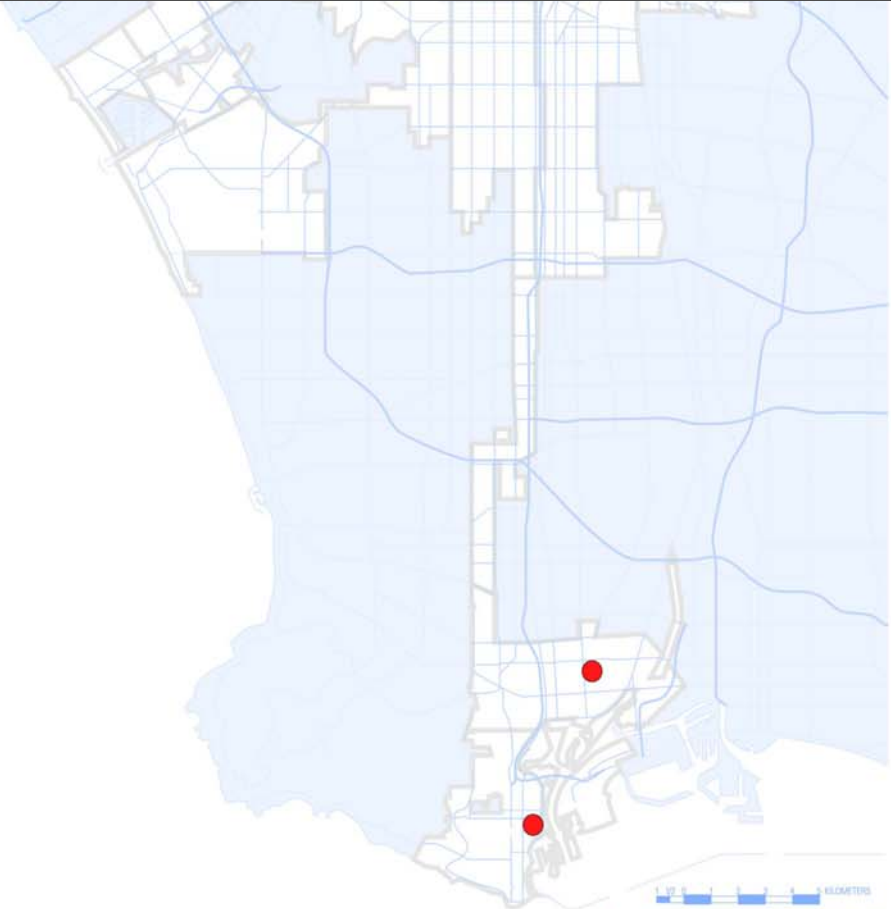


ANGELINO HEIGHTS PRESERVATION PLAN

June 10, 2004





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PART I OVERVIEW

1. Mission Statement

The Angelino Heights Historic Preservation Overlay Zone Mission Statement is:

FACILITATE THE VITALITY OF THE DISTRICT AS A LIVABLE AND SUSTAINABLE NEIGHBORHOOD THROUGH THE PRESERVATION, RESTORATION, AND REHABILITATION OF STRUCTURES, LANDSCAPING AND NATURAL FEATURES.

2. Goals and Objectives

GOAL 1 RECOGNIZE THAT THE CHARACTER PRESERVATION OF THE DISTRICT AS A WHOLE TAKES PRECEDENCE OVER THE TREATMENT OF INDIVIDUAL STRUCTURES OR STREETS.

Objective 1.1 Encourage non-contributing structures to contribute positively to the streetscape and to the district.

Objective 1.2 The preservation of historic buildings is a priority.

Objective 1.3 Maintain an appropriate setting that gives historical buildings pre-eminence.

GOAL 2 ENCOURAGE THE RETENTION OF STRUCTURES, FEATURES AND MATERIALS FROM THE PERIODS OF SIGNIFICANCE.

Objective 2.1 Review proposed additions and/or alternations with serious consideration for their affects on the appearance of historic structures.

GOAL 3 RECOGNIZE THE IMPORTANCE OF THE HISTORICAL DEVELOPMENT PATTERNS AND LOT CONFIGURATION AND THEIR RELATIONSHIP TO THE STREETScape.

Objective 3.1 Encourage new development to follow the historic pattern of the neighborhood as a residential tract featuring single-family and two to six unit multiple family dwellings with accessory buildings to the rear of the lots.

Objective 3.2 Encourage new investment that will enhance the historic patterns and development.

Objective 3.3 Enhance infill development to increase property values, stabilize the neighborhood, and promote interest in the neighborhood.

GOAL 4 EDUCATE THE NEIGHBORHOOD ABOUT HISTORICAL SIGNIFICANCE BY ILLUSTRATING THE VALUE OF HISTORIC DISTRICT AS A RESOURCE FOR ALL.

Objective 4.1 Foster public appreciation for the beauty of the neighborhood in regards to the accomplishments of the past as reflected through its architecture or unique character.

GOAL 5 ENCOURAGE THE USE OF LANDSCAPING AND APPROPRIATE SITE FEATURES TO IMPROVE THE STREETScape.

Objective 5.1 Encourage retention of historic landscape features.

Objective 5.2 Promote a complimentary landscaping.

Objective 5.3 Mitigate effects of non-contributing structures to contribute positively to the streetscape and to the district.

Objective 5.4 Encourage the replanting of Contributing trees and plants used in the historic Landscape.

GOAL 6 RECOGNIZE THE IMPORTANCE OF THE ACCESSORY BUILDINGS IN PROVIDING HISTORIC CHARACTER TO THE DISTRICT.

Objective 6.1 Encourage accessory buildings and development as additional space for the primary structures.

3.0 Function of the Plan

3.1 ROLE OF THE PRESERVATION PLAN

This Preservation Plan is a City Planning Commission approved document that governs the Angelino Heights Historic Preservation Overlay Zone (HPOZ). The main function of this plan is to serve as Design Review Guidelines which clarify and elaborate upon criteria established under the HPOZ Ordinance. The plan aims to create a clear and predictable set of expectations as to the design and review of proposed projects.

The Department of City Planning uses Preservation Plans as the basis for its determinations. The Angelino Heights HPOZ Board uses the Angelino Heights Preservation Plan to make recommendations on all proposed exterior work within Angelino Heights based on the applicable criteria and guidelines within this document. All proposed work within the district is to be reviewed by the HPOZ Board, unless exempted from review, or the authority to review has been delegated to the Director of Planning.

This plan has been prepared specifically for the Angelino Heights community and articulates Angelino Height's vision and goals in regards to Historical Preservation by establishing design guidelines for the development, rehabilitation, and restoration of single and multiple-family residential structures; commercial structures; the public realm including streets, parks and street trees; and other types of development within Angelino Heights.

The Angelino Heights Preservation Plan serves as an implementation tool of the Silverlake-Echo Park Community Plan (a part of the Land Use Element of the City's General Plan). An HPOZ one of the many types of overlay districts, policies, and programs that serve to advance the goals and objectives of the Community Plan.

The Silverlake-Echo Park Community Plan provides an official guide to the future development of the District for use by the City Council, the Mayor, and the City Planning Commission; other concerned governmental agencies; and residents, property owners and business people of the Plan area, along with private organizations concerned with Planning and civic improvement. One of the objectives for Housing in the Silverlake-Echo Park Community plan is to conserve and improve the varied and distinctive residential character of the Plan area. Some of the policies that affect the Angelino Heights Preservation Plan listed in the Silverlake-Echo Park Community Plan are as follows:

Housing - Rehabilitation of existing housing stock should be actively stimulated in order to conserve and upgrade the District as a housing resource. Rehabilitation programs in Silverlake-Echo Park should be tailored to specific family income, housing and neighborhood characteristics.

Cultural and Historical Monuments - The Silverlake-Echo Park Plan incorporates the sites designated on the Cultural and Historical Monuments Element of the General Plan and provide for the addition of sites thereto.

The Angelino Heights Preservation Plan can be utilized as a resource for property owners who plan exterior repairs or alterations to their property. It can also serve as an educational tool to inform existing and potential property owners, residents, investors, and the general public how to rehabilitate existing properties and/or build new infill construction within the unique Angelino Heights HPOZ of the City of Los Angeles. The Preservation Plan is to be made available to property owners and residents within the Angelino Heights HPOZ, and shall be reviewed by the HPOZ Board every two years.

3.2 ORGANIZATION OF THE PRESERVATION PLAN

Each Preservation Plan is required to contain seven elements: The Mission Statement, Goals and Objectives, Function of the Plan, the Context Statement, the Historic Resources Survey, Design Guidelines, and the Preservation incentives/Adaptive reuse policies located in the Appendix. The Angelino Heights Preservation Plan contains two parts.

Part I contains five chapters: The Mission Statement establishes the community's vision for their Preservation Plan. The Goals and Objectives chapter states the Goals to accomplish and offers specific programs or actions (Objectives) as the means to accomplish these Goals. The Function of the Plan reviews the role, organization, and process of the Preservation Plan. The Context Statement briefly outlines the history and significance of the community's development. The Historic Resources Survey identifies all Contributing and Non-Contributing structures and includes Contributing landscaping, natural features and sites, and vacant lots. The Historic Resources Survey also serves as the starting point for the Architectural Style pages and the Rehabilitation and Infill Guidelines found within this Preservation Plan.

Part II is the Design Guidelines which contains five chapters: Design Guideline Overview, Architectural Styles, Residential Design Guidelines, Commercial Design Guidelines, and Public Realm. The Architectural Styles pages provide an overview of the predominant architectural styles present within Angelino Heights. The Residential and Commercial Design Guidelines for Rehabilitation/Infill identify the detailed character defining elements of the various architectural styles, and the Public Realm chapter provides preservation guidelines for public spaces within the HPOZ district. The Architectural Style pages are intended to work together with the applicable chapters of the Residential and Commercial Design Guidelines, as well as the Public Realm chapter.

An appendix of other useful information is found at the back of this Plan. This appendix includes a compilation of preservation incentives and adaptive reuse policies, process charts, and the HPOZ Ordinance.

3.3 PROCESS OVERVIEW

The Historic Preservation Overlay Zone permit process has different levels of review for different types of projects. The following are the four types of project review within an HPOZ. For more information on which review type is appropriate for a certain project, contact City Planning Staff.

1. **Certificate of Appropriateness (COA).** The Certificate of Appropriateness procedure is the review process required when there is significant work on elements identified as Contributing in the Historic Resources Survey.
2. **Certificate of Compatibility (COC).** The Certificate of Compatibility procedure is for the review of new construction on vacant lots, including building replacement or for demolition and reconstruction for elements identified as Non-Contributing or not listed in the Historic Resources Survey.
3. **Conforming Work on Contributing Elements.** Conforming Work on Contributing Elements is a review process for the following types of work:
 - a) Restoration work
 - b) Demolition in response to natural disaster
 - c) Ordinary Maintenance and Repair
 - d) Additions of less than 250 square feet with no increase in height.
 - e) Work on Non-Contributing properties other than building replacement or new construction on vacant lots.
4. **Conforming Work on Non-Contributing Elements.** Conforming Work on Contributing Elements is a review process for the following types of work:
 - a) Relocation of buildings or structures dating from the Preservation Zone's period of significance onto a lot in the Preservation Zone.
 - b) Work that is undertaken solely on an element that is identified as Non-contributing in the Historic Resource Survey, or not listed in the Historic Resource Survey
 - c) Work that does not involve the construction of a new building, or building replacement.

The four permit processes are summarized below. The HPOZ Planner for Angelino Heights will determine if the Project requires a Certificate of Appropriateness, a Certificate of Compatibility, or is eligible for review under Conforming Work for Contributing Elements or Conforming Work for Non-Contributing Elements per Section 12.20.3 (H) of the HPOZ Ordinance.

Choose the applicable permit for the proposed project and follow the steps to obtain an HPOZ permit from the Department of City Planning. Please consult the HPOZ Ordinance language located in the Appendix of this plan for a better understanding of these requirements.

CONFORMING WORK ON CONTRIBUTING ELEMENTS 12.20.3(I)1

1. Contact Planning Staff. HPOZ Planner schedules project for conformance review and sign-off at next HPOZ Board meeting, unless project is considered exempt.
2. Materials checklist and requirements are given to applicant by HPOZ Planner.
3. Submit materials checklist and requirements to HPOZ Planner.
4. Project is reviewed by the HPOZ Board at the scheduled meeting. Board reviews for conformity with the Preservation Plan.
5. After conformance review and sign-off, applicant may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply).

CONFORMING WORK ON NON-CONTRIBUTING ELEMENTS 12.20.3(J)1

1. Contact Planning Staff. HPOZ Planner schedules project for conformance review and sign-off at next HPOZ Board meeting.
2. Materials checklist and requirements are given to applicant by HPOZ Planner.
3. Submit materials checklist and requirements to HPOZ Planner.
4. Project is reviewed by the HPOZ Board at the scheduled meeting. Board reviews for conformance with HPOZ Ordinance.
5. After conformance review and sign-off, applicant may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply).

CERTIFICATE OF APPROPRIATENESS (COA) 12.20.3 (K)3

1. Contact Planning Staff. A COA consultation is scheduled with the HPOZ Board.
2. Consultation with the HPOZ Board to review project at HPOZ meeting.
3. COA application requirements are given to applicant by HPOZ Planner.
4. Get application and materials authorized by HPOZ Planner for submittal to City Planning Public Counter.
5. HPOZ Planner schedules a Public Hearing, per Section 12.20.3 (L) of the Los Angeles Municipal Code (LAMC) with the HPOZ Board and sends case information to the Cultural Heritage Commission (CHC).
6. COA is reviewed by the HPOZ Board at the scheduled hearing and independently by the CHC. Board and CHC issues recommendations based on Preservation Plan.
7. Director of Planning issues a Director's Determination based on Section 12.20.3(L)3 of the HPOZ Ordinance.
8. Approved projects may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply) after appeal period, if any.

CERTIFICATE OF COMPATIBILITY (COC) 12.20.3(L)3

1. Contact Planning Staff. A COC consultation is scheduled with the HPOZ Board.
2. Consultation with the HPOZ Board to review project.
3. COC application requirements are given to applicant by HPOZ Planner.
4. Get application and materials authorized by HPOZ Planner for submittal to City Planning Public Counter.
5. HPOZ Planner schedules a Public Hearing, per Section 12.20.3 (M) of the LAMC with the HPOZ Board and sends case information to the CHC.
6. Project is reviewed by the HPOZ Board at the scheduled hearing and independently by the CHC. Board and CHC issue recommendations based on Preservation Plan.
7. Director of Planning issues a Director's Determination based on Section 12.20.3(M)1 of the HPOZ Ordinance.
8. Approved projects may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply) after appeal period, if any.

3.4 Exemptions

There are no exemptions on work within the Angelino Heights HPOZ district.

3.5 Delegated Authority to the Director of Planning

There is no project review delegated to the Planning Department within the Angelino Heights HPOZ district.

4.0 Context Statement

SECTION 4.1 HISTORY OF ANGELINO HEIGHTS

W

Angelino Heights HPOZ was created in 1981 as the first Historic District in the City of Los Angeles. As one of the first suburbs of Los Angeles, Angelino Heights contains a wealth of domestic architecture dating back to the 1890's.

From the time of the Pueblo's founding, the site now contained in the HPOZ was a hilly grassland on the outskirts of "El Pueblo De Nuestra Senora Reina De Los Angeles." The flora native to the terrain was at its best in springtime and in those early years the season's bounty then flourished within the city boundaries. Spring's beauty was evident in the farmland and open fields of the hilly landscape of the area. The area was acquired by William Wallace Stilson and Everett E. Hall from Victor Beaudry and his associates. Bedecked with a rye grass mantle and adorned with an assortment of wild flower blossoms, the hill was most alluring. Mustard, lupine, and poppy abounded. Blossoms of yellow, blue, and gold filled the landscape. Here and there clusters of native anise hyssop added texture to the pastoral scene.

With the Southern Pacific Railroad's completion of the first link to Southern California in 1875, the introduction of another competing overland service in 1885, and the subsequent connection that same year from San Pedro to Los Angeles, the move to this new city was on and a "boom" in bloom. Population would grow from 11,090 in 1880 to 97,382 by 1896. Those of vision anticipated this happening.

The history of Los Angeles would not be complete without its list of visionaries. Angelino Heights, though but a small neighborhood in a large metropolis, has also had its share of visionaries, primarily in the promotion of real estate and the growth of the city. Very much a part of the city's history and topping the list of visionaries for Angelino Heights would be the Beaudry brothers, Prudent and Victor, who actively pursued plans for city expansion and promotion of land development.

Prudent, first as councilman and later as the thirteenth mayor of the city, helped make that expansion feasible by developing the water system that would include twelve miles of iron pipes and also hilltop reservoirs to supply envisioned hillside residential neighborhoods. As organizer of the Temple Street cable line, he paved the way for development along that corridor. With transportation service established to New Cincinnati Street (E.

Edgware Road at Temple), a very special hillside residential community would be in the making.

With extensive land holdings in the locale, Victor was a major influence in the ultimate development of Angelino Heights. In 1886 his promotional efforts led to the sale of his properties to William Stilson and Everett Hall who in turn assumed a plan for subdivision and development.

As dreamers with foresight and business sense, theirs was a commitment entailing investment, risk and daring. They would promote a suburban or country atmosphere along with residential city luxury and convenience. Unfortunately, William Stilson would not live long enough to enjoy the benefit of seeing the project through to full realization. That would be left to others who later joined Everett Hall and the widowed Mary Stilson in the promotion and further residential development of the hill.

Among those who followed to pursue their own realty interests and promotions on the hill were Daniel Innes, James Luckenbach, Horace Russell, Moses Wicks, and Ferdinand Heim.

William W. Stilson and Everett E. Hall, partners and co-developers, on March 19, 1886, filed for the subdivision of the original Angelino Tract. In naming the new streets - Carroll, Marion, Allison, Helen, Wallace, and Everett—they were honoring family members. In naming others, Edgware and Crescent, they had considered the topography as factors. And in renaming streets already in place such as Cummings to Ionia, they were holding on to their Mid-western ties, as Ionia was the hometown of the Hall family for one. Calumet and Kellam, and later the renamed street of Crescent to Kensington, as surnames and locations, gave testimony to their own early American stock and heritage and that of a great number of their fellow Midwesterners then arriving in Los Angeles.

Fittingly, the name Angeleno then in use became Angelino, and “Heights” quickly caught the imagination and interest of the first wave of former Midwesterners who read about the development. Basic to the layout of the tract was the topography of two crescent heights or hills, initially the Edgware loop road and subsequently the Kensington Road “Crescent,” as that street was first called. Prime sites had been selected by the developers for their residences. In 1887, William and Mary Stilson had chosen the first level of the Edgware Road incline at the northwest corner of Carroll Avenue for their graceful and beautiful mansion, and Everett Hall and his wife, Nellie, first took residency also on Edgware Road, just a few hundred feet from the Stilsons, but soon after relocated to the Kellam summit at 917 Waters where they built their new home, more to their needs and

taste on the expansive property which incorporated the northwest corner of Kellam at Waters and extending north on Waters to Edgeware Road at the rim of the loop.

In 1887, one could ride the railroad from the Missouri River for \$1.00. The completion of the railroads linking east with west and the ensuing competition created an influx of people and a subsequent land boom of unparalleled proportion. The temperate climate, pictures of palm trees silhouetted against azure skies, and most of all the promise of California as the “land of opportunity” lured thousands. There was a flood of hysterical buyers pushing prices up four to five hundred percent in one year. New subdivisions were announced by bands and parades, which often included elephants and circus animals. Amid a festival-like atmosphere people were induced to come out to new subdivisions and buy. In deciding on one’s choice of residency, location was of primary importance. Proximity to work, commerce and recreation, along with the popularity or exclusivity of an area, were valid influences considered most effectively by those with the flexibility and means for choice. In the early days, living close to the center of things was an overriding criterion. After, the desire “to get away from it all” dominated selection; whether miles away, as later experienced in this sprawling metropolis, or just atop the next hill, as it was in the beginning.

Bunker Hill first qualified as the best of locations. Soon after, with the explosive growth of the burgeoning city, more of its residents looked outbound to other “heights” for their favored residency. Angelino Heights with its neighboring tracts - appropriately named Ocean View and Crown Hill – represented the first expansion west; Hollywood districts completed the residential ring surrounding the new “downtown.” Beyond that, the San Fernando and San Gabriel Valleys and the emerging coastal cities awaited the expansion that was to follow with the new electric trolley system of the Pacific Electric Company, acceptance of the automobile on a widespread basis, and the World Wars that brought additional commerce and people.

In 1887, the best location was the next hill just beyond the last, fittingly in Angelino Heights on Carroll or Kellam Avenues. By 1896 even that was destined to be topped by the Kensington Road loop.

Because of the general banking recession of 1888 most construction on the hill ceased, leaving the unique island of Victoriana that remains today. When prosperity returned in the late 1890’s other areas had become more prominent. The second wave of development on the Heights came around 1900-1915 bringing Craftsman and California Bungalow Style homes.

Many of these gracious homes were built and may be seen today on the Kensington crescent. This was an exciting time for the area - - with the Mack Sennett studios on nearby Glendale Boulevard, then named Allesandro, where many chase scenes of the Keystone Cops could be seen being filmed on the hills of Angelino Heights. Photoplayers from the studios lived or owned property in the area at this time, including Mary Pickford and Gloria Swanson.

In the period from 1887-1920 much happened to change the lives of the developers and their hill development. Everett Hall, of Ionia, Michigan, an attorney and speculator, as well as president and manager of the Los Angeles & Pacific Railway, was the promoter. William W. Stilson of Topeka, Kansas, with fortune already made, was the financier, looking for better climate for his own health and a real estate market to increase his holdings. But fate, changing times, and personal disaster intervened to change the course of events for both men and their families. Death for William Stilson at age 41 precipitated a change in partnerships and subsequent sales and purchases from one to another. The economic bust did not help matters. It would be the widowed Mrs. Stilson and her eldest son, Fielding who would carry on with the expansion and further development of the tract, primarily on the Kensington Road loop.

Angelino Heights today gives evidence to its unique development if one takes time to look and observe. Angelino Heights is a glimpse into the past, a contrast to the explosive development of the city from pueblo to metropolis. It is a collection of many yesterdays and a hope for a better tomorrow for the central city and as a cultural resource for the community, city and visitors from other places. There, within the confines of an area bordered by Echo Park to the west, the Hollywood Freeway to the south, and Sunset Boulevard on the north, it lies in seclusion.

William Fletcher, a noted photographer of his day and resident of Angelino Heights, in his 1897 photograph of the neighborhood captured the beauty, prestige, and self-sufficiency of the community—a very special and picturesque place to live. It remained so through the early 1920's when it was caught up in a series of transitions reflecting the city's growth and change in subsequent waves of migration from the eastern seaboard and of other ethnic stocks. Angelino Heights then took on a different character with the influx of middle class merchants and entrepreneurs of old world, European, and Near Eastern heritage. One could hop on the electric trolley and ride down to the foot of the hill to purchase the best of pastries and other delicacies along Temple Street, a vibrant city artery.

Over the years that followed, because of its relatively small size, hill side

location, city growth to distant suburbs, the emerging dominance of neighboring districts and new traffic arteries (primarily the Hollywood Freeway), the area sank into obscurity, unrecognized by the great majority of Angelenos. Not so, of course, for long time residents who weathered the trials of time and persisted in their residency, nor those who on their own discovered the area in search of large homes, sturdy and graceful even though showing signs of age, or those who preferred living close to the center of cities as in other areas of the world, regardless of their economic means or social status.

As early as the 1930's and 40's a few newcomers sought out the hill to make it the site of their residency; this was the beginning of a preservation effort at a time when the old – especially Victoriana—was out of fashion and rejected for the modern or latest **in design and neighborhood development.**

But it was not until after WWII and the redevelopment that followed, climaxed by the demolition of Bunker Hill, that a citywide interest evolved to recognize the beauty and the architectural, historical, and cultural significance of structures from Los Angeles' past. At that point preservationists emerged to support city endeavors in the protection of structures from demolition and systematic eradication of our physical ties to the past. Some persistent persons bought properties on Carroll Avenue and began the new wave of preservation and restoration now evidenced by the activity and publicity surrounding this now well-known street. In 1981, Angelino Heights became the city's first Historic Preservation Overlay Zone, protecting it from future demolition and steering it toward restoration. In summary, Angelino Heights, with its rich ethnic and architectural diversity, reflects the growth of the city. These beautiful older homes stand as historic citadels reflecting our cultural heritage. They tell us where we come from; by preserving them, we give meaning to the city's dynamic growth and its future.

SECTION 4.2 ANGELINO HEIGHTS PERIODS OF SIGNIFICANCE

Angelino Heights has three periods of significance, which correspond with the three building booms mentioned in the history above. They are 19th Century - High Victorian, Turn of the Century, and Eclectic Revival Styles.

19th Century Styles - High Victorian (circa 1886-1890)

- Queen Anne Style
- Eastlake Stick
- Italiante/Folk Victorian

Turn of the Century (circa 1900-1910)

- Victorian Cottage Style
- Craftsman Style
- California Bungalow Style
- Spanish Colonial Revival

Eclectic Revival Styles (circa 1920-1925)

- Classical Box/Foresquare
- Dutch Colonial Revival
- Mission Revival
- Tudor

5.0 Historic Resource Survey

SECTION 5.1 INTRODUCTION

The Historic Resources Survey is a document which identifies all “Contributing” and “Non-contributing” structures and all contributing landscaping, natural features and sites, individually or collectively, including street features, furniture or fixtures within a HPOZ, and has been certified as to its accuracy and completeness by the Cultural Heritage Commission.

SECTION 5.2 CONTRIBUTING OR NON-CONTRIBUTING?

To find out if a particular structure, landscape feature, natural feature, or site is contributing, consult the Historic Resource Survey, or consult with your HPOZ board. Depending on the contributing/non-contributing status of a structure, feature, or site, different elements of the Design Guidelines will be used in the planning and review of projects.

CONTRIBUTING STRUCTURES

Contributing structures are those structures, landscape features, natural features, or sites identified as contributing in the Historic Resources Survey for the Angelino Heights HPOZ. Generally, “Contributing” structures will have been built within the historic period of significance of the HPOZ, and will retain elements that identify it as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred. In some instances, structures that are compatible with the architecture of that period or that are historic in their own right, but were built outside of the period of significance of the district, will also be “Contributing”. Work involving contributing structures should follow the rehabilitation guidelines.

NON-CONTRIBUTING STRUCTURES

Non-contributing structures are those structures, landscapes, natural features, or sites identified as non-contributing in the Historic Resource Survey for the Angelino Heights HPOZ. There are two types of Non-Contributing Structures: those that date from the period of significance and those that do not.

Non-Contributing - from period of significance

Non-contributing structures that date from the period of significance are structures that were built in the same time period as contributing structures, but they have not retained their historic character through subsequent alterations or additions. As such, elements from both the rehabilitation guidelines and *the* infill guidelines will apply to these structures where appropriate.

Non-Contributing – not from period of significance or vacant lots

Non-contributing structures not dating from the period of significance are those buildings that were constructed too recently to contribute to the historic nature of the district. An example might be a more recent apartment block or an infill house constructed much later than its neighbors and in a different style. The infill guidelines will apply to these structures, as well as to new infill construction on vacant lots.

The Historic Resources Survey also serves as the starting point for the Architectural Styles, Rehabilitation and Infill Guidelines, and the Public Realm chapters found within this Preservation Plan.

The Angelino Heights Historic Resource Survey is located at multiple locations for review:

City Hall
 Los Angeles City Planning Department
 HPOZ Unit
 200 N. Spring Street, Room 667
 Los Angeles, CA 90012

Angelino Heights HPOZ Board
 534 East Edgeware Road
 Los Angeles, CA 90027

Los Angeles Central Library
 500 South Flower Street
 Los Angeles, CA

Echo Park Branch Library
 1410 West Temple Street
 Los Angeles, CA 90026

SECTION 5.3 OTHER HISTORICAL DOCUMENTS

The following is list of other historical documents that are located in APPENDIX C:

City of LA Cultural Heritage Commission list of Historical Monuments