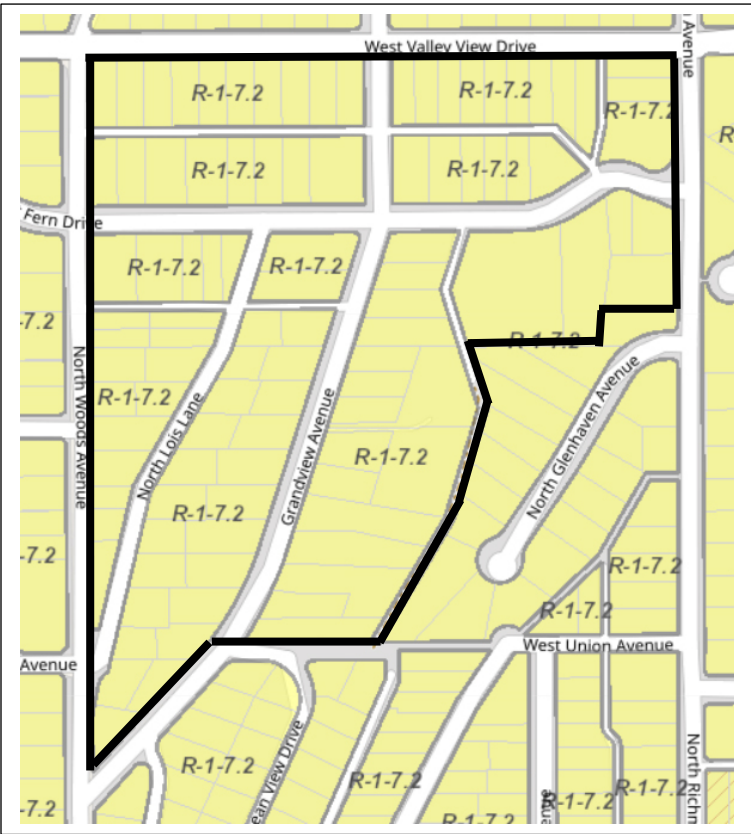


Upper Golden Hill

In the early 1920s this area was subdivided to create lots for an upper-income residential neighborhood. These properties are part of several tracts recorded by developer Robert Corcoran comprising a hillside area north of the original townsite. The intensive newspaper promotion at the time emphasized the view as well as the attention to detail, quality of construction, and spaciousness of lot area.

Fern Drive was the first block to be extensively developed, with residences on Valley View Drive and Grandview Avenue coming later. The initial large lots fronting both sides of Grandview Avenue were later subdivided piecemeal over the years, creating the existing configuration of smaller lots fronting both Grandview Avenue and Lois Lane. Large lots between Lois Lane and Woods Avenue were similarly subdivided by deeds.

Large scale and distinctive architecture characterize the homes in this area, and all appear to be the work of local contractors. Elegant metal lampposts and majestic palms were crucial streetscape elements, and landscaping with large front yards was an important feature for the individual lots.



This district contains several Local Landmark properties: the Mills House at 511 W. Fern Drive; the Cleaver House at 519 W. Fern Drive; the Kelley House at 539 W. Fern Drive; the Walter Joseph Cadman House at 865 N. Richman Avenue; the Swearingen House at 520 W. Valley View Drive; the Gobar House at 613 W. Valley View Drive; and the Raymond Starbuck House at 834 N. Woods Avenue.