

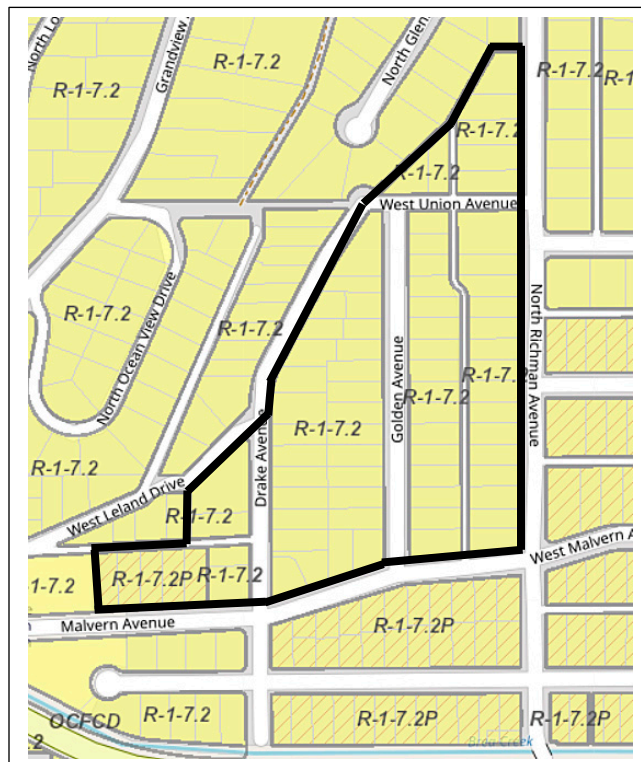
Lower Golden Hill

The lots on the 600 blocks of North Richman, Golden, and Drake Avenues were created with a subdivision of the Corcoran ranch in the early 1920s. As a remnant of the large ranch property, the Corcoran house still stands at the southwest corner of Richman and Union Avenues.

In the mid-1920s, the lots on Golden and Richman Avenues were extensively promoted. Developed on a hillside, the area enjoyed an unimpeded view to the south. Many of the houses on Golden Avenue were designed with Spanish Colonial architecture, while those fronting along Richman and Drake Avenues were typically a Cottage style. No more than 70% of the lots in the subdivision were developed with residences before the 1929 depression virtually stopped construction; the remainder had houses built in the 1940s and 50s, with the Minimal Traditional style predominating.

While several of the 1920s-era houses are quite distinctive, these residences were less grand than those constructed on larger lots further to the north. Nevertheless, the careful landscaping, elevated building pads, and generous setbacks create a feeling of spaciousness for the neighborhood.

In 1997, the owners of lots fronting the 600 block of Malvern Avenue requested and obtained a residential preservation zone (R-1P) for their property as a way to protect and preserve the traditional streetscape design like that in the adjacent Jacaranda/Malvern/Brookdale district.



The district contains several Local Landmarks: the Model Home of 1927 at 701 N. Richman Avenue, the Abbott House at 705 N. Richman Avenue, the Corcoran House at 761 N. Richman Avenue, and the Arthur M. Thompson House at 617 W. Malvern Avenue