



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

December 21, 2023

Decision Date

2427 Hollister Terrace

Address

Administrative Design Review (ADR)

Review Type

5666-007-026

APN

PADR-000985-2023

Case Number

Armen Hogganian

Applicant

Chloe Cuffel, Planning Associate

Case Planner

Ben Betts

Owner

Project Summary

The project proposes a 510 square-foot addition at the rear of an existing two-story, 2,925 square-foot single-family dwelling (built in 1931) with a detached 492 square-foot garage located on a 7,340 square-foot lot. The proposed addition will be on the second-story, replacing an existing attic space and contained within the existing envelope of the house. The front façade will also be remodeled to repair the existing balcony, and no style changes will be made.

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 50% of the floor area of the structure before the addition.

Existing Property/Background

The subject site is a 7,340 square-foot interior lot that was originally developed in 1931 with the existing Monterey Revival house and detached, three-car garage. The house features a red, tiled gable-front-and-wing roof form and smooth stucco on all facades. A second-story front-facing balcony, typical of the Monterey Revival style, features wooden columns and a unique wood railing with chess-piece-shaped posts that are mirrored in the first-story window shutters. In 1988, the original brick chimney at the north was replaced with a prefab chimney. In 2015, one window along the south was replaced to better resemble the original windows. Otherwise, the house remains generally unaltered from its original form.

The site’s garage is accessed via Gardner Lane, a minor/local street that runs parallel to Hollister and provides rear access to neighboring properties.

The property is of historic interest as the home of Bob Wian, founder of Bob's Big Boy. Wian lived at the house through his high school years, and it was his residence when he sold his car in 1936 to start the burger stand. Another property more closely related to Wian and his period of significance has been identified and is on the Glendale Register.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1R – FAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	8,110 sq. ft.	3,842 sq. ft. – 11,760 sq. ft.	7,340 sq. ft.
Setback	23 feet	7 feet – 55 feet	32 feet
House size	2,103	1,302 sq. ft. – 3,499 sq. ft.	2,416 sq. ft.
Floor Area Ratio	0.28	0.2 – 0.75	0.33
Number of stories	14 homes are 1-story & 9 homes are 2-stories	1 to 2-stories	2-story

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

☐ Setbacks of buildings on site

- ☐ Prevailing setbacks on the street
- ☐ Building and decks follow topography
- ☐ Alteration of landform minimized

Yards and Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Avoid altering landform to create flat yards
- ☐ Outdoor areas integrated into open space
- ☐ Use of retaining walls minimized
- ☐ Provide landscaping to reduce visual impact of retaining walls
- ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consistent with predominant pattern on street
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☐ Decorative paving

Landscape Design (Existing Landscaping to Remain)

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Complementary to building design and surrounding site
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

Walls and Fences

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate style/color/material
- ☐ Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☐ Appropriately sized and located
- ☐ Stormwater runoff minimized

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the site planning is appropriate and remains relatively unchanged with the second-floor addition remaining within the existing envelope of the house.
- The 510-square foot addition will sit above the existing patio at the rear of the house.
- The addition at the rear of the house will not alter the existing home's appearance as viewed from the street. The addition will be visible from Gardner Lane but will be setback further than its immediate neighboring properties and is in keeping with the patterns of the area.
- The attached covered patio at the rear will be rebuilt at the rear of the new addition.
- No other site changes are proposed and the existing landscaping and detached garage will be maintained.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Appropriate proportions and transitions
- ☐ Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Scale and proportion fit context
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located

☐ Avoids sense of monumentality

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the mass, height, proportions, and architectural concept of the project are consistent with and appropriate to the existing residence and the neighborhood.
- The west facing façade is broken up by a 96 square-foot patio.
- The addition features a gabled-roof design with a 8:12 pitch, which matches the existing roof form and appropriately reduces the massing appearance on the rear addition.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate to overall design
- ☐ Placement appropriate to style
- ☐ Recessed in wall, when appropriate

Privacy

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consideration of views from “public” rooms and balconies/decks
- ☐ Avoid windows facing adjacent windows

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately
- ☐ Natural colors appropriate to hillside area

Paving Materials

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

The driveway will be unaltered.

Lighting, Equipment, Trash, and Drainage

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☐ Light fixtures appropriately located/avoid spillover and over-lit facades
- ☐ Light fixture design appropriate to project
- ☐ Equipment screened and well located
- ☐ Trash storage out of public view
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

Location of lighting fixtures and downspouts not properly identified on the plans. Final approval will be conditional upon Planning review.

Ancillary Structures

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Design consistent with primary structure

- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The overall design, detailing and architectural concept of the addition will be consistent with the character of the existing Monterey Revival house.
 - The finish materials are appropriate to the style including stucco finish, wood-clad windows and terracotta attic vents.
 - The new windows for the addition are wood-clad and feature casement operations. The new windows will match the pattern of the existing windows, including the wood mullions. A condition is included to revise the window schedule to show complete details of frame type and provide a window section drawing.
 - Red clay roof tiles are proposed for the addition to match existing.
 - The wood railings on the proposed west-facing balcony will match the existing railing at the front of the house. This balcony could pose privacy concerns to the neighboring single-story house.
 - At the front, the detailing and styling of the existing balcony will be replicated. The decorative wood railing and the mirroring false shutters will be rebuilt to match the existing. No style changes are proposed at the front.
-

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. That the window schedule be revised to show frame type and window sections.
 2. That specifications (cut sheets) for the exterior lighting fixtures on the new building and locations shall be submitted for staff review and approval prior to plan check submittal. The exterior lighting should be appropriate to and consistent with the style of the addition and their locations should be limited to the main entry and patio doors.
 3. That the gutters shall be painted to match the adjacent wall color.
-

Attachments

1. Reduced Plans
2. Location Map
3. Neighborhood Survey

building data					
	existing	required/allowed	addition/subtraction	provided	notes & comments
lot size	7,330.00			n/a	
first floor area	1,547.00		0.00	1,547.00	
playroom	0.00		0	0.00	
basement	60.00		0	60.00	
second floor area	868.12		510.00	1,378.12	
garage floor area	492.00		0	492.00	(e) 2 car garage
not used	0.00			0.00	
not used	0				
total house floor area	2,415.12	2,932.00	510.00	2,925.12	basement & playroom not included
landscape	1,918.35	40%	0	26.17%	no change
FAR (floor area ratio)	0.33	0.40		0.40	garage not included
lot coverage	27.82%	40%		27.82%	garages included
number of parking	2	2	0	2	
building height	25'-11"	35'-0"	0	27'-3"	as per section 30.11.040 article E, new addition
front yard	26'-6"	15'-0"	no change		
side yard	6'-5"	5'-0"	no change		
rear yard	73'-0"	10'-0"	no change	73'-0"	

Applicable codes:
2019 California Building Code
2019 California Residential Code
2019 California Existing Building Code
2019 California Plumbing Code
2016 California Mechanical Code
2019 California Electrical Code
2019 California Fire Code
2019 California Green Building Standards Code
2019 California Energy Code
2020 Glendale Building Code

Work description

addition of 2 bedrooms on second floor, restoration of the front facade

Property information

Project Address:

2427 Hollister Terrace
Glendale, CA 91206

APN:

5666007026

Zone:

R1R-II (restricted residential far dist II)

Legal Description:

TRACT NO 7498 LOT 162

Fire Zone:

High Fire Zone

Fire Sprinklers:

not required

Construction Type:

V-B

Occupancy:

R3

Year Built:

1931

Project Directory

Owner:

Ben Betts
2427 Hollister Terrace
Glendale, CA 91206

Designer:

Shenq, Inc.
Armen Hognanian
931 E. Walnut street
Pasadena, CA 91106
ph: (626) 703-8367
email: armenh@shenqinc.com

Surveyor:

Eric Chiang P.L.S. 6671,
301 W. Oakmont Drive,
Montebello, CA 90640.
ph: (323) 888-8687.

sheet index

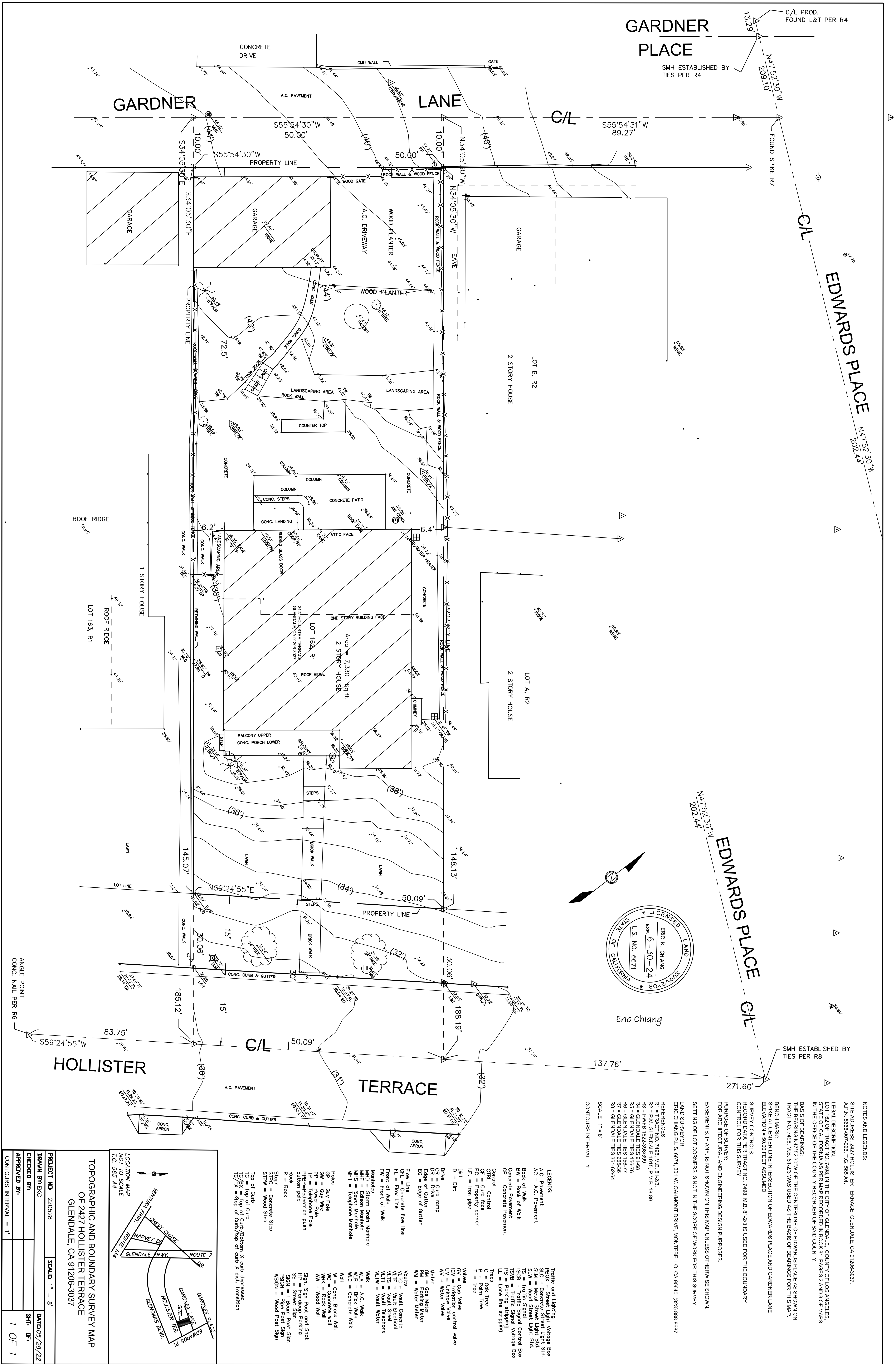
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a0.1	not used	
a0.2	not used	
a0.3	not used	
a0.4	not used	
a0.5	not used	
a0.6	not used	
	survey	●
a1.0	site plan	●
a1.2	extended site plan	●
a2.0	existing 1st floor plan	
a2.1	existing 2nd floor plan	
a2.2	proposed 1st floor plan	●
a2.3	proposed 2nd floor plan	●
a2.4	proposed roof	●
a2.5	proposed 1st floor RCP	
a2.6	proposed 2nd floor RCP	
a2.7	not used	
a2.8	not used	
a3.0	proposed exterior elevations	●
a3.1	proposed exterior elevations	●
a4.0	proposed site section	●
a4.1	proposed building section	●
a5.0	not used	
a5.1	not used	
a7.0	not used	
a7.1	not used	
a7.2	not used	
a8.0	schedules	●
structural drawings		
S1	not used	
S2.1	not used	
S2.2	not used	
S2.3	not used	
S3	not used	
S4	not used	
S5	not used	
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S7.4	not used	
S8	not used	

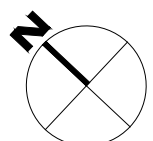
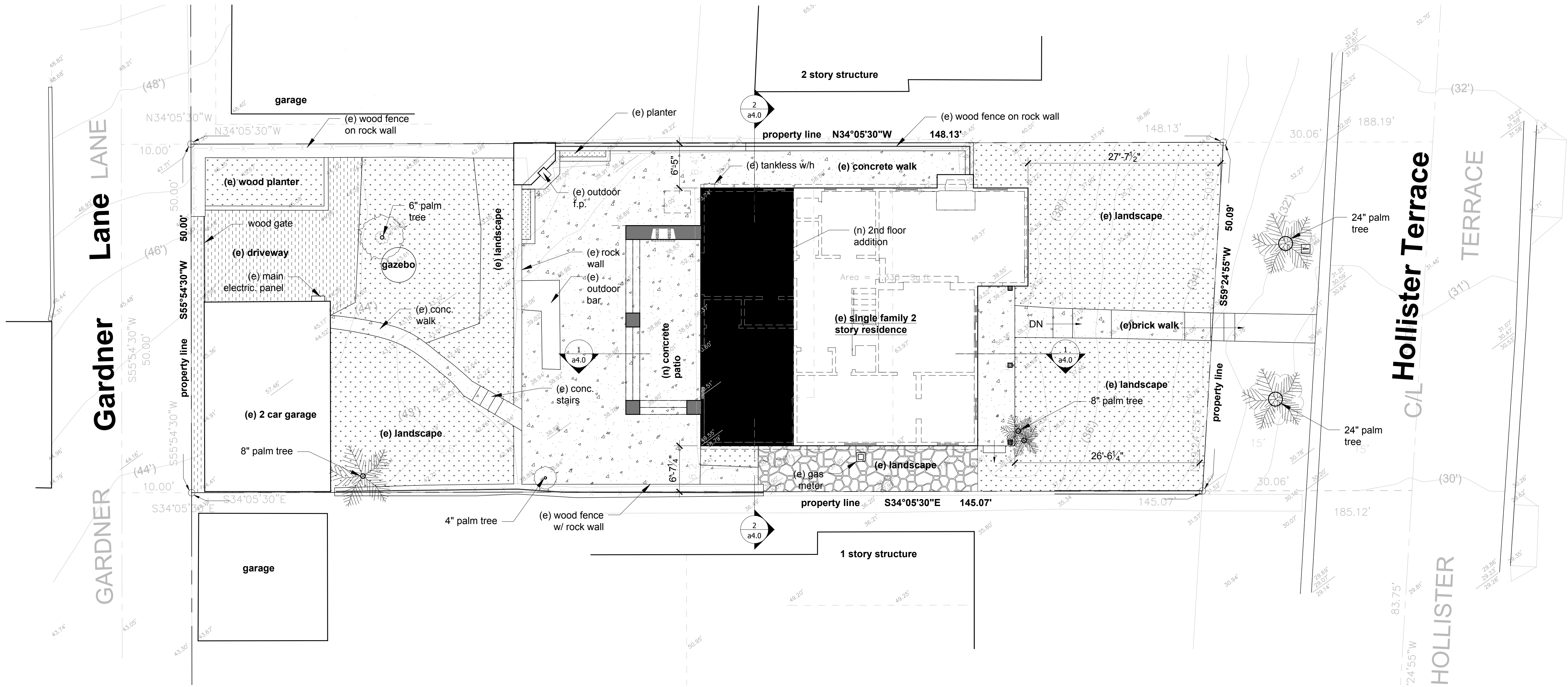


bedroom addition to
2427 Hollister Terrace
Glendale, CA 91206

cover sheet,
plot plan

a0.0





scale 1/8"=1'-0"

site plan

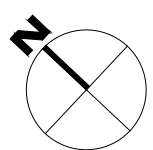
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bedroom addition to
2427 Hollister Terrace
Glendale, CA 91206

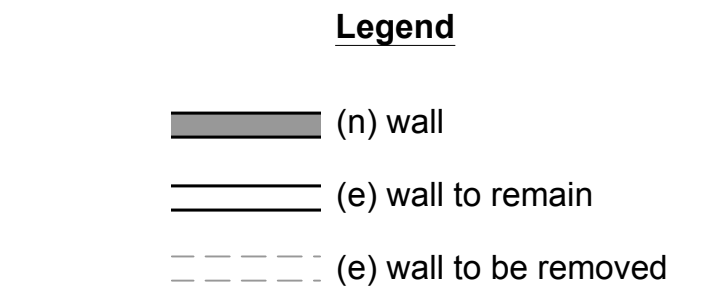
Shenq, Inc.
931 e. walnut street #606
pasadena, ca 91106
armenh@shenqinc.com

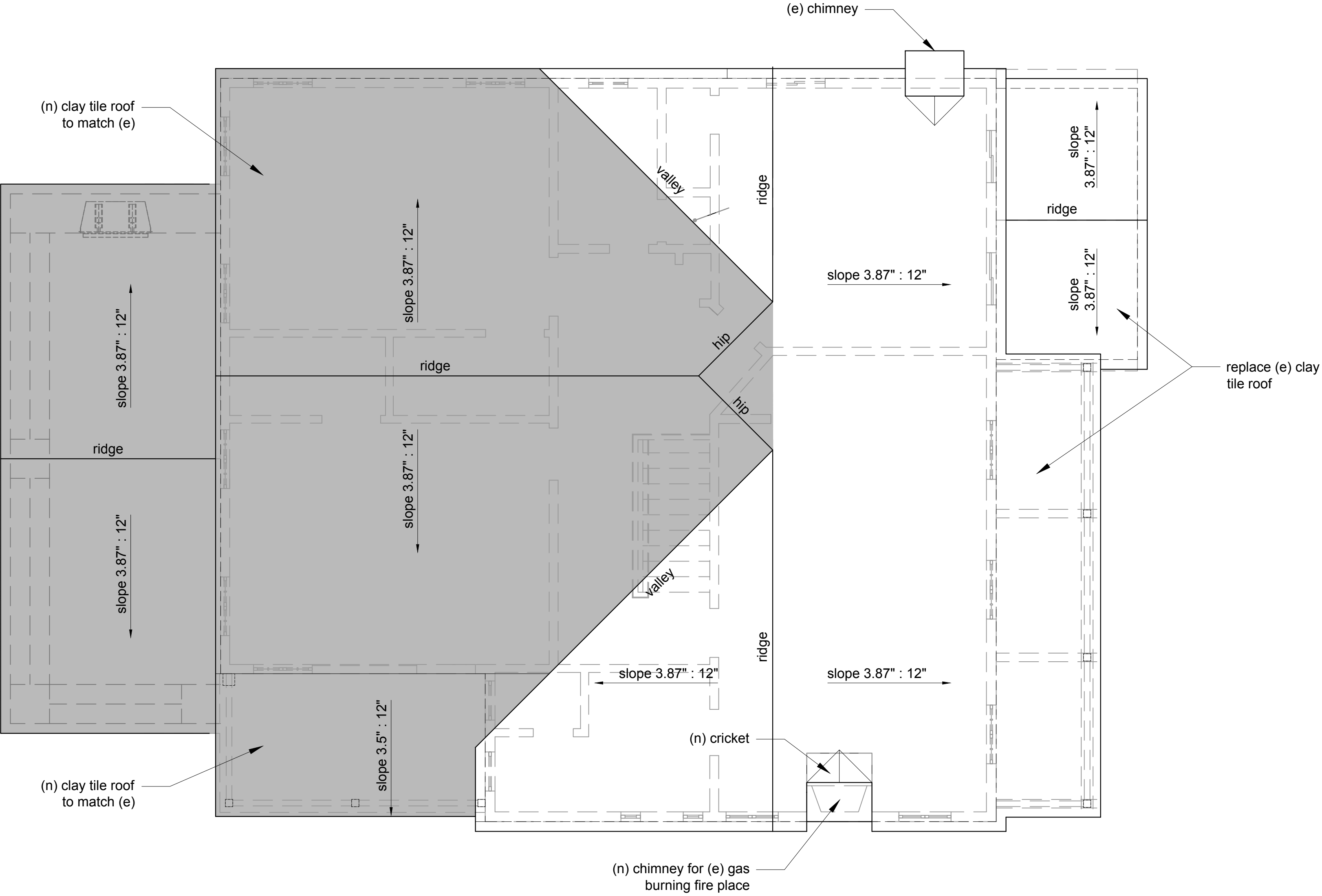
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SD 03.27.21



scale 1/16"=1'-0"



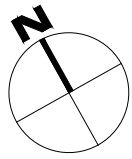


Note: remove existing roof tile and save to be reinstalled. Obtain reclaimed roof tile to match existing for new addition.

Legend

(n) roof

(e) roof



scale 1/4"=1'-0"

proposed roof plan

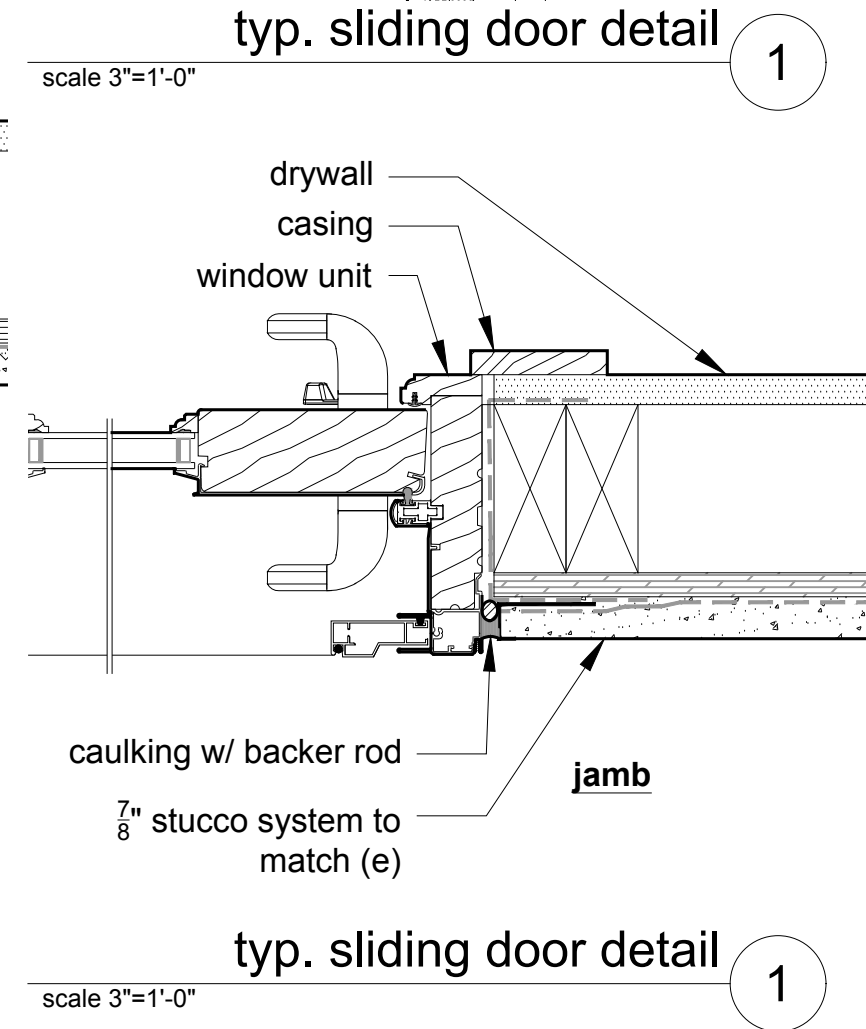
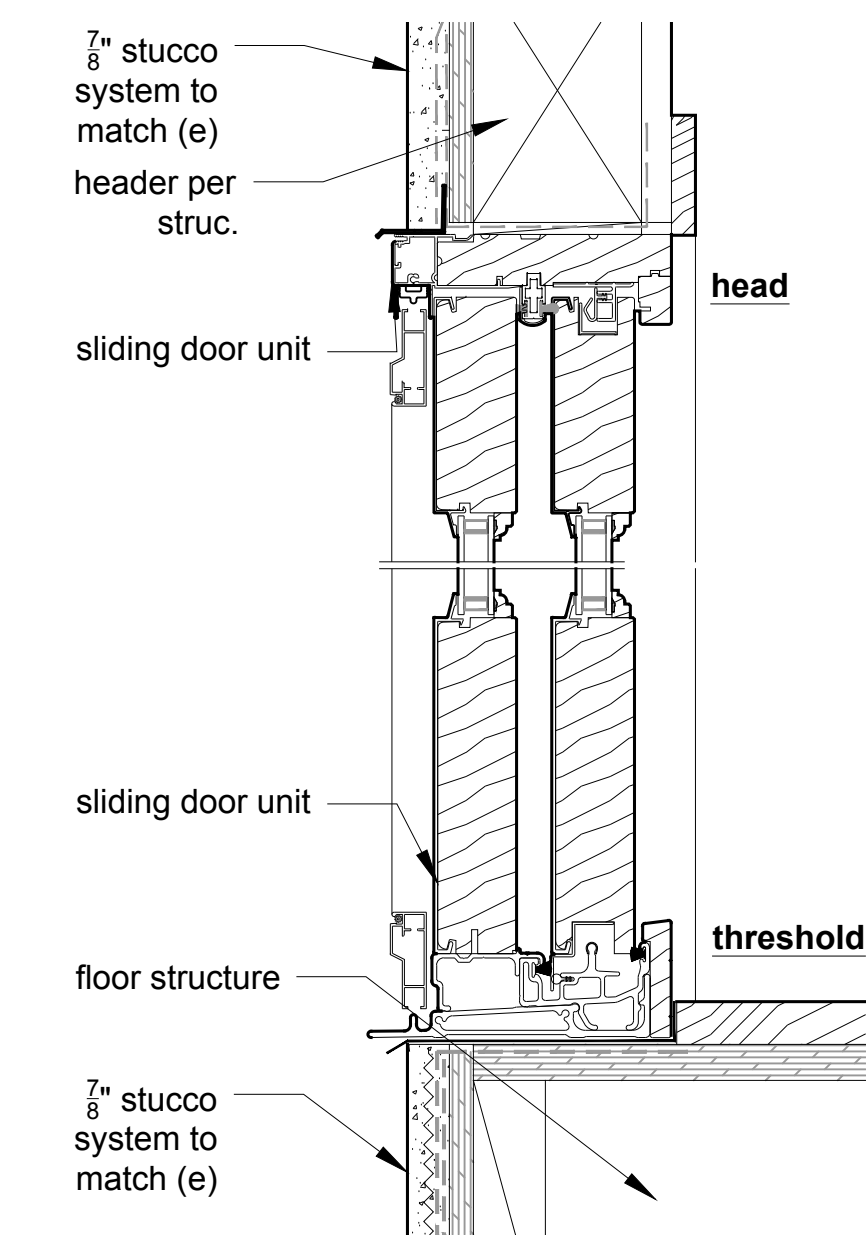
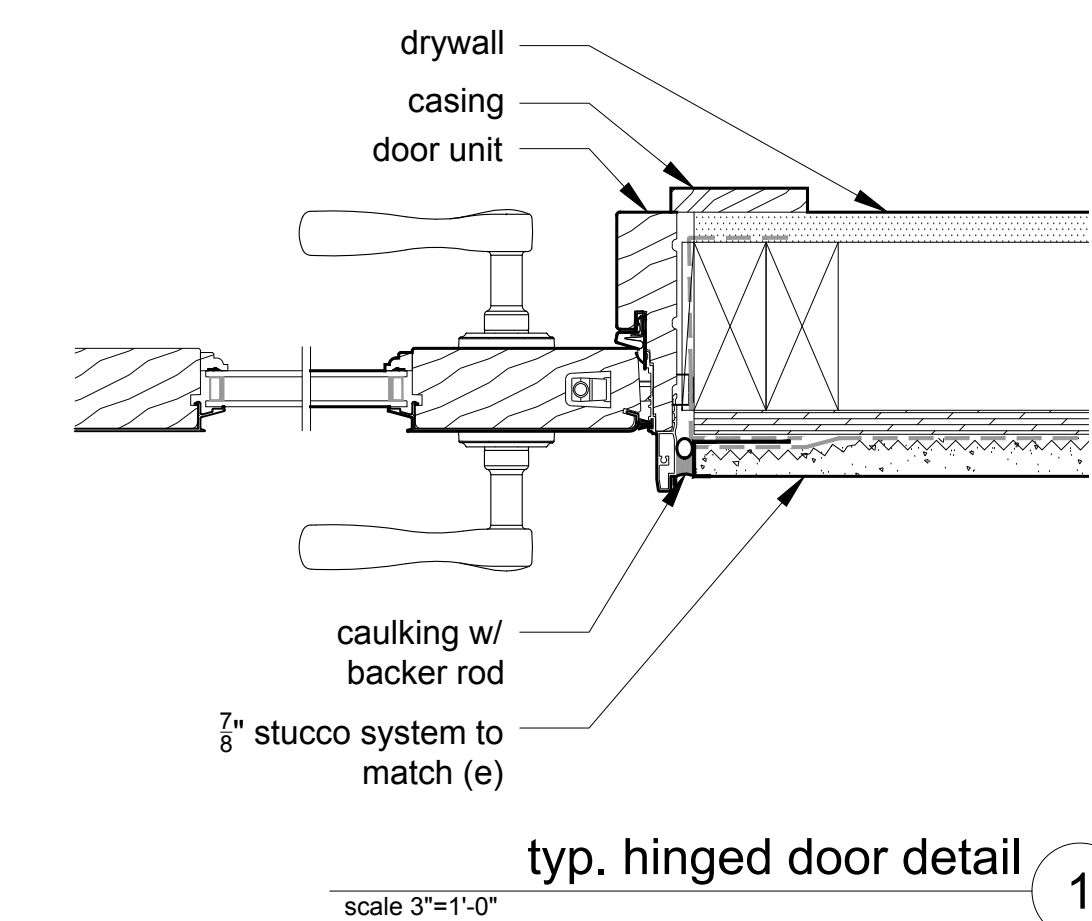
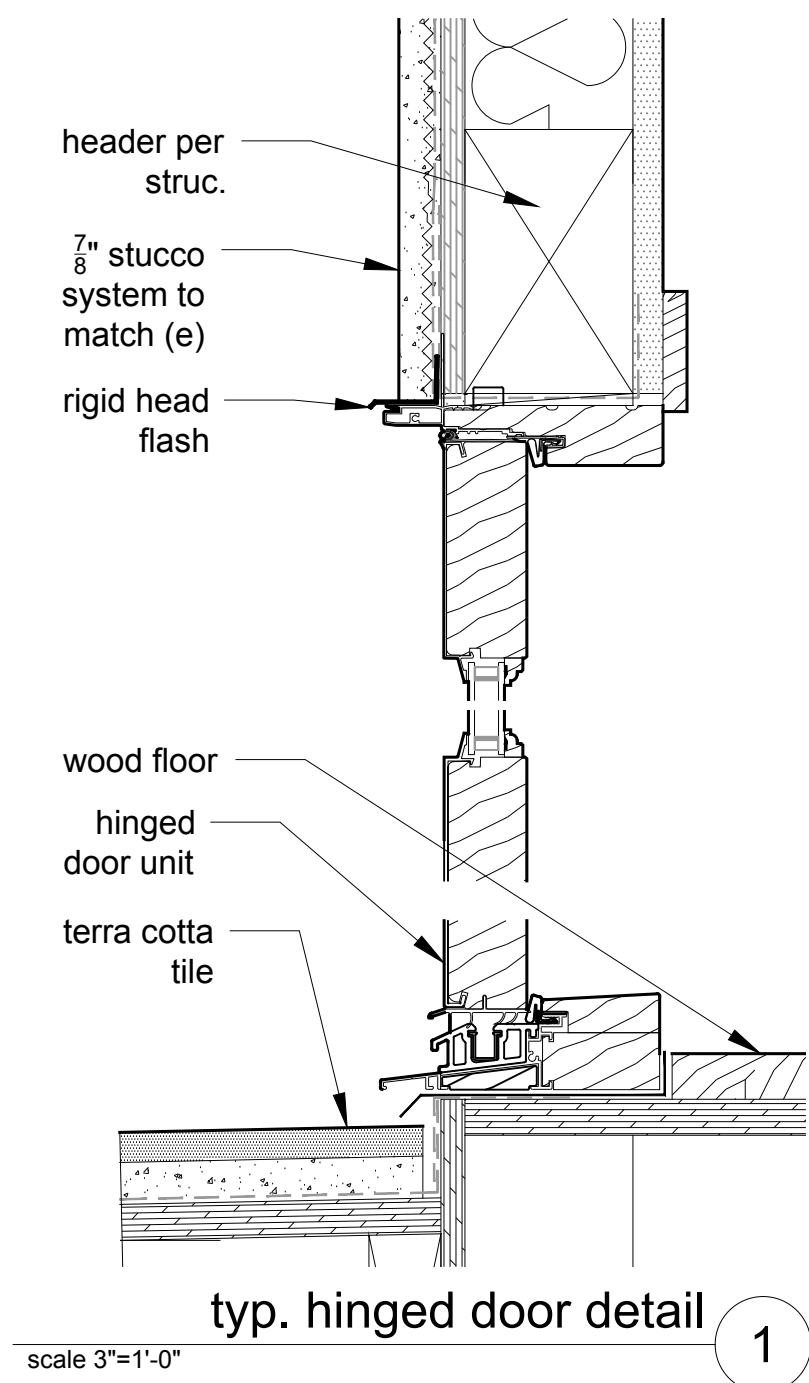
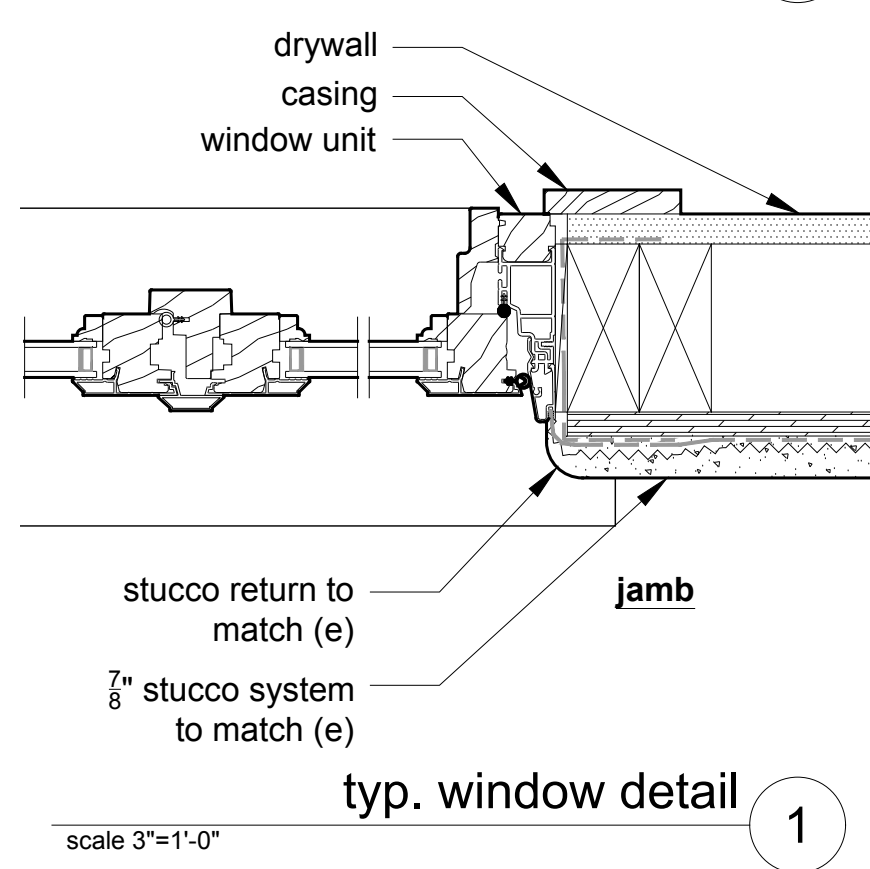
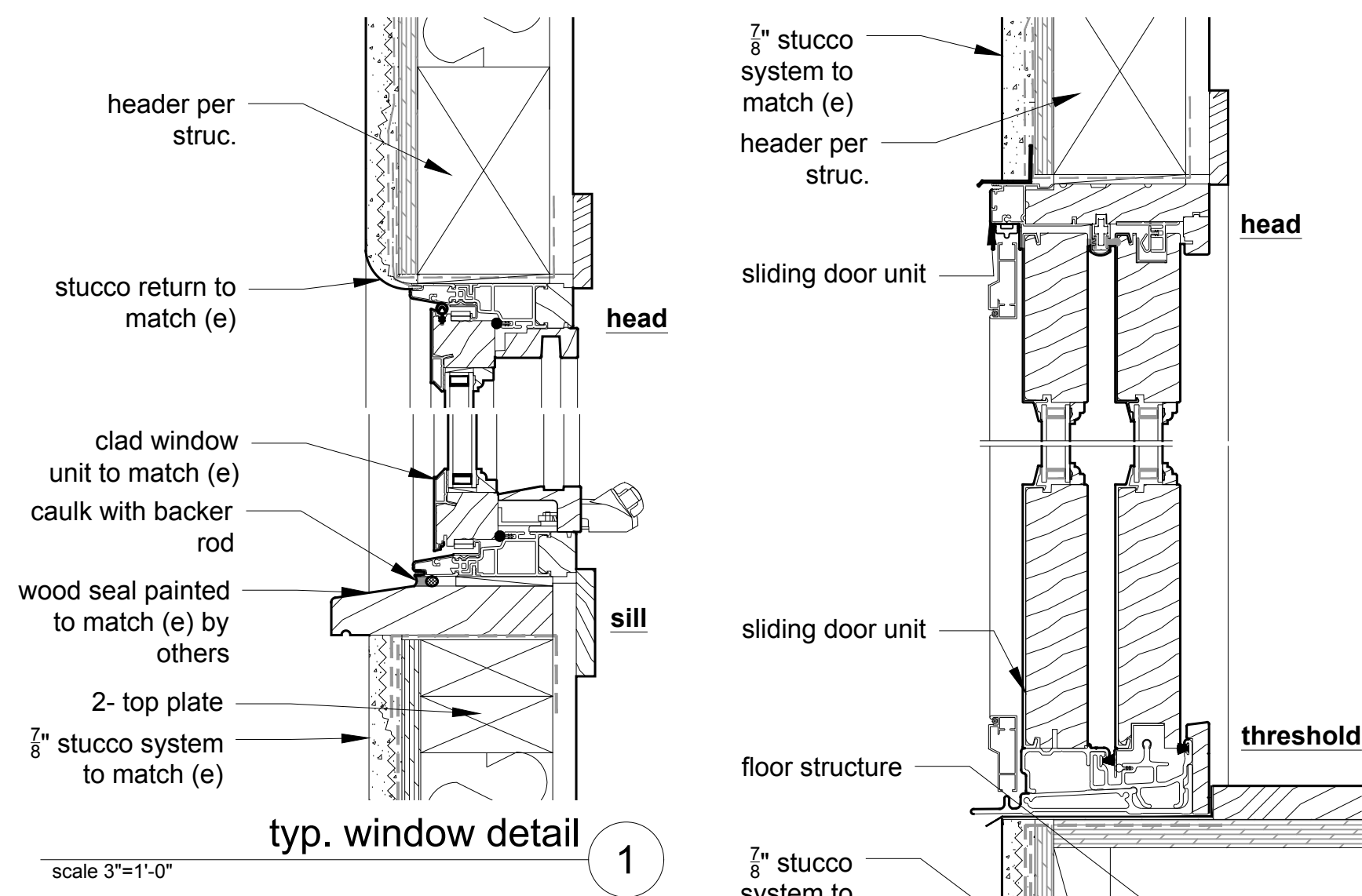
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bedroom addition to
2427 Hollister Terrace
Glendale, CA 91206

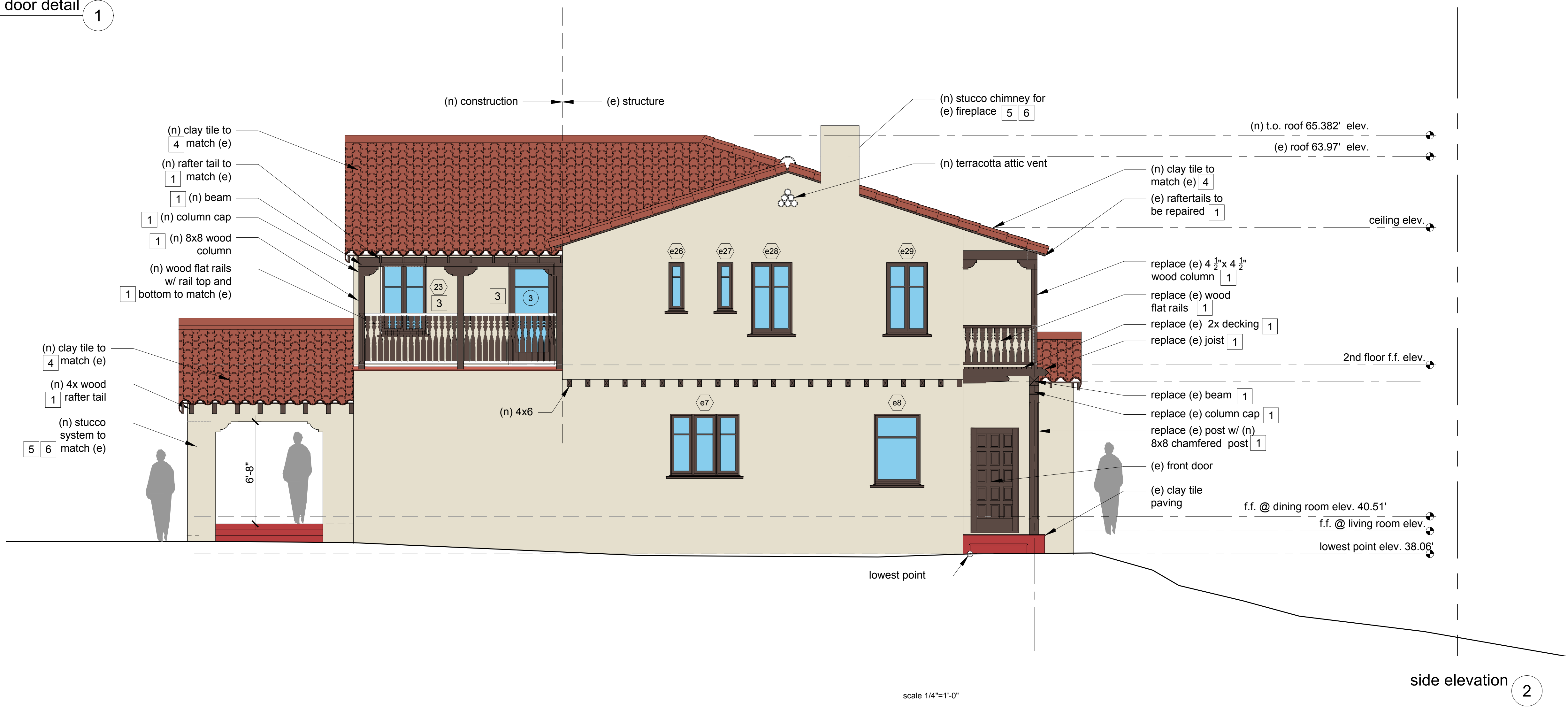
proposed
roof plan

Shenq, Inc.
931 e. walnut street #606
pasadena, ca 91106
armenh@shenqinc.com

a2.4



- Legend**
- 1 **Bear in Mind** (by Dunn Edwards DE 6042) – for all exposed wood components
 - 2 **Craftsman Bronze** (by Weather Shield)– for all new clad windows at exterior
 - 3 **Weather Shield Windows and Doors**
 - 4 **Roof tile** (existing to be saved for reuse, new to match (e))
 - 5 **Pueblo White** (by Dunn Edwards DET 675) – for exterior walls
 - 6 stucco texture– to match (e)



Shenq, Inc.
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pasadena, ca 91106
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bedroom addition to
2427 Hollister Terrace
Glendale, CA 91206

proposed
elevations
plan

a3.0

Legend

- 1

Bear in Mind (by Dunn Edwards DE 6042) – for all exposed wood components
- 2

Craftsman Bronze (by Weather Shield)– for all new clad windows at exterior
- 3

Weather Shield Windows and Doors
- 4

Roof tile (existing to be saved for reuse, new to match (e))
- 5

Pueblo White (by Dunn Edwards DET 675) – for exterior walls
- 6

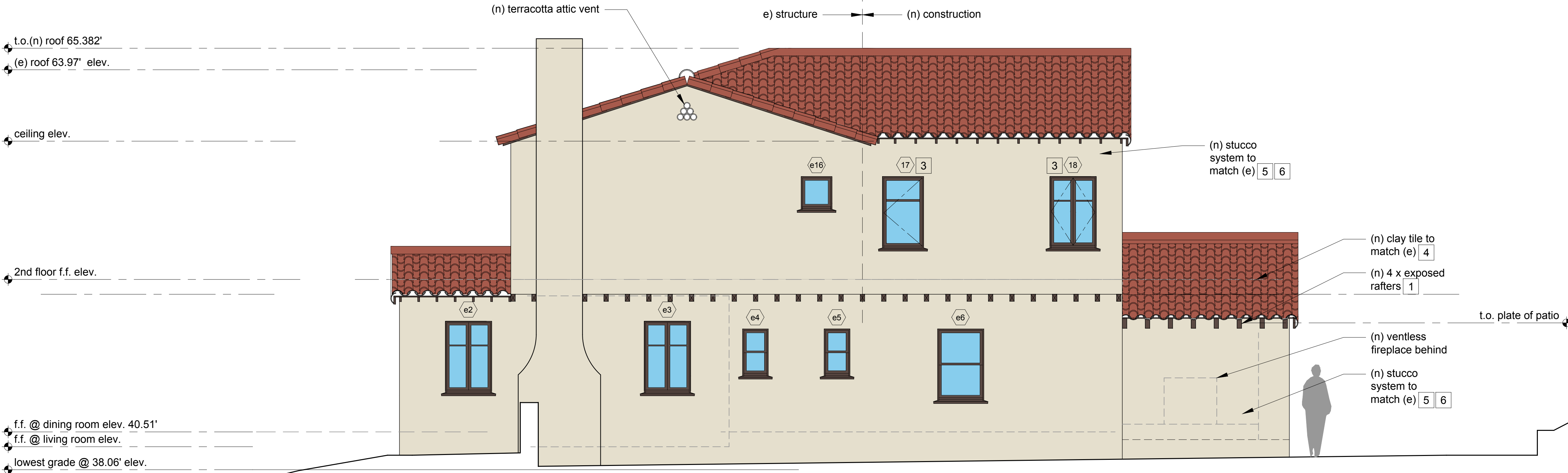
stucco texture– to match (e)



rear elevation

1

scale 1/4"=1'-0"



side elevation

2

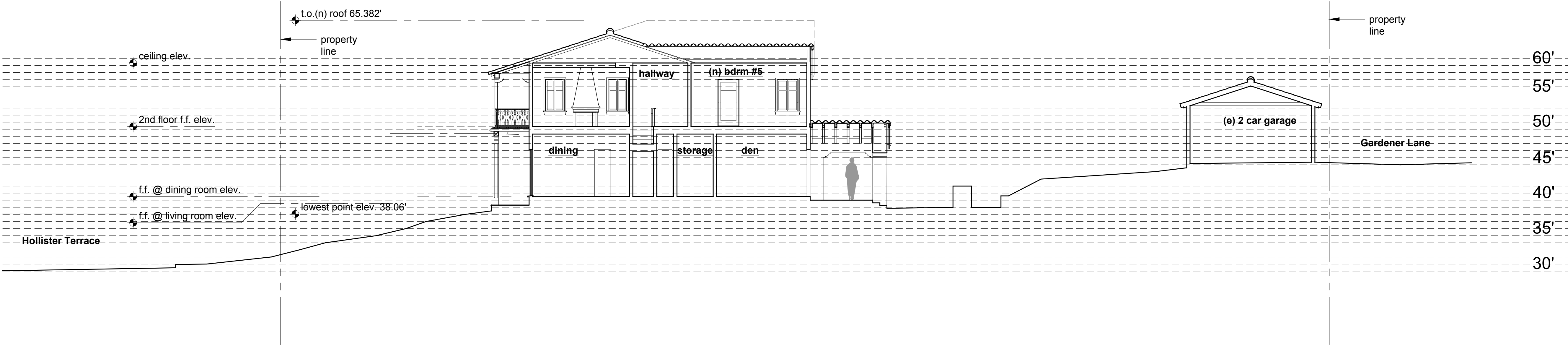
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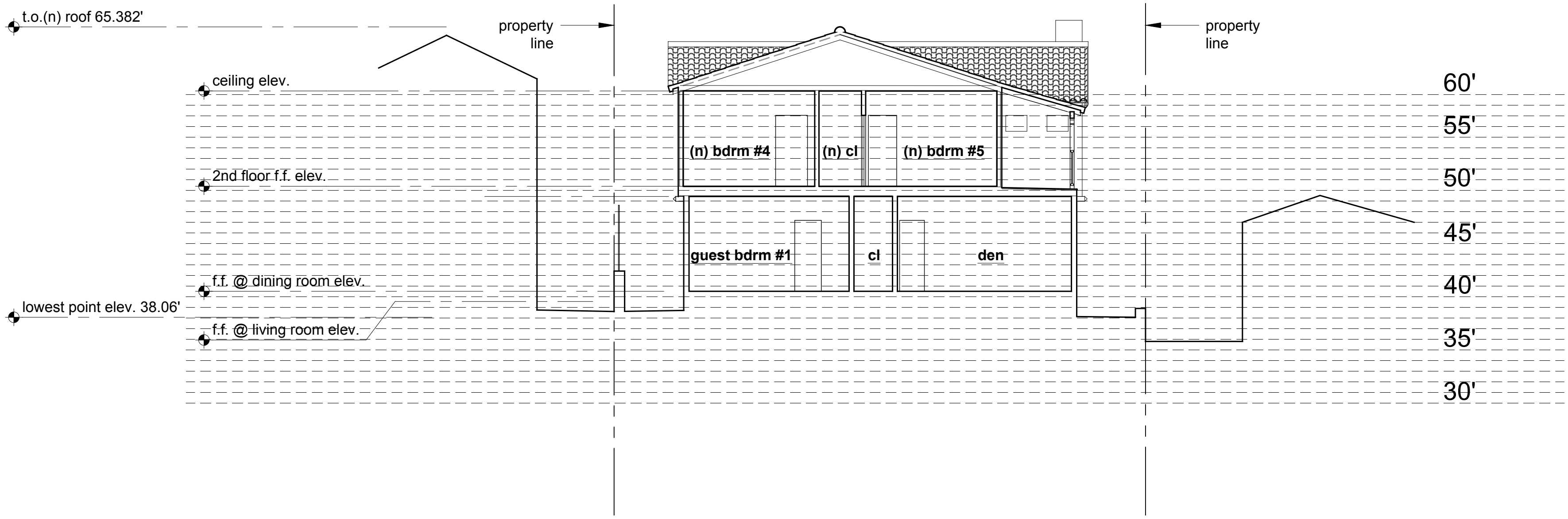
bedroom addition to
2427 Hollister Terrace
Glendale, CA 91206

proposed
elevations
plan

a3.1



scale 1/8"=1'-0" site section 1



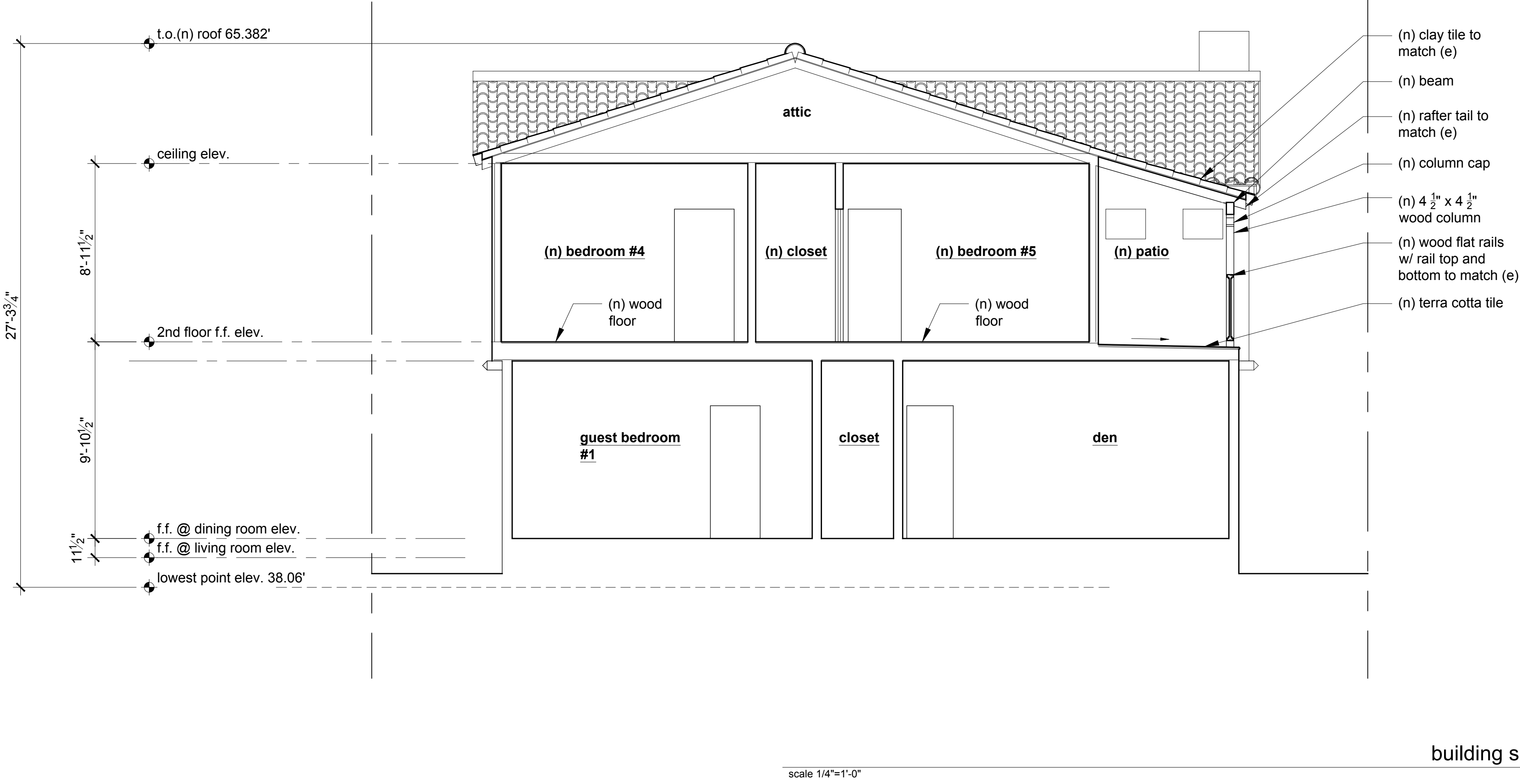
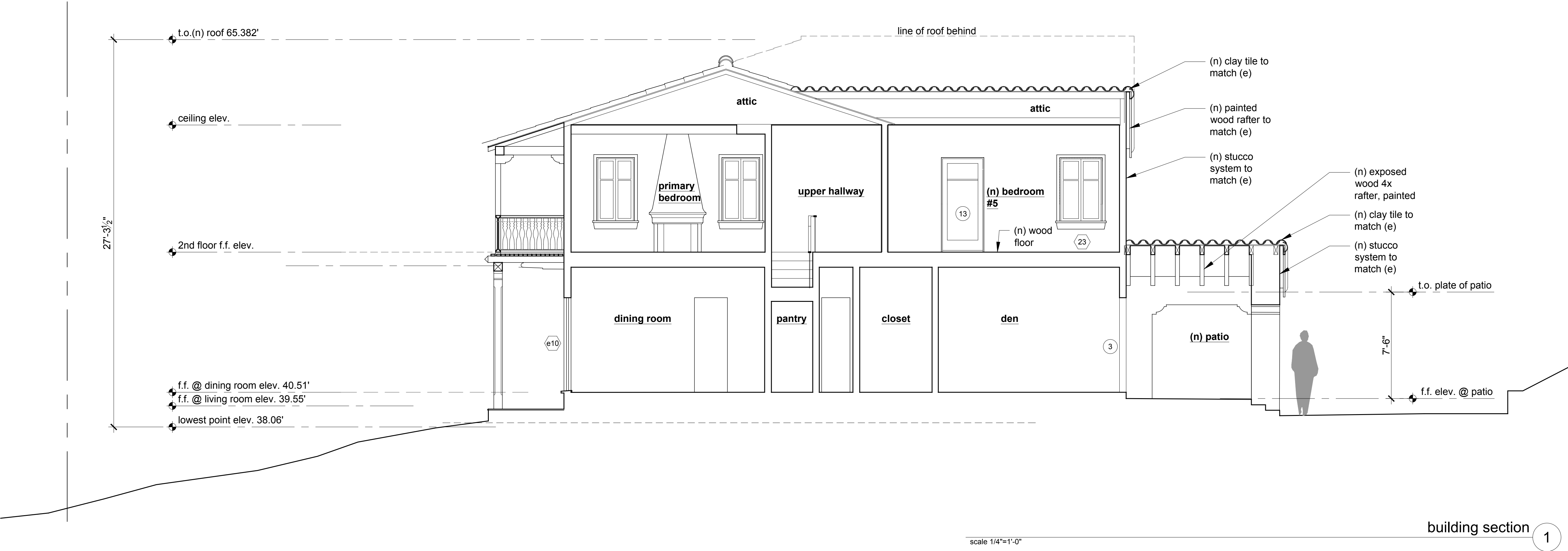
scale 1/8"=1'-0" site section 2

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931 e. walnut street #606
pasadena, ca 91106
armenh@shenqinc.com

bedroom addition to
2427 Hollister Terrace
Glendale, CA 91206

site section

a4.0



Shenq, Inc.
931 e. walnut street #606
pasadena, ca 91106
armenh@shenqinc.com

bedroom addition to
2427 Hollister Terrace
Glendale, CA 91206

building
elevations

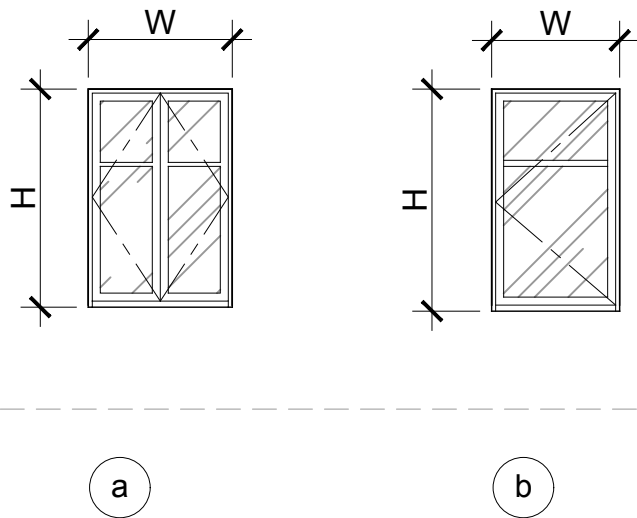
a4.1

window schedule											
window #	location	type	unit size (WxH)	material	glass			egress	U factor	SHGC	notes & remarks
					glazing	temp.	lam.				
1e	living room		6'-0"x6'-9"	wood	single						fixed
2e	living room		3'-0"x4'-6"	wood	single						pair of inswing hinged
3e	living room		3'-0"x4'-6"	wood	single						pair of inswing hinged
4e	bath. #1		1'-8"x3'-0"	wood	single						double hung
5e	bath. #1		1'-8"x3'-0"	wood	single						double hung
6e	guest bedroom #1		3'-0"x4'-6"	wood	single						double hung
7e	kitchen		4'-6"x4'-0"	wood/clad	dual						casement-fix-casement
8e	breakfast nook		3'-0"x4'-6"	wood	single						single inswing hinged
9e	breakfast nook		3'-0"x4'-6"	wood	single						single inswing hinged
10e	dining room		2'-4"x6'-5"	wood	single						single inswing
11e	dining room		2'-4"x6'-5"	wood	single						fixed
12e	dining room		2'-4"x6'-5"	wood	single						single inswing
13e	bedroom #3		2'-8"x4'-6"		single						single inswing
14e	bedroom #3		2'-8"x4'-6"		single						single inswing
15e	bedroom #3										
16e	bath. #3		2'-0"x2'-0"		singlr						single inswing
17	(n) bedroom #4	b	2'-8"x4'-6"	wood/clad	dual	●		●	TBD	TBD	single casement, egress
18	(n) bedroom #4	a	3'-0"x4'-6"	wood/clad	dual	●			TBD	TBD	double casement
19	(n) bedroom #4	a	3'-0"x4'-6"	wood/clad	dual	●			TBD	TBD	double casement
20	(n) bedroom #4	a	3'-0"x4'-6"	wood/clad	dual	●			TBD	TBD	double casement
21	(n) bedroom #5	a	3'-0"x2'-6"	wood/clad	dual	●			TBD	TBD	double casement
22	(n) bedroom #5	a	3'-0"x4'-6"	wood/clad	dual	●			TBD	TBD	double casement
23	(n) bedroom #5	a	3'-0"x4'-6"	wood/clad	dual	●			TBD	TBD	double casement
24e	primary bath		1'-6"x1'-6"	wood							single inswing
25e	primary bath		1'-6"x1'-6"	wood							single inswing
26e	primary bath		1'-0"x3'-0"	wood							single inswing
27e	primary bath		1'-0"x3'-0"	wood							single casement
28e	primary bedroom		2'-8"x4'-6"	wood							pair of inswing hinged
29e	primary bedroom		2'-8"x4'-6"	wood							pair of inswing hinged
30e	primary bedroom		3'-0"x6'-0"	wood							pair of inswing hinged
31e	primary bedroom		3'-0"x6'-0"	wood							pair of inswing hinged
32e	primary bedroom		3'-0"x6'-0"	wood							pair of inswing hinged

legend

- (e) windows to remain
- (n) windows

door type



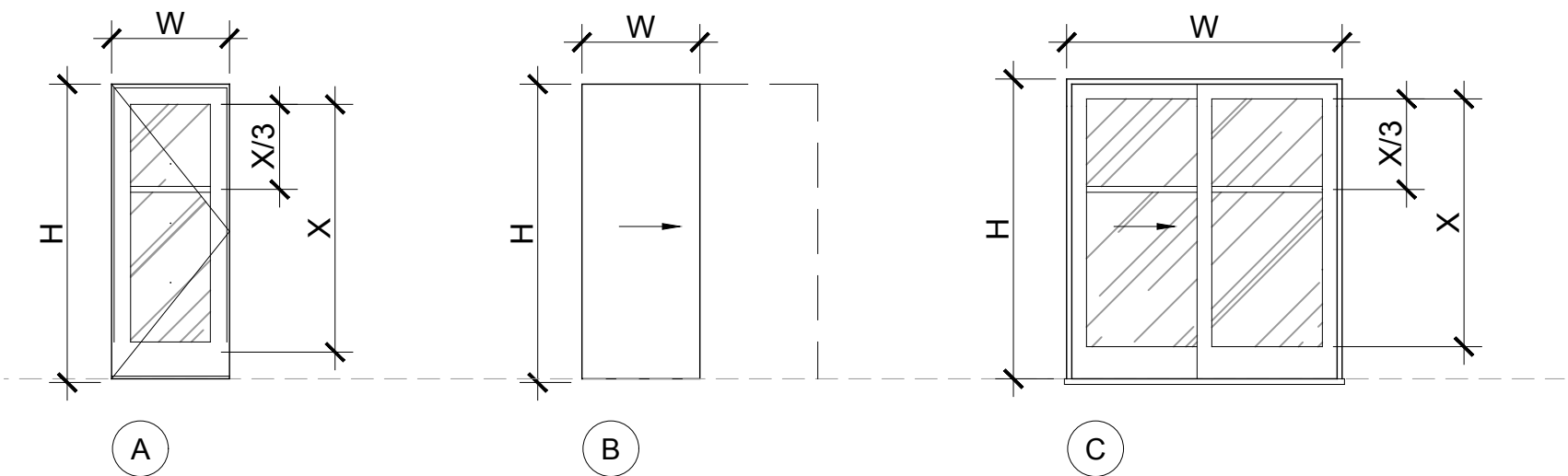
door schedule

door #	location	type	size (WxH)	frame	door	door thickness	glass			fire rating	egress	hardware type	U factor	SHGC	notes & remarks
							glazing	temp.	lam.						
e1	lining room		3'-0"x6'-8"	wood	s.c.	1 ³ / ₈ "	dual	yes							single hinged
2	guest bedroom #1	C	6'-0"x6'-8"	wood/clad	wood/clad	1 ³ / ₄ "	dual	yes			entry	TBD	TBD		sliding door
3	den	C	6'-0"x6'-8"	wood/clad	wood/clad	1 ³ / ₄ "	dual	yes			entry	TBD	TBD		sliding door
e4	bath #1- foyer		2'-4"x6'-8"	wood											hinged
e5	storage-foyer		2'-4"x6'-8"	wood											pocket
e6	guest bedroom #1-foyer		2'-6"x6'-8"	wood											pocket
e7	guest bedroom #1-closet		2'-4"x6'-8"	wood											pocket
e8	laundry closet-den		4'-7"x6'-0"	wood											pair of hinged
e9	den-foyer		2'-4"x6'-8"	wood											pocket
e10	storage-foyer		3'-10"x6'-8"	wood											pair of hinged
e11	kitchen-foyer		2'-0"x6'-8"	wood											pocket
e12	pantry-foyer		2'-0"x6'-8"	wood											hinged
13	(n) bedroom #5	A	3'-0"x6'-8"	wood/clad	wood/clad	1 ³ / ₄ "	dual	yes			entry	TBD	TBD		hinged
e14	primary bath-primary bedroom		2'-4"x6'-8"	wood											pocket
e15	primary bedroom-hallway		2'-6"x6'-8"	wood											pocket
e16	bedroom #3-hallway		2'-6"x6'-8"	wood											hinged
e17	bedroom #3-closet		2'-0"x6'-8"	wood											pocket
e18	bath #3-hallway		2'-0"x6'-8"	wood											hinged
19	(n) bedroom #4-hallway	B	3'-0"x6'-8"	wood	s.c.	1 ³ / ₈ "	n/a	n/a			privacy	n/a	n/a		pocket
20	(n) bedroom #4-(n) closet	B	3'-0"x6'-8"	wood	s.c.	1 ³ / ₈ "	n/a	n/a			passage	n/a	n/a		pocket
21	(n) bedroom #5-(n) closet	B	3'-0"x6'-8"	wood	s.c.	1 ³ / ₈ "	n/a	n/a			passage	n/a	n/a		pocket
22	(n) bedroom #5-hallway	B	3'-0"x6'-8"	wood	s.c.	1 ³ / ₈ "	n/a	n/a			privacy	n/a	n/a		pocket

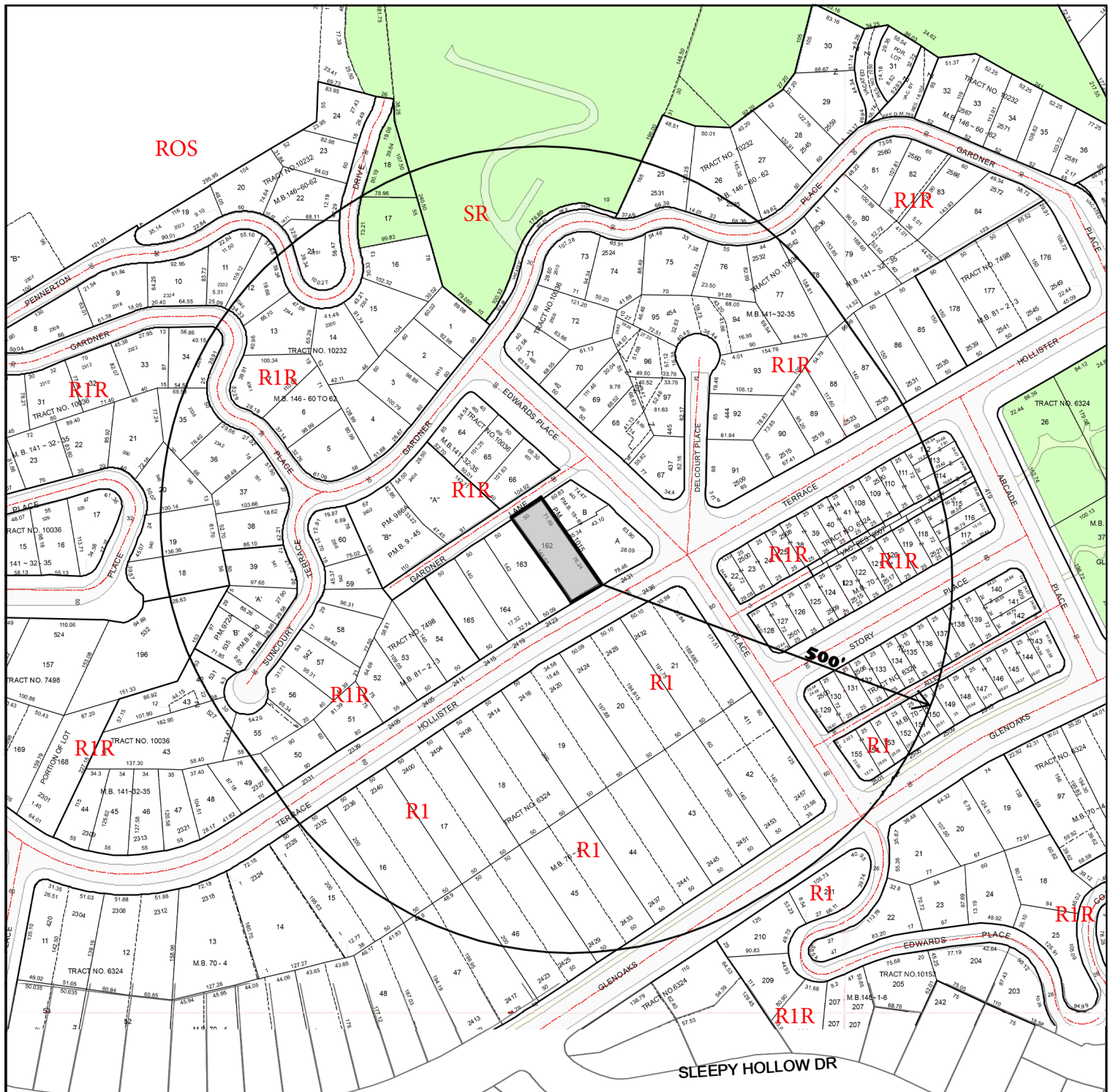
legend

- (e) windows to remain
- (n) windows

window type



Note: All exterior wood doors by Weather Shield Doors and Windows, Premium series



SCALE: 1" = 200'

LOCATION MAP
2427 HOLLISTER TERRACE
GLENDALE, CA 91206
APN: 5666-007-026
500' RADIUS
DATE: 01-26-2023



Number	Address	Stories	Survey List			
			Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	2427 Hollister Ter	2	32.2	0.33	2416	7340
2	2423 Hollister Ter	1	37.4	0.23	1626	7180
3	2419 Hollister Ter	1	37.8	0.24	1706	7030
4	2415 Hollister Ter	2	33.6	0.28	1991	7063
5	2411 Hollister Ter	1	32.6	0.19	1488	7891
6	2405 Hollister Ter	2	32.7	0.19	2108	11287
7	2404 Hollister Ter	1	19.5	0.21	2173	10155
8	2408 Hollister Ter	2	12.1	0.35	3336	9445
9	2414 Hollister Ter	1	21.5	0.19	1930	10072
10	2416 Hollister Ter	1	18.5	0.36	3499	9668
11	2420 Hollister Ter	1	17.6	0.2	2038	10083
12	2424 Hollister Ter	1	15.5	0.14	1302	9607
13	2428 Hollister Ter	1	17.6	0.14	1400	9660
14	2432 Hollister Ter	1	15.3	0.16	1544	9520
15	2436 Hollister Ter	1	9.9	0.35	3274	9340
16	2500 Hollister Ter	2	8.1	0.75	2870	3842
17	2508 Hollister Ter	2	6.7	0.44	2600	5867
18	2515 Hollister Ter	1	31.1	0.25	1336	5399
19	2509 Hollister Ter	1	28.2	0.28	1906	6920
20	2431 Hollister Ter	2	32.7	0.3	2043	6895
21	443 Edwards Pl	2	13.1	0.43	2130	5006
22	451 Edwards Pl	2	8.4	0.35	1950	5503
23	2404 Gardner Pl	1	45.7	0.15	1713	11760
Averages			22.9	0.28	2103	8110