- [ ] Demolition
- [x] Reroof

Describe work to be done: REMOVE EXISTING ROOF INSTALL 52 SQS BUR CLASS A existing evbl sheathing

- [ ] Architect
- [ ] Engineer _____ State License No. _____

Mailing Address
City State Zip
Telephone Emergency Tele. No.

MR + MRS TOM BISTANGE
Owner's Name
1766 CIELITO DR
Mailing Address
GLENDALE CA 91207
City State Zip
818 243 2604
Telephone

Lot Characteristics
Lot Area ____ sq. ft. Lot Width ____ ft. Lot Depth ____ ft.

No. existing bldgs _____

No. Dwelling units on lot _____

Floor area [ ] increase [ ] decrease ____ sq. ft.

No. of stories 1

Max building height ____ ft.

Existing use SFD

Proposed use SFD.

No. Fixed Seats _____

No. of Parking Spaces _____

FOR STAFF USE ONLY

Map Bk	Page	Parcel No.	Section Sht
5648	29	15	49
UBC ed.	Lot No.	Block No.	Tract
	U	1	24858
Zone	Fire Zone	Occupancy	Occ Load
R1R	4	R3	

Type of Construction VN

Required Setbacks N/C.

Front	Right side	Left side	Rear	Special

Engineering - Easements:
Public Service: Electric _____ Water _____
Distance from face of curb to Property Line _____ ft.
Hillside Lot [ ] Yes [ ] No

Building Dimensions
Garage _____
Carport _____
Porch _____
Deck _____
1st Floor _____
2nd Floor _____

Construction Type
- [ ] Masonry
- [ ] Structural Steel
- [x] Wood Frame
- [ ] Reinf. Concrete
- [ ] Other

CONSTRUCTION VALUATION
Including labor, materials, wiring, plumbing, heating, etc.
$ 10,000 AN

Revised Valuation
$ _____

NOTE: Attach Plot Plan Sheet with this Application.

OK TO ISSUE. AN 6/17/97.

PWPSC - 51 (Rev. 11/91)

Printed on Recycled Paper

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civil Code)

Plan Check Validation

Construction Lender and Branch

Mailing Address

City Zip

Owner - Builder Declaration

Section 7031.5 Business and Professional Code: Any City or County which requires a permit to construct, alter, improve, demolish, or repair any structure proir to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contrator's License Law, Chapter 9, Section 7000 of Division 3 of the Business and Professional Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant subjects the applicant to a civil penalty of not more than five hundred dollars)$500).

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

Sec. 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

Sec. 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I am exempt under Sec._____ B&PC for this reason_____

Date _____ Owner _____

Will you or a future occupant of the building for which the permit is issued, need to comply with the requirements of the State Health and Safety Code SEC. 25505, 25533 and 25534 (I.E. Will this building be used to handle hazardous or generic hazardous waste)?

_____Yes _____No

Worker's Compensation Declaration

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation insurance or a certified copy thereof. (Sec. 3800, Labor Code)

Policy No. 285-97 Company STATE FUND Worker's Comp. expiration date 1-1-98

Certificate of Exemption from Worker's Compensation Insurance

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the provisions of the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be revoked.

Applicant _____ Date _____

I certify that I have read this application and state that the information is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, that no work on the above property will be performed not specifically described in this application, and, I hereby authorize representatives of this City to enter upon the above-mentioned property for purposes of inspecting the work permitted and posting notices. This permit becomes null and void if construction or work is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 90 days at any time after work is commenced. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been completed.

Bill Ouist

Signature of Applicant

Driver's License [redacted]

Date 6-13

City of GLENDALE CALIFORNIA

PLANNING DIVISION
JOSEPH A. MELLEN
PLANNING DIRECTOR

109 NORTH GLENDALE AVENUE
CITRUS 4-4651

ROBERT C. ROBERTSON
PRINCIPAL PLANNER
WYLIE H. EATON
ZONING ADMINISTRATOR

May 17, 1960

Mr. Thomas M. Bistagne
1414 East Chevy Chase Drive
Glendale 6, California

Re: Change of Setback - Case No. 1498-SA
Lot 4, Tract 24858
1760-1768 Cielito Drive

Dear Mr. Bistagne:

An investigation has been made of your application to the Zoning Administrator for an exception to the setback line established by ordinance to permit the construction of a residence and garage 12½ ft. from property line.

I have found that the granting of the application will not be detrimental or injurious to any adjoining or abutting property and is in compliance with the provisions found in Section 808 of the Zoning Appendix of the Glendale Municipal Code.

Your application, therefore, is approved as applied for.

Yours very truly,

W. H. Eaton

W. H. Eaton, Zoning Administrator

WHE:WOW:sd

cc: Building Superintendent

CITY OF GLENDALE
CALIFORNIA

PLANNING DIVISION
JOSEPH A. MELLEN
PLANNING DIRECTOR

141 NORTH GLENOAK AVENUE
GLENDALE, CALIFORNIA

ROBERT C. ROSENBAUM
ASSISTANT PLANNING
WALLACE W. ELSTON
ZONING ADMINISTRATOR

PEO-68 Calif

CITY OF GLENDALE
INTER-DEPARTMENT COMMUNICATION

DATE

TO

FROM

SUBJECT

CITY OF GLENDALE
INTER-DEPARTMENT COMMUNICATION

DATE

TO

FROM

SUBJECT

LOT SPLIT APPLICATION

RECEIVED
CITY OF GLENDALE
PLANNING DIVISION

CITY OF GLENDALE
INTER-DEPARTMENT COMMUNICATION

Date

TO: PLANNING DIVISION
ATT: A. M. Kaiser, Senior Administrator

FROM: PUBLIC SERVICE DEPARTMENT

SUBJECT: L.S.M.A. No. [illegible]

L. S. M. NO. 314
Application to Resubdivide Lot 4, Tract 24858, creating 2 parcels, being 1636-1710 and 1766-1776 Cielito Drive, which is in the R1 One-Family Zone.
APPLICANT: Thomas M. Statagne, 1418 E. Chevy Chase Dr.

Sept. 8, 1960 - tentative approval

9-19-60 - final approval

July 14, 1960

To: City Clerk, City Engineer
Re: Zoning, Zoning Administrator

Tentative map of L. S. M. No. 314

Attached herewith is the above sheet in conjunction with the subject Lot Split.

I hereby state that we have the requirements of this case. We will appreciate your report and recommendation.

Yours very truly,

W. H. Eaton, Zoning Administrator

WHE:ms
Attach.

CITY OF GLENDALE
INTER-DEPARTMENT COMMUNICATION

DATE

TO

FROM

SUBJECT

RECEIVED
CITY OF GLENDALE
PLANNING DIVISION

Chuck B. Olson
Chief Engineer

TENTATIVE
LOT SPLIT MAP
Lot 4 Tract No 24858
Map Book 256 Page 92

Revised

TENTATIVE
LOT SPLIT MAP NO. 314-A
Planning Div.
City Of Glendale

CITY OF GLENDALE
INTER-DEPARTMENT COMMUNICATION

DATE July 21, 1960

TO Planning Administrator

FROM Dept. of Building

SUBJECT L. S. M. No. 314-A
1636-1717 and 1766-1776 Cielito Drive

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CITY OF GLENDALE
PLANNING DIVISION

The building section has no objection to this lot split.

Chuck B. Olson
Chief of Building

CITY OF GLENDALE
INTER-DEPARTMENT COMMUNICATION

DATE September 16, 1960

TO Zoning Administrator

FROM E. W. Holland - City Engineer

SUBJECT Lot Split Map No. 314-A
Application to resubdivide Lots 4 and 5
Tract No. 24858, creating two parcels,
being 1636-1710 and 1766-1776 Cielito Drive,
APPLICANT: T. M. Statagne
1418 East Chevy Chase Drive
Glendale 5, California

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CITY OF GLENDALE
PLANNING DIVISION

Lot Split Map No. 314-A has been reviewed by this Section.

1. The lot split map has been checked by the Section and is authoritatively drawn.
2. The proposed lot split recognizes the lot lines and divides the property into two parcels.
3. Street improvements in Cielito (see frontage on the plot plan designation) consist of a curb no less than 20 feet in width, three 20" wide and concrete gutter 1.5 feet wide.
4. A sanitary sewer main is located in Cielito Drive which is available to serve Parcels A and B.

E. W. Holland
City Engineer

LOT SPLIT APPLICATION
ARTICLE V OF CHAPTER 36, GLENDALE MUNICIPAL CODE

RECEIVED
JUL 6 1960
CITY OF GLENDALE
PLANNING DIVISION

TO THE ZONING ADMINISTRATOR
CITY OF GLENDALE

L. S. M. NO. 314
June 30, 1960

LOT & NO. 4 BLOCK NO. TRACT 24858
M. B. 256, PP-92.

Location: 1636-1710 and 1766-1776 Cielito Drive

Owner wishes to retain only sufficient acreage building site.

Residential.

To be sewer.

Glendale Public Service.

34,160 sq. ft.

None.

To street.

Fee.

NOTE

Thomas M. Statagne
1418 E. Glenoaks Blvd.
Glendale, Calif. CE 2 1915

Chuck B. Olson

CITY OF GLENDALE
INTER-DEPARTMENT COMMUNICATION

RECEIVED
JUL 22 1960
CITY OF GLENDALE
PLANNING DIVISION

Date July 22, 1960

TO: PLANNING DIVISION
ATT: W. H. Eaton, Zoning Administrator

FROM: PUBLIC SERVICE DEPARTMENT

SUBJECT: L.S.M.A. No. 314

Application to resubdivide lot lines over Lot 4, Tract No. 24858, being 1636-1710 and 1766-1776 Cielito Dr.
APPLICANT: Thomas M. Statagne, 1418 East Chevy Chase Dr.

With regard to water and electric utilities this Lot Split application conforms with paragraphs (c) and (d) of Section 36-72.2.1 of the Municipal Code.

W. P. Gulick
Asst. Gen. Supt. & Princ. Eng.

September 16, 1960

Mr. Thomas M. Statagne
1418 East Chevy Chase Drive
Glendale, California

Dear Mr. Statagne:

In accordance with the provisions of Section 36-72.2.1, Tentative Lot Split Map No. 314-A, Lots 4 and 5, Tract No. 24858, Map Book 256, Page 92, being located on the Cielito Drive, Glendale, California, has been approved.

This map has been duly certified and is now ready for filing. Please contact the Planning Division for further information.

Yours very truly,

W. H. Eaton, Zoning Administrator

WHE:ms

September 17, 1960

E. W. Holland, City Engineer
W. H. Eaton, Zoning Administrator

Lot Split Map No. 314
Thomas M. Statagne
1418 E. Chevy Chase Dr.

Tentatively approved by the Planning Commission on September 16, 1960.

This map has been duly certified and is now ready for filing in your office in accordance with the provisions of the ordinance.

Yours very truly,

W. H. Eaton, Zoning Administrator

WHE:ms:ed

TENTATIVE
LOT SPLIT MAP 314-A
Lot 4 Tract No 24858
MB 256-92

Prepared for
Tom Statagne
1418 Glenoaks Blvd
Glendale Calif.
CE 2-1915

I hereby certify that this map is accurately drawn & authoritatively written

Albert T Barnes
RE 2212
5115 E Glenoaks Blvd
Tujunga, Calif
CE 2-1915

PLOTTING DATE
SCALE
SUR. CONN.

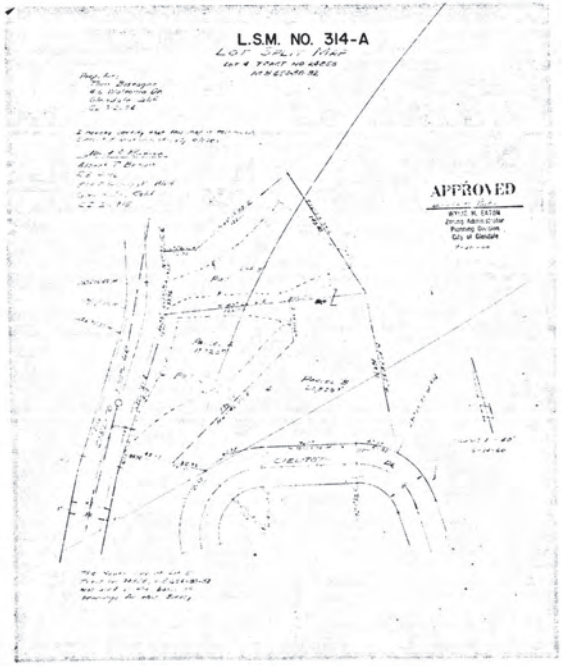
The Block line of Lot 5 Tract No 24858, MB 256-92-93 not used as the basis of an actual survey

RECEIVED
JUL 22 1960
CITY OF GLENDALE
PLANNING DIVISION

L.S.M. NO. 314-A

APPROVED


RECEIVED
CITY OF GLENDALE
PLANNING DIVISION
September 21, 1960


L.S.M. NO. 314-A
APPROVED
Zoning Administrator
Planning Division
City of Glendale

Attachment D: Historic Aerials and Sanborn Insurance Maps

Historic Aerials

Aerial Photo 1928

Aerial Photo 1938

Aerial Photo 1944

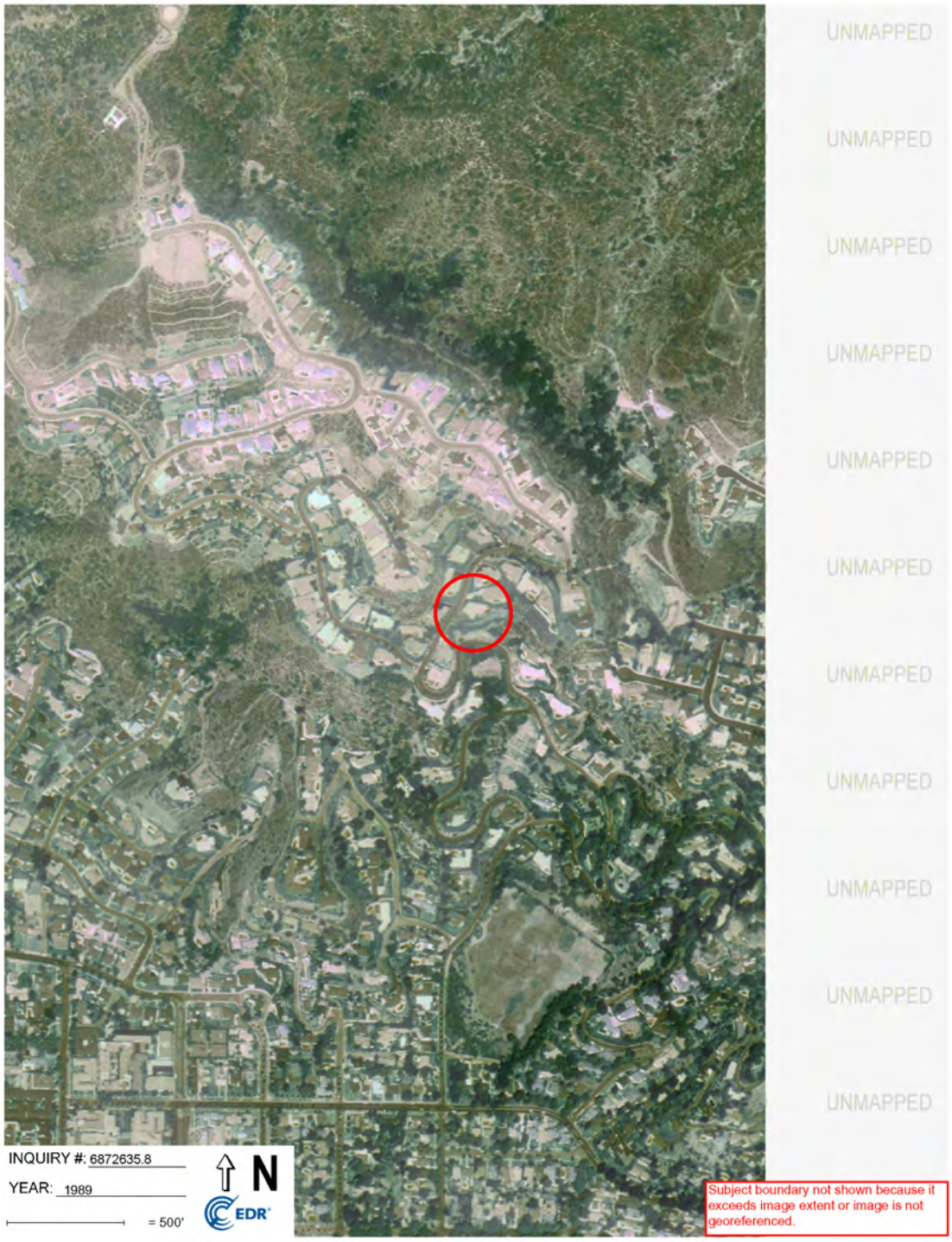
Aerial Photo 1952

Aerial Photo 1964

Aerial Photo 1977

Aerial Photo 1979

Aerial Photo 1983



Aerial Photo 1989

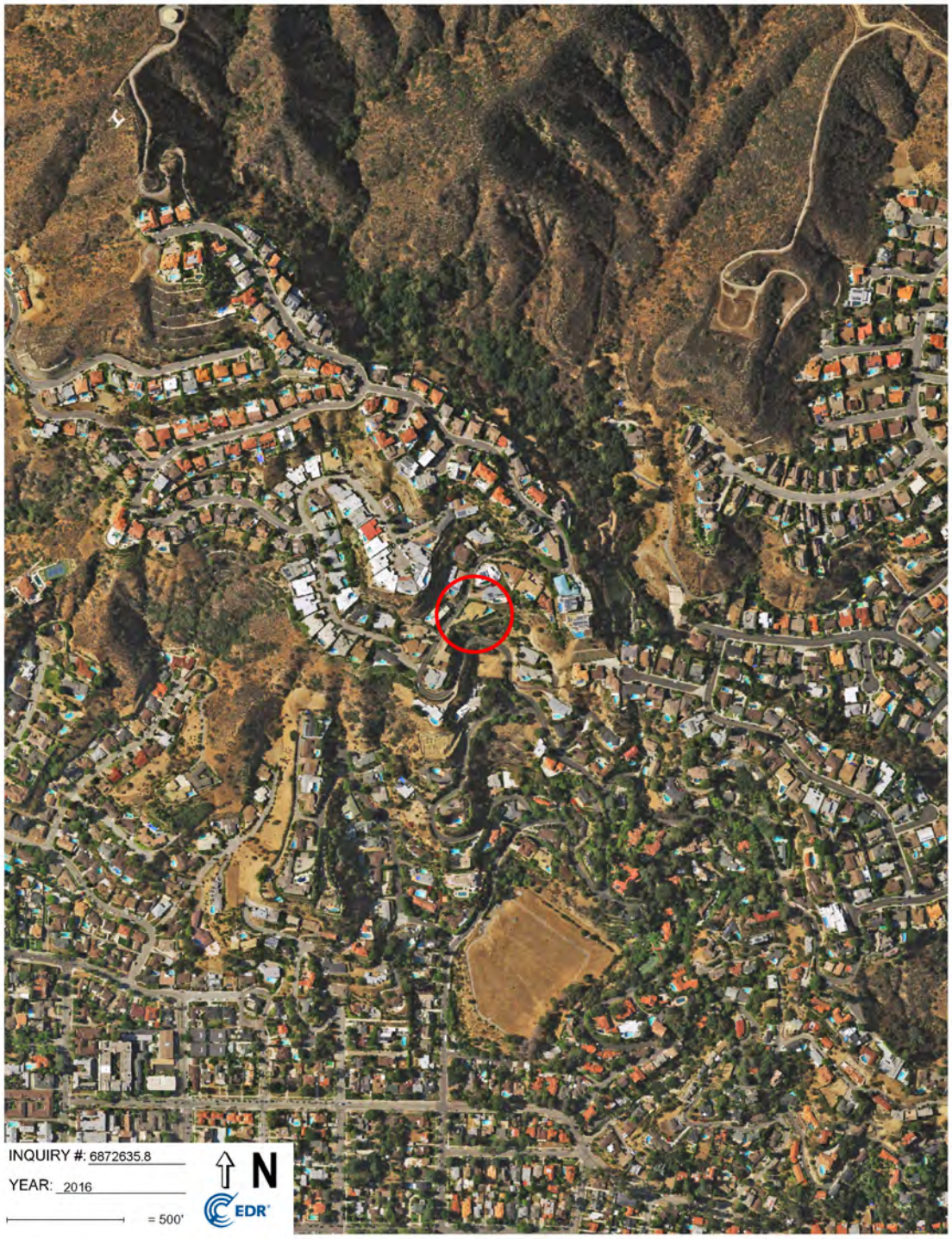
Aerial Photo 1994

Aerial Photo 2002

Aerial Photo 2005

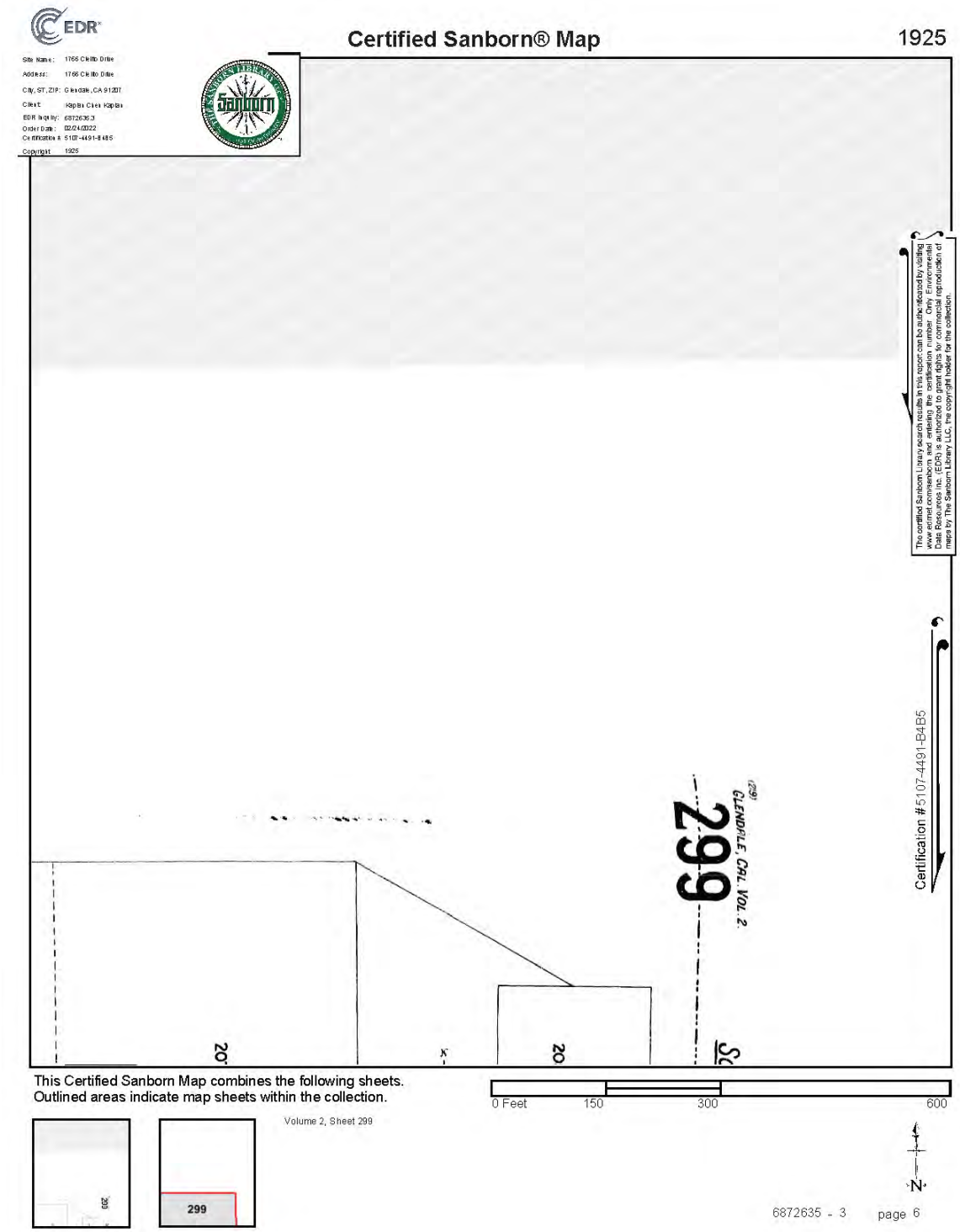
Aerial Photo 2009

Aerial Photo 2012

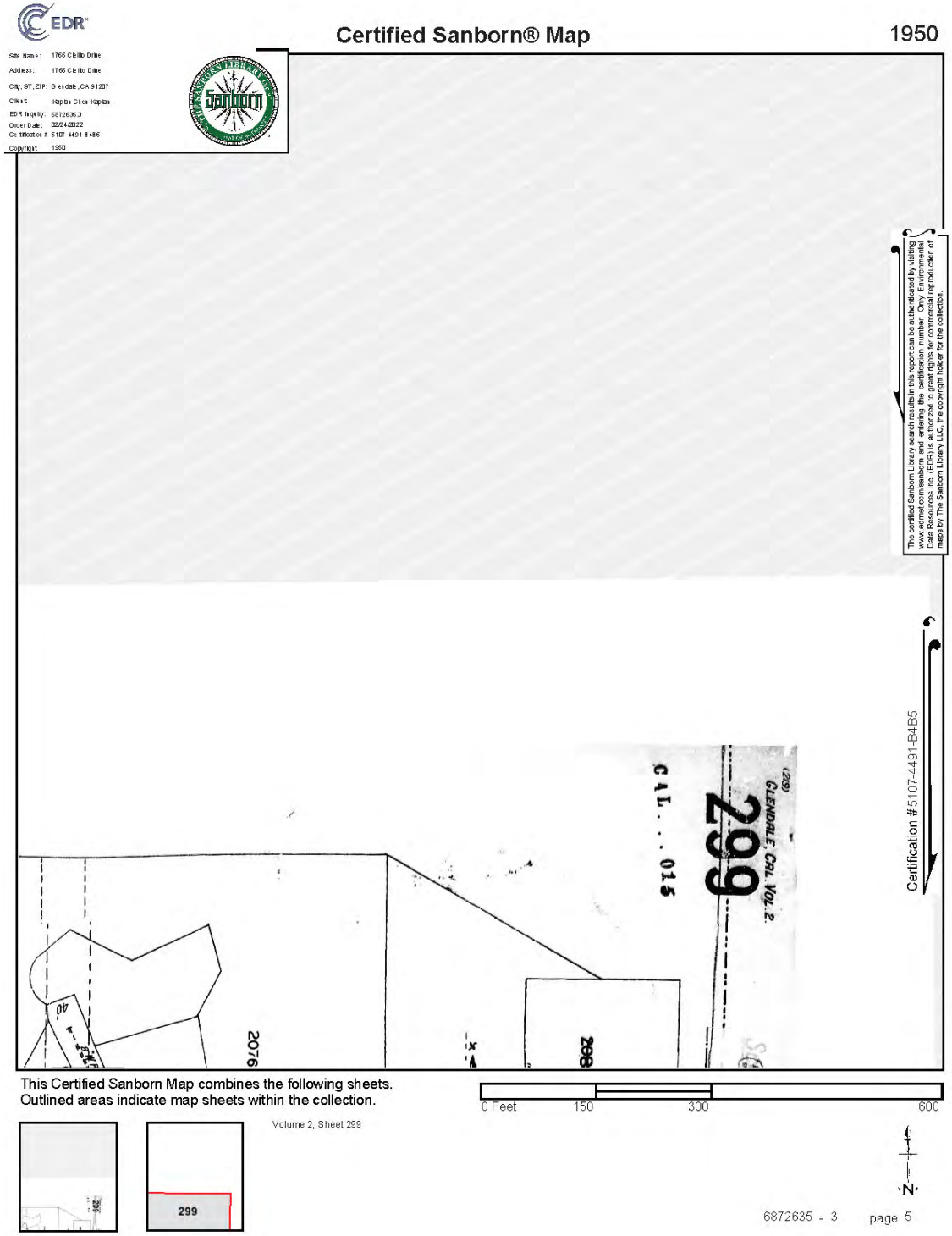


Aerial Photo 2016

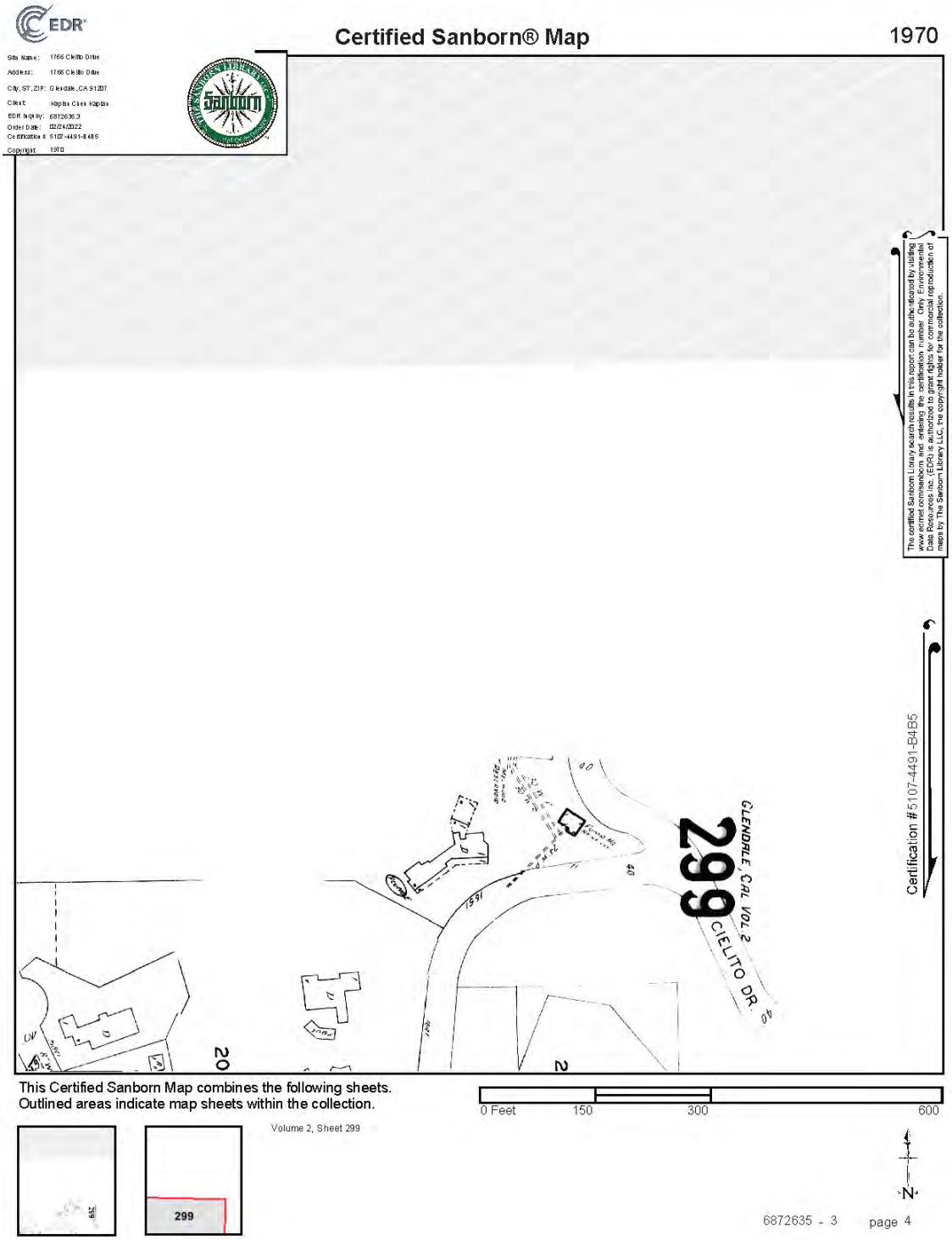
Sanborn Insurance Maps



Sanborn Map 1925 – not mapped



Sanborn Map 1950 – not mapped



Sanborn Map 1970 – not mapped

ATTACHMENT E: DPR Records - DPR 523a & 523b

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings Review Code Reviewer Date

Page 1 of _ *Resource Name or #: (Assigned by recorder) 1766 Cielito Drive, Glendale, CA
P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted
*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' QuadDateT; R; ☐ of ☐ of Sec; B.M.
c. Address City 1766 Cielito Drive, Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
e. Other Locational Data: (eg., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5648-029-015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building is generally four-sided and stucco-clad. The driveway elevation is angled. The rear elevation, that faces the view and the downslope of the parcel, has a stepped elevation with the northern half projecting out. The building is one-story, with a flat sloping roof. The roof is covered in a rough, crushed stone-like material and has a deep overhang. The exterior is stucco clad with a small area featuring decorative stone veneer and glazing on sections of the rear elevation. The garage door is wide and takes up about half of the driveway elevation. The other half of the driveway elevation is clad in stone veneer. The elements on this half of the driveway elevation includes a recessed main entry door. The door assembly is of more recent provenance and consists of a door flanked by sidelights and a semi-circular fixed transom window. All the glazing is evocative of leaded glass. Next to the entry is a chimney wing. That element is rounded and the chimney flue punctures the roof. Next to this rounded chimney/projection is a window. At this point where the roof projects out towards the rear, it curves downward slightly. The rear of the dwelling consists of three elevations. Elevation A is almost all floor to ceiling glazing , flush mounted with narrow stiles that are not stucco-clad. There is a small area for plantings in front of the windows on Elevation A. Elevation B has a projecting box window, a section of stucco and two almost floor to ceiling windows; these windows have stucco clad headers and sills.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: X ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) March 2022

*P6. Date Constructed/Age and Source: X ☐ Historic ☐ Prehistoric ☐ Both 1960

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St., Santa Monica, CA 90405

*P9. Date Recorded: 3/2022 Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Historic Resources Survey,.1766 Cielito Drive, Glendale, Kaplan Chen Kaplan,3/2022*

*Attachments: ☐ NONE ☐ Location Map ✗ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California ▯ The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

1*Resource Name or # (Assigned by recorder) 1766 Cielito Drive, Glendale, CA *NRHP Status Code: 6Z

B1Historic Name: B2. Common Name: B3. Original Use: Single-Family Dwelling

B4. Present Use: Single-family dwelling

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

The 3,246 square foot building was constructed in 1961. The 1961 building permit was to "construct new home with attached garage" for owners Mr. and Mrs. T. Bistagne (Thomas). The contractor was G.E. Brask. There was no architect for the building. The name of the engineer is illegible however on the permit for a retaining wall (also 1960) the engineer is listed as R.L. Earl and Associate. The 1960 permit for a 15 foot by 17 foot by 34 foot pool had Jack Kenny as Engineer with the contractor is Sealtight Construction Company. In 1961 a permit was taken out to build a cantilevered patio deck for the pool area. The engineer was J. Anderson and G.E. Brask was the contractor. Another permit was taken out in 1961 for the lathing and plastering of the exterior and interior of the building. In 1997 a permit was taken out to "remove the existing roof install 52 sq. BUR Class A."

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: None b. Builder: G.E. Brask

*B10. Significance: Theme Mid-Century Modern Area: Architecture and Engineering

Period of Significance: 1945-1975 Property Type: Single-family dwelling Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

- Is not associated with any historic events or patterns of history
- Is not associated with the early residential development of Glendale
- Is not associated with any historic persons
- is not a rare or excellent example of the Mid-Century Modern style
- is not the work of a master architect or master builder
- does not possess high quality workmanship or materials

- The first owners of the building were Tom Bistagne (1920-2007) and Wanda Bistagne. (1921-2019). Each of the Bistagnes lived at the dwelling from its original construction until their deaths. Tom was born in 1920 in France, His parents emigrated to the US, originally from Odessa (listed in the U.S. Census as from Russia) around 1921. Tom's brother, George was born in the US in 1921. They were raised in Hollywood and Pasadena. After World War II, in 1946, Tom and George opened an auto-repair/body shop in Glendale, calling it Bistagne Brothers. Bistagne Brothers Body Shop celebrated its 75th anniversary in Glendale in 2022. Their first shop was small but within two years they expanded and purchased the property at 1400 Chevy Chase Drive, where the business has remained in operation since. In the 1970s the second-generation of Bistagne brothers, Tom's sons, Robert and Chuck, joined the company. In 2003 the third-generation , Bob's son Robert, joined the business.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: *Historic Resources Survey 1766 Cielito Drive. Glendale. Kaplan Chen Kaplan3/2022*

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 3/2022

(This space reserved for official comments.)