



Los Angeles CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: MAR 28 2007

CITY COUNCIL
Room 395, City Hall

CASE NO. CPC-2007-660-HPOZ-MS

Location: Various
Council District: No. 4 ✓
Plan Area: Wilshire

Applicant: City of Los Angeles

Request(s): Proposed establishment of the Windsor
Square Historic Preservation Overlay Zone

At its meeting on March 22, 2007, the following action was taken by the City Planning Commission:

1. **Set aside** the City Planning Commission's September 8, 2005 approval of the Windsor Square Preservation Plan;
2. **Approved** the establishment of the Windsor Square Historic Preservation Overlay Zone (HPOZ) and **recommended** that the City Council approve and adopt the Ordinance (Exhibit E-1) to establish the boundaries of the proposed Windsor Square HPOZ, for an area generally bounded by Beverly Boulevard on the north, both sides of Van Ness Avenue on the east, the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south, and both sides of Arden Boulevard on the west, but excluding commercial and multi-family – R3 zoned lots.
3. **Found** that the boundaries of the Windsor Square HPOZ are appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F 3 (c);
4. **Approved** the Windsor Square Historic Preservation Overlay Zone (HPOZ) Preservation Plan.
5. **Approved** the attached Staff Report and the Exhibits as the Commission Report;
6. **Adopted** Categorical Exemption No. ENV 2007-662-CE as shown on Exhibit E-6; and
7. **Adopted** the Findings in the attached Staff Report.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved:	Woo
Seconded:	Cardoso
Ayes:	Hughes, Kezios, Roschen
Recuse:	Usher
Absent:	Freer, Kay
Vacant:	(Irlando)
Vote:	5-0


Gabrielle Williams, Commission Executive Assistant II
City Planning Commission

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Staff Report w/Ordinance/boundary map/Findings



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



City Planning Commission

Date: March 22, 2007
Time: after 8:30 a.m.*
Place: Van Nuys City Hall
Council Chamber 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Public Hearing: Required
Appeal Status: None
Expiration Date: None

Case No.: CPC-2007-660-HPOZ-MS
CEQA No.: ENV-2007-662-CE
Related Cases: CPC-2002-3308-HPOZ
CPC-2005-2761-MS
Council No.: 4
Plan Area: Wilshire
Certified NC: Greater Wilshire
GPLU: Very Low II, Low I, Low II, Low
Medium I, and Open Space
Zone: RE15-1, RE11-1, RE9-1, R1-1,
R2-1, and OS-1XL
Applicant: City of Los Angeles

PROJECT LOCATION: Generally bounded by Beverly Boulevard on the north, both sides of Van Ness Avenue on the east, the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south, and both sides of Arden Boulevard on the west, but excluding commercial and multi-family – R3 zoned lots.

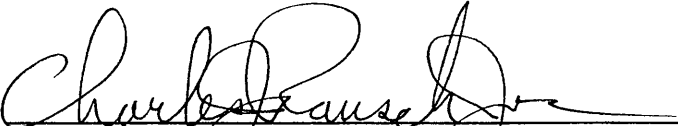

PROPOSED PROJECT: The establishment of the Windsor Square Historic Preservation Overlay Zone and approval of the Windsor Square Preservation Plan.

REQUESTED ACTION: Pursuant to Section 12.20.3 F of the LAMC, the City Planning Commission shall make a recommendation to the City Council regarding the proposed establishment of the Windsor Square Historic Preservation Overlay Zone (HPOZ) and pursuant to Section 12.20.3 E of the LAMC shall approve, approve with changes, or disapprove the Windsor Square Preservation Plan.

RECOMMENDED ACTIONS:

1. **Set aside** the City Planning Commission's September 8, 2005 approval of the Windsor Square Preservation Plan;
2. **Approve** the establishment of the Windsor Square Historic Preservation Overlay Zone (HPOZ) and **recommend** that the City Council approve and adopt the Ordinance (Exhibit E-1) to establish the boundaries of the proposed Windsor Square HPOZ as those shown on Exhibit E-1 and E-2;
3. **Find** that the boundaries of the Windsor Square HPOZ are appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F 3 (c);
4. **Approve** the Windsor Square Historic Preservation Overlay Zone (HPOZ) Preservation Plan as shown on Exhibit E-5;
5. **Approve** the Staff Report and the Exhibits as the Commission Report;
6. **Adopt** Categorical Exemption No. ENV 2007-662-CE as shown on Exhibit E-6; and
7. **Adopt** the attached Findings.

S. GAIL GOLDBERG, AICP
Director of Planning


Charles J. Rausch, Jr., Senior City Planner
Community Planning Bureau
Ken Bernstein, Manager
Office of Historic Resources

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Exhibits:

- Exhibit E-1: HPOZ Ordinance and Ordinance Map
- Exhibit E-2: Proposed Windsor Square HPOZ Boundary Map
- Exhibit E-3: Windsor Square Historic Resources Survey: Volume 1
- Exhibit E-4: List of Re-Classified Properties
- Exhibit E-5: Proposed Windsor Square Preservation Plan
- Exhibit E-6: ENV-2007-662-CE

PROJECT ANALYSIS

Project Summary

Adoption of the proposed **Windsor Square Historic Preservation Overlay Zone (HPOZ)** would place the area generally bounded by Beverly Boulevard on the north, both sides of Van Ness Avenue on the east, the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south, and both sides of Arden Boulevard on the west, but excluding commercial and multi-family (R3) zoned lots, under the regulations of subsection 12.20.3 of the Los Angeles Municipal Code (LAMC) (adopted by City Council March 19, 2004) and the Secretary of Interior's Standards for Rehabilitation. Under this HPOZ Ordinance, a Preservation Plan that elaborates and clarifies the Secretary of Interior Standards for Rehabilitation and tailors these guidelines to the unique conditions of a particular neighborhood can be created. Projects in HPOZs with a Preservation Plan also would be subject to the provisions and guidelines in that Plan. Windsor Square chose to develop a Preservation Plan as shown on Exhibit E-5 in conjunction with the establishment of the Historic Preservation Overlay Zone. Although the proposed Windsor Square HPOZ and Preservation Plan would place the subject area under design regulations, it would not change the underlying zoning or prohibit or generate construction activities.

Existing Land Use and Zoning

Subject Properties: The Windsor Square HPOZ area comprises approximately 66 blocks of primarily single-family dwellings on 1,169 parcels of which 1,045 were identified as Contributing (over 89%) and 124 as Non-Contributing. The zoning on parcels within the HPOZ survey area includes: R1-1, RE9-1, RE11-1, RE15-1, R2-1, and OS-1XL. The land use designations are Very Low II Residential, Low I Residential, Low II Residential, Low Medium II Residential, and Open Space.

Surrounding Properties: The immediate areas north of the proposed Windsor Square HPOZ boundaries are zoned R1-1, [Q]C2-1VL, and R3-1. The areas south are zoned CR(PKM)-1, (Q)R3-2. The areas east are zoned R3-1 and R1-1, and the areas west are zoned RE11-1, A1-1XL, and RE15-1.

Background

On October 13, 2004 the City Council adopted the Windsor Square Historic Preservation Overlay Zone and instructed that the ordinance take effect once a Preservation Plan for the area was adopted by the City Planning Commission. At the City Planning Commission meeting on September 8, 2005, a Preservation Plan for the Windsor Square community was adopted and the Windsor Square HPOZ finally took effect.

During this time, a legal challenge to the Windsor Square HPOZ had been initiated. On December 28, 2006, the Superior Court of California, County of Los Angeles, issued the City a peremptory writ of mandate, which "commanded the City of Los Angeles to set aside and vacate the Cultural Heritage Commission's February 4, 2004 approval of the Windsor Square Historic Resources Survey; set aside and vacate Ordinance No. 176246, establishing the Windsor Historic Preservation Overlay Zone and approving a CEQA general exemption with respect thereto; and set aside and vacate the City Planning Commission's September 8, 2005 approval of the Windsor Square Preservation Plan". This writ was based upon the Court's October 20, 2006 decision, which found that in adopting a General Exemption for the Windsor Square Historic Preservation Overlay Zone and Preservation Plan, the City failed to consider the environmental impacts of the project.

The Court also focused on a definition contained in the Survey meant to assist the survey teams in determining whether past alterations to historic structures were reversible. The original Survey contained language indicating that the alterations were considered irreversible if it would require an "economic miracle" to restore the structure. The Court ruled that this "economic" was too vague and arbitrary.

In response to the Court's judgment, the City Council repealed Ordinance No. 176,246, which established the Windsor Square Historic Preservation Overlay Zone and directed the Cultural Heritage Commission to set aside its February 4, 2004 approval of the Windsor Square Historic Resources Survey and the City Planning Commission to set aside its September 8, 2005 approval of the Windsor Square Preservation Plan. After the Council acted, the Director of Planning initiated another Historic Preservation Overlay Zone and Preservation Plan for the Windsor Square neighborhood consistent with the goals and objectives of the Wilshire Community Plan, a land use element of the General Plan, on February 7, 2007.

Issues

After the Court's decision, the Department of City Planning conducted analysis to determine the appropriate level of environmental review necessary to re-certify the Windsor Square Historic Resources Survey and re-adopt the Windsor Square Historic Preservation Overlay Zone (HPOZ) and Preservation Plan. In addition, the Department of City Planning completed its analysis regarding the "economic miracle" standard and adopted federally accepted guidance on reversibility and historic properties in its re-examination of all properties that had been previously reviewed under the "economic miracle" standard. As a result of these analyses, the Department of City Planning is recommending that the Windsor Square HPOZ be established and the Windsor Square Preservation Plan be approved.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Discussion

The City Council originally adopted the ordinance establishing the Windsor Square Historic Preservation Overlay Zone subject to a General Exemption under CEQA. Since then, Department of City Planning staff has conducted considerable additional research and concluded that Categorical Exemptions Class 8 and 31 of the State CEQA Guidelines are appropriate. Categorical Exemption, Article 19, Section 15308, Class 8 "consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment". Categorical Exemption, Article 19, Section 15331, Class 31 "consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer". A number of cities in California have used either or both of these categorical exemptions in the establishment of their historic districts. Pasadena, Berkeley, and Santa Rosa have used Class 8. Long Beach, San Diego, and Santa Monica have used Class 31 and Oakland has used both Class 8 and Class 31.

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment".

The certification of the Windsor Square Historic Resources Survey in conjunction with the establishment of a Historic Preservation Overlay Zone and Preservation Plan regulates

construction activities to ensure the protection of a City historic resource: the Windsor Square neighborhood. In fact, the purpose of the proposed HPOZ is to prevent significant environmental impacts to a historic and cultural resource identified in the Wilshire Community Plan. Without regulation of construction activities in Windsor Square, the historic integrity of the neighborhood could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The design guidelines in the Windsor Square Preservation Plan are based upon Secretary of Interior Standards of Rehabilitation and provide guidance on the historically appropriate construction activities in order to ensure the continued preservation of the Windsor Square neighborhood. The use of Categorical Exemption Class 8 from the State CEQA Guidelines is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource.

State of California CEQA Guidelines, Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior’s Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer”.

The establishment of the Windsor Square HPOZ and Preservation Plan falls under Categorical Exemption Class 31 for historic resource restoration and rehabilitation. The proposed HPOZ would protect the historic resource, which in this case is the entire Windsor Square Neighborhood, from incompatible alterations, additions, and demolitions by requiring projects to adhere to the guidelines established in Windsor Square Preservation Plan. The Windsor Square Preservation Plan is grounded in the Secretary of Interior Standards for Rehabilitation and would ensure that maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction is conducted in a historically appropriate manner in order to protect historic integrity of the Windsor Square neighborhood.

Historic Resources Survey Discussion

The Windsor Square Historic Resources Survey was conducted by Jones & Stokes (formerly, Myra L. Frank and Associates) between January 3, 2002 and March 22, 2002, and was revised again in August 2003. As a result of the Court’s decision regarding the standard used to determine the reversibility of an alteration, the City Planning Department re-examined the 2003 Survey comprised of 1,239 parcels. Instead of using an “economic miracle” standard, the Department of City Planning utilized the Secretary of Interior’s National Register Bulletin 15 and the Standards for Rehabilitation, used by all professional historians and architectural historians undertaking historic resource surveys, to determine whether alterations were reversible.

The relevant text in National Register Bulletin 15¹ providing guidance for evaluating altered structures² is as follows:

“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. A property that has lost some historic materials or details can be eligible [read: contributing] if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible [read: contributing], however,

¹ U.S. Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Date of Publication: 1990, revised 1991, 1995, 1997, 1998.

² Ibid. Pages 47 and 48.

if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style...If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be [contributing] if the significant form, features, and detailing are not obscured."

Buildings that are altered but still convey their historic architectural style according to the guidance set forth in National Register Bulletin 15 were assigned the evaluation code and criterion of "AS—Contributing Altered Structure" in the Windsor Square HPOZ Historic Resources Survey.

Federal guidance has also been provided for ways to alter and rehabilitate historic buildings in an acceptable manner. Alterations that meet the relevant Secretary of the Interior's Standards for Rehabilitation [36 CFR '68.3(b)] would allow a building to contribute to the HPOZ. Alterations or additions that do not destroy important character defining features or that have been undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property remains are considered reversible. The applicable Secretary's Standards regarding additions and alterations are as follows:

- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Examples of some typical alterations to Contributing—Altered Structures

- Stucco coating was applied on a building originally clad in wood, but other historic detail remain such as original windows, doors, the porch, dormers, and rafters.
- Stucco was resurfaced or texture coating was applied to a building that was originally clad in stucco, but may have had a different surface finish.
- Porch area was enclosed or in-filled, but the original form of the structure is still evident.
- A porte cochere was attached to the side of the building.
- Windows were replaced, but the openings were not reconfigured and historically compatible examples of missing windows are found on the building or other buildings in the HPOZ.
- Roof surface, including tiles, were removed.
- Addition(s) of appropriate scale and location.

Although the Court instructed the Department of City Planning to re-evaluate only those properties using the "economic miracle" standard, the Department opted to re-evaluate all 1,239 parcels to ensure consistency among all three designations: 1) Contributing, 2) Contributing-Altered, and 3) Non-Contributing. The Department also conducted additional site visits to capture work undertaken on properties after the original Survey was completed. As a result of the re-study of the Historic Resources Survey, Department of City Planning staff re-classified 105 properties as follows:

- 83 properties were changed from Contributors to Altered Contributors.
- 12 properties were changed from Altered Contributors to Non-Contributors.
- 6 properties were changed from Contributors to Non-Contributors.

- 3 properties were changed from Altered Contributors to Contributors
- One (1) property was changed from a Non-Contributor to an Altered-Contributor.

It should be noted that eight of these changes were due to survey error caused by a mistakenly checked box on the database. Twelve changes were a result of work undertaken on properties after the original survey was conducted. The vast majority of the changes were from Contributing to Altered-Contributing, mainly to call out minor alterations to a structure and ensure that the Survey was consistent in its identification of Altered-Contributors. In terms of the establishment and implementation of an HPOZ, an Altered-Contributor is treated the same as a Contributor. Consequently, only eighteen (18) properties out of 1239 were re-classified as Non-Contributors, representing a little over 1% of surveyed parcels. These changes are so insignificant that they do not result in any change to the percentage of Contributing structures in Windsor Square.

As a result of the re-study of the area and removal of seventy (70) properties from the HPOZ boundaries (see discussion below), the Survey comprises approximately 66 blocks with 1,169 parcels of which 1,045 were identified as Contributing (over 89%) and 124 as Non-Contributing. As set forth in Subsection 12.20.3 of the LAMC to be Contributing, structures, landscaping, natural features or sites within the involved area or the area as a whole shall meet one or more of the following criteria:

(1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time:

(2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

(3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

Note: In the Survey, these criteria have been labeled a, b, and c respectively.

The Survey concluded that the Windsor Square area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1910s and 1920s. Many contributing buildings retain their historic design features depicting the array of period revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, English Revival, and Craftsman. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. On March 1, 2007, the Cultural Heritage Commission concurred with this determination and certified the revised Historic Resources Survey to its accuracy and completeness.

Historic Preservation Overlay Zone Boundary Discussion

The proposed Windsor Square HPOZ is generally bounded by Beverly Boulevard on the north, both sides of Van Ness Avenue on the east, the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south, and both sides of Arden Boulevard on the west, but excluding commercial and multi-family – R3 zoned lots. The Planning Department recommended to the Cultural Heritage Commission at its March 1, 2007 that the R3 zoned parcels be removed from the HPOZ, resulting in the elimination of the parcels along

Westminster Avenue, the eastern half of Norton Avenue from 5th Street to 3rd Street, and a small section of the western half of Van Ness Avenue from 5th Street to 3rd Street. The Cultural Heritage Commission certified the establishment of these recommended boundaries.

As discussed at the Cultural Heritage Commission meeting on March 1st, the recommendation to amend the original boundaries was based on the area's relative lack of historic integrity as compared to the remainder of the Windsor Square neighborhood. While there are twenty-two (22) Contributing structures, most of the land mass is taken up with Non-Contributing structures. For example, there are two Non-Contributing condominium/apartment complexes that take up an entire block on Westminster Avenue and Van Ness Avenue. Moreover, approximately 474,000 square feet of land area in the R3 zone is developed with thirteen (13) Non-Contributors as compared to 105,000 square feet of land area with twenty-two (22) Contributors. The Contributors in the R3 zone are much smaller in scale and are scattered among Non-Contributors, which are taller and more massive. As a result, the Non-Contributing structures have a more imposing visual impact on these streets, lacking the cohesiveness and historic integrity of the remainder of the proposed Windsor Square HPOZ.

Finally, the original 2004 City Planning Commission Staff Report did not subtract properties that were removed from the HPOZ boundaries when reporting on the number of parcels within the proposed Windsor Square Historic Preservation Overlay Zone. Commercial properties and some multi-family properties around Norton Avenue and Wilshire Boulevard were removed from the HPOZ boundaries in 2004, resulting in the exclusion of thirty-five (35) properties, sixteen (16) Contributors, six (6) Altered-Contributors, and thirteen (13) Non-Contributors.

Preservation Plan Discussion

The Windsor Square HPOZ Preservation Plan will govern the implementation of the Windsor Square Historic Preservation Overlay Zone (HPOZ). The proposed Preservation Plan was specifically tailored to the Windsor Square HPOZ area and involved extensive participation from residents in its preparation. Through its design guidelines, goals and objectives, the Preservation Plan aims to create a clear and predictable set of expectations as to the design and review of proposed projects within the HPOZ.

The Windsor Square HPOZ Preservation Plan will be used by the HPOZ Board to make recommendations on projects under their jurisdiction. The Plan is also used by the Department of City Planning as the basis for its determinations on Certificates of Appropriateness (COAs) and Certificates of Compatibility (CCMPs) and to review projects where the authority has been delegated to the Director. The Windsor Square Preservation Plan will also serve as a resource for property owners planning repairs or alterations, as an educational tool for both existing and potential property owners, residents, and investors, and will also be used by the general public to learn more about the City of Los Angeles and its unique neighborhoods.

When the Windsor Square HPOZ was in effect, the Preservation Plan was successfully used to provide guidance for nearly fifty projects located within the Façade and Visible Area. Because of the effectiveness of the Preservation Plan, the Department of City Planning is recommending that the previously adopted Plan remain unchanged, with one exception. When the Plan was going through the adoption process, language exempting Conforming Work on Non-Contributors from review was omitted. As a result, Non-Contributing structures are required to go through a review process when language in the Plan only addresses Contributing structures. Thus, the Department of City Planning is recommending the following be added under exemptions:

- u. Work that the Director determines qualifies for Conforming Work on Non-Contributing Elements pursuant to LAMC 12.20.3 J, unless such involves the relocation of buildings or structures dating from the Preservation Zone's period of significance onto a lot designated as Non-Contributing.

This language was taken directly from previous drafts of the Preservation Plan and Commission Staff Reports.

Some of the key excerpts from the Preservation Plan include:

1.4 Exemptions

As instructed by the City Planning Commission and City Council (notwithstanding LAMC 12.20.3 to the contrary), the following are exempt from HPOZ review In the Windsor Square HPOZ (unless it is located in the Right-of-Way or subject to a Historical Property Contract):

- a. *Interior Improvements or interior remodels;*
- b. *Paint color;*
- c. *Lighting;*
- d. *Fences and Walls;*
- e. *Natural Features, Landscaping, pavement, and hardscape materials (in the existing footprint of walks and driveways);*
- f. *Grading and site development;*
- g. *Awnings, and shutters;*
- h. *Window boxes;*
- i. *Maintenance, Repair, and/or Rehabilitation of existing Foundations;*
- j. *Maintenance, Repair and/or Rehabilitation of existing Stucco;*
- k. *Gutters and downspouts, not otherwise regulated as part of an in-kind roof replacement;*
- l. *Decks, so long as no part of the deck is located within the Façade and Visible Area;*
- m. *Swimming Pools, so long as no part of the swimming pool or pool equipment is located in the Façade and Visible Area;*
- n. *Solar collectors, skylights, antennas, satellite dishes, and broadband internet systems (located outside of the Façade and Visible Area);*
- o. *HVAC equipment (not located on a roof or within the Façade and Visible Area);*
- p. *Additions to a Contributing building or structure that maintain the existing roofline that are located entirely outside the Facade and Visible Area. For purposes of this exemption "maintain the existing roofline" means the height of all parts of the Addition will be less than or equal to the height of the existing ridgeline of the existing roof of the building or structure, (immediately adjacent to the Addition) and maintaining all parts of the existing roof within the Façade and Visible Area, including but not limited to its slope, pitch and shape;*
- q. *The construction or alteration of detached accessory structures (e.g., garages, gazebos, potting sheds, and greenhouses,) that are not located within the Façade and Visible Area;*
- r. *Alteration, Maintenance and Repair, Reconstruction, Rehabilitation and Restoration of a Contributing building or structure where the work is located wholly outside the Façade and Visible Area;*
- s. *Demolition of a Non-Contributing Building or structure in response to a natural disaster;*
- t. *Security grills, so long as no part of the security grill is located within the Façade and Visible Area.*

1.5 Delegated Authority to the Director of Planning

In the Windsor Square HPOZ, the review of the following type of work is delegated to the Director of Planning and therefore shall not require review by the HPOZ Board but the HPOZ Board shall receive notice of the Director of Planning's action or decision:

1. *Maintenance and Repairs (using in-kind materials) and Restoration of a Contributing building or structure within the Façade and Visible Area.*
2. *The relocation of buildings or structures dating from the Preservation Zone's period of significance onto a lot designated as Non-Contributing, pursuant to LAMC 12.20.3 J;*
3. *HVAC equipment (not exempted in section 1.4, above)*
4. *Natural Features and Landscaping within the public right-of-way/easement.*

1.6 HPOZ Board Review

In the Windsor Square HPOZ, the HPOZ Board will review work that the Director determines requires a Certificate of Appropriateness and/or work that requires a Certificate of Compatibility.

As a result of the exemptions listed above and the delegation of authority to the Planning Department, the Windsor Square Preservation Plan, when it was in effect, streamlined the review process so that approvals were granted quickly. In the proposed Windsor Square Preservation Plan, twenty types of projects will be exempted from review altogether, including non-visible exterior work. Projects that involve maintenance, repairs, and/or restoration consistent with the preservation plan guidelines, drawn from the Secretary of Interior's Standards for Rehabilitation, are delegated to the Director of Planning for approval. In most cases, approvals for this type of work can be granted on the same day staff is contacted. Only projects that could potentially impact a historic resource such as alterations to the front façade of a historically significant structure or new construction on a vacant lot require more extensive review. The Preservation Plan provides guidance to owners, architects, and contractors on how to design historically appropriate projects so that approval can be granted. Finally, the effectiveness of the former Preservation Plan is evidenced by the fact that at least sixteen (16) major projects requiring a Certificate of Appropriateness or Certificate of Compatibility have been approved and not a single project has been denied.

Conclusion

The City Council's repeal of Windsor Square Historic Preservation Overlay Zone, as a result of the Superior Court of California, County of Los Angeles' Writ of Mandate, will leave Windsor Square, one of the richest collections of Period Revival architecture in Southern California without permit protection from demolition and irreversible alterations that could adversely impact the character of the neighborhood. Even after re-examining 1,169 parcels utilizing federally accepted guidance on reversibility and historic properties, not the "economic miracle" standard, and re-classifying 105 of these parcels, over 89% of the parcels in Windsor Square or 1,045 parcels have been identified as Contributing. Thus, Windsor Square still has one of the highest percentages of contributing properties in any HPOZ in the City and clearly meets the criteria to be a Historic Preservation Overlay Zone.

Moreover, the Windsor Square neighborhood is not only a local historic resource, but it also is an important historic, cultural, and economic resource for the entire City of Los Angeles. Windsor Square was one of the first planned communities in Los Angeles with consistent street grid pattern, street lighting and setbacks. However, unlike today's planned communities, each home was uniquely designed in a myriad of predominantly Period Revival styles including Spanish Colonial, Tudor, English, French, Mediterranean, and Italianate. This fact has attracted many people from all over to move into Windsor Square, resulting in inflating home values. Windsor Square is also a favorite filming location, helping retain film production, an economic benefit, in the City. The establishment of the Windsor Square Historic Preservation Overlay Zone and Preservation Plan can help protect this unique and important historic and cultural resource of the City.

FINDINGS

1. **General Plan Consistency.** The establishment of the proposed Windsor Square HPOZ and Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Wilshire Community Plan (adopted September 2001), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

Conservation Element of the General Plan

Cultural and Historical Objective, to “protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes.”

Policy, to “continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.”

Adoption of the HPOZ will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The proposed Windsor Square Preservation Plan through its design guidelines creates a clear and predictable set of expectations as to the design and review of proposed projects within the HPOZ. These guidelines ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood. These guidelines, in conjunction with the HPOZ, protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

Housing Element of the General Plan

Objective 1.1, to “encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs.”

Policy 1.1.12 to “provide technical assistance to individuals and organizations on housing development and rehabilitation.”

The proposed Windsor Square HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a free resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. The proposed Windsor Square Preservation Plan, through its design guidelines, provides explicit guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

Objective 2.2, to “maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible.”

Policy 2.2.1 to “promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources.”

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The Windsor Square Preservation Plan helps to streamline the HPOZ review process by delegating authority to the Planning Department for all conforming work projects. The Preservation Plan also exempts certain projects from review. For example, projects that are not located within the façade and visible areas are exempt. The streamlining of the review process minimizes delays that could increase costs and allows the homeowner flexibility in using cheaper materials that may not be historically appropriate outside of the façade and visible area.

Objective 2.4, to “develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character.”

As a result of the adoption of the Windsor Square HPOZ and Preservation Plan, a clear and predictable set of design standards can be created and implemented to preserve historically significant single-family and duplex (two units on a lot) housing and ensure that new infill construction is compatible with the area’s architectural and historic character.

Objective 6.2, to identify and protect “architecturally and historically significant residences and neighborhoods.”

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures of the Windsor Square area have been identified. Through the proposed Windsor Square HPOZ and adherence to the design guidelines of the Preservation Plan, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition. The easy to follow guidelines in the Preservation Plan correlate closely with the Secretary of Interior’s Standards for Rehabilitation and provide guidance to property owners on how to appropriately rehabilitate historically and architecturally significant properties.

Wilshire Community Plan

The properties affected by the proposed Windsor Square Historic Preservation Overlay Zone and Preservation Plan are located within the **Wilshire Community Plan**, part of the General Plan. The request to approve the subject Preservation Plan is also consistent with the purposes, intent, and provisions of the Community Plan in that it will implement and comply with the following goals, objectives, policies and programs:

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Program: Develop Historic Preservation Overlay Zones for the **Windsor Square** and Hancock Park neighborhoods, and other neighborhoods as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support;

Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character

Policy: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.

Program: Continue to apply the City's zoning regulations, which provide for the documentation and establishment of Historic Preservation Overlay Zones. (*The Historical Resources Survey identified 89% of the structures as Contributing*); and

Objective 17-3: Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Support the creation and implementation of Hancock Park, **Windsor Square**, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.

2. **Boundaries.** The proposed Windsor Square HPOZ is generally bounded by Beverly Boulevard on the north, both sides of Van Ness Avenue on the east, the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south, and both sides of Arden Boulevard on the west, but excluding commercial and multi-family – R3 zoned lots. The Planning Department recommended to the Cultural Heritage Commission at its March 1, 2007 that the R3 zoned parcels be removed from the HPOZ, resulting in the elimination of the parcels along Westminster Avenue, the eastern half of Norton Avenue from 5th Street to 3rd Street, and a small section of the western half of Van Ness Avenue from 5th Street to 3rd Street. The recommendation was based on the area's relative lack of historic integrity as compared to the remainder of the Windsor Square neighborhood. While there are twenty-two (22) Contributing structures, most of the land mass is taken up with Non-Contributing structures. For example, there are two Non-Contributing condominium/apartment complexes that take up an entire block on Westminster Avenue and Van Ness Avenue. Moreover, approximately 474,000 square feet of land area in the R3 zone is developed with thirteen (13) Non-Contributors as compared to 105,000 square feet of land area with twenty-two (22) Contributors. The Contributors in the R3 zone are much smaller in scale and are scattered among Non-Contributors, which are taller and more massive. As a result, the Non-Contributing structures have a more imposing visual impact on these streets, lacking the cohesiveness and historic integrity of the remainder of the proposed Windsor Square HPOZ.

3. **Context Statement.** The Context Statement of the Windsor Square Historic Resources Survey (Exhibit E-3) supports findings that structures within the subject area are significant as set forth in Subsection 12.20.3 E.5 of the LAMC. (Note: The Context

Statement of the Windsor Square Historic Resources Survey was originally completed in 2002 and revised in August 2003 in accordance with the procedures of HPOZ Ordinance No. 174,422, effective March 11, 2002). Development in the Windsor Square HPOZ Survey area began about 1907 starting along Wilshire Boulevard, Van Ness and Norton Avenues, and then dispersed throughout the area within the next two decades. The vast majority of homes in Windsor Square were built during the 1910's and 1920's. Windsor Square is also unique in that it retains much of its original concrete street surfaces on Plymouth, Windsor, Lorraine, and Irving Boulevards (between 3rd Street and Wilshire Boulevard).

4. **Findings of Contribution.** The Windsor Square Historic Resources Survey was conducted by Jones & Stokes (formerly, Myra L. Frank and Associates) between January 3, 2002 and March 22, 2002, and was revised again in August 2003. On August 21, 2006, the Los Angeles Superior Court took the matter of the No HPOZ Alliance et al vs. the City of Los Angeles regarding the Windsor Square HPOZ and Preservation Plan under submission. On October 20, 2006, the Court ruled that the City of Los Angeles failed to comply with the California Environmental Quality Act in the adoption of the Windsor Square Historic Overlay Zone. The Los Angeles Superior Court also found that the "economic miracle" standard used to determine the reversibility of an alteration was not a proper standard and every property or structure using that standard should be re-evaluated.

As a result of the Court ruling, the Planning Department revised the Historic Resources Survey in February 2007 employing the Secretary of Interior's National Register Bulletin 15 and the Standards for Rehabilitation, used by all professional historians and architectural historians undertaking historic resource surveys, to determine whether alterations were reversible.

The relevant text in National Register Bulletin 15³ providing guidance for evaluating altered structures⁴ is as follows:

"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. A property that has lost some historic materials or details can be eligible [read: contributing] if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible [read: contributing], however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style...If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be [contributing] if the significant form, features, and detailing are not obscured."

Buildings that are altered but still convey their historic architectural style according to the guidance set forth in National Register Bulletin 15 were assigned the evaluation code and criterion of "AS—Contributing Altered Structure" in the Windsor Square HPOZ Historic Resources Survey.

³ U.S. Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Date of Publication: 1990, revised 1991, 1995, 1997, 1998.

⁴ Ibid. Pages 47 and 48.

Federal guidance has also been provided for ways to alter and rehabilitate historic buildings in an acceptable manner. Alterations that meet the relevant Secretary of the Interior's Standards for Rehabilitation [36 CFR '68.3(b)] would allow a building to contribute to the HPOZ. Alterations or additions that do not destroy important character defining features or that have been undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property remains are considered reversible. The applicable Secretary's Standards regarding additions and alterations are as follows:

- (9) "New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment."
- (10) "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Examples of some typical alterations to Contributing—Altered Structures

- Stucco coating was applied on a building originally clad in wood, but other historic detail remain such as original windows, doors, the porch, dormers, and rafters.
- Stucco was resurfaced or texture coating was applied to a building that was originally clad in stucco, but may have had a different surface finish.
- Porch area was enclosed or in-filled, but the original form of the structure is still evident.
- A porte cochere was attached to the side of the building.
- Windows were replaced, but the openings were not reconfigured and historically compatible examples of missing windows are found on the building or other buildings in the HPOZ.
- Roof surface, including tiles, were removed.
- Addition(s) of appropriate scale and location.

Although the Court instructed the Department of City Planning to re-evaluate only those properties using the "economic miracle" standard, the Department opted to re-evaluate all 1,239 parcels to ensure consistency among all three designations: 1) Contributing, 2) Contributing-Altered, and 3) Non-Contributing. The Department also conducted additional site visits to capture work undertaken on properties after the original Survey was completed. As a result of the re-study of the Historic Resources Survey, Department of City Planning staff re-classified 105 properties as follows:

- 83 properties were changed from Contributors to Altered Contributors.
- 12 properties were changed from Altered Contributors to Non-Contributors.
- 6 properties were changed from Contributors to Non-Contributors.
- 3 properties were changed from Altered Contributors to Contributors
- One (1) property was changed from a Non-Contributor to an Altered-Contributor.

It should be noted that eight of these changes were due to survey error caused by a mistakenly checked box on the database. Twelve changes were a result of work

undertaken on properties after the original survey was conducted. The vast majority of the changes were from Contributing to Altered-Contributing, mainly to call out minor alterations to a structure and ensure that the Survey was consistent in its identification of Altered-Contributors. In terms of the establishment and implementation of an HPOZ, an Altered-Contributor is treated the same as a Contributor. Consequently, only eighteen (18) properties out of 1239 were re-classified as Non-Contributors, representing a little over 1% of surveyed parcels. These changes are so insignificant that they do not result in any change to the percentage of Contributing structures in Windsor Square.

As a result of the re-study of the area and removal of seventy (70) properties from the HPOZ boundaries, the Survey comprises approximately 66 blocks with 1,169 parcels, of which 1,045 were identified as Contributing (over 89%) and 124 as Non-Contributing. As set forth in Subsection 12.20.3 of the LAMC to be Contributing, structures, landscaping, natural features or sites within the involved area or the area as a whole shall meet one or more of the following criteria:

(1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time:

(2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

(3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

Note: In the Survey, these criteria have been labeled a, b, and c respectively.

5. **Cultural Heritage Commission.** The Cultural Heritage Commission evaluated the proposed Windsor Square HPOZ area by touring the area prior to the March 1, 2007 meeting. At the March 1, 2007 meeting, the Cultural Heritage Commission set aside the February 4, 2004 Cultural Heritage Commission certification of the Windsor Square Historic Resources Survey, approval of the boundaries, and determination that the area meets criteria (1) through (3) of Section 12.20.3 F 3 of the LAMC. The Cultural Heritage Commission also found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Windsor Square Historic Resources Survey, Historic Preservation Overlay Zone, and Preservation Plan; certified the Historic Resources Survey to its accuracy and completeness; certified the establishment of the HPOZ boundaries generally bounded by Beverly Boulevard on the north, both sides of Arden Boulevard on the west, both sides of Van Ness Avenue on the east, and the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south, but excluding commercial and multi-family (R3) zoned lots; found that the proposed Historic Preservation Overlay Zone meets one of more of the required criteria of the following criteria:

- Add to the historic architectural qualities of Historic association for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city,

The proposed Windsor Square HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 89%) of a primary period of significance exemplified by Period Revival architecture designed by important architects and constructed for prominent local families in a cohesive neighborhood setting that retains much of its original, historic character.

6. **California Environmental Quality Act.** The establishment of the Windsor Square Historic Preservation Overlay Zone and adoption of the Windsor Square Preservation are exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2007-662-CE on February 22, 2007.
7. **Fish and Game.** The Windsor Square Historic Preservation Overlay Zone and Preservation Plan will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2. The project qualified for the De Minimis Exemption from Fish and Game Fees (AB3158).

PUBLIC HEARING AND COMMUNICATIONS

The public hearing regarding the proposed Windsor Square Historic Preservation Overlay Zone and Windsor Square Preservation Plan will be conducted by the City Planning Commission on March 22, 2007 at the Van Nuys City Hall. A notice regarding this public hearing and the Cultural Heritage Commission meeting on March 1, 2007, was sent to all owners and occupants within the proposed HPOZ boundaries and owners and occupants within a 500 foot radius on February 23, 2007. A notice of public hearing was also published in the *Los Angeles Daily Journal* on February 23, 2007.

Summaries of public testimony from the March 1, 2007 Cultural Heritage Commission meeting and any written correspondence received on this matter are included below:

Cultural Heritage Commission Meeting – March 1, 2007

Summary of Public Testimony in Favor of the Proposed Windsor Square HPOZ and Preservation Plan

Six people spoke in favor of the proposed Windsor Square Historic Resources Survey, HPOZ, and Preservation Plan. The following is a summary of the points in favor of the proposal:

- Since the HPOZ has been in effect for one year and a half, there is a documented case history regarding its impact. Residents have had good experiences with the HPOZ and the HPOZ Board in over 50 cases. The HPOZ Board has been cordial and helpful. The permitting process has been easy and efficient without delay or extra costs.
- Even though Windsor Square has been operating as an HPOZ for the last year and a half, construction continues to thrive in Windsor Square as evidenced by the number of cases that have been processed.
- Home prices in Windsor Square have increased more than other homes in the surrounding neighborhood. A realtor in Windsor Square who conducts considerable business in the vicinity compared home prices in the area between 2005 and 2006 and found that property values rose 6% in the general area, 7% in Hancock Park, and 20% in Windsor Square.
- There is overwhelming community support for the Windsor Square HPOZ and Preservation Plan. People have joined together in the neighborhood for the greater good to support the preservation of the unique architecture in the neighborhood.
- The Survey is adequate and factually based and the record in Windsor Square while the HPOZ was in place demonstrates that there are no environmental impacts.
- Other categorical exemptions related to alteration to existing structures and minor alterations to land may also be applicable.
- One person stated that he moved to Windsor Square because of the pending HPOZ believing that preserving the unique character of the neighborhood is important to the quality of life.

Renee Weitzer of Council District 4 spoke in strong support for the establishment of the Windsor Square Historic Preservation Overlay Zone and approval of the Preservation Plan. She stated that the Council Member Tom LaBonge would not support this proposal if there were not overwhelming community support.

Summary of Public Testimony in Opposition to the Proposed Windsor Square HPOZ and Preservation Plan

Two people spoke in opposition to the proposed Windsor Square Historic Resources Survey, HPOZ, and Preservation Plan. The following is a summary of the points in opposition to the proposal:

- The revised Historic Resources Survey does not accurately or completely describe and categorize the homes. Many homes have been significantly altered and are not contributing in any fashion. This has resulted from decades and decades of alterations that have occurred. The following are a list of additional properties not included in Exhibit C (Exhibit E-4 attached) and have not been accurately described or categorized including:
 - 136 N. Irving: rebuilt in 1988, but listed as a “Contributor” on the old and new Survey
 - 126 N. Arden: new façade
 - 141 N. Arden: new façade
 - 151 N. Arden: 2nd story addition
 - 202 N. Arden: new façade and new windows
 - 146 N. Arden: multiple window styles
 - 210 N. Arden: 2nd story addition
 - 236 N. Arden: 2nd story addition
 - 246 N. Arden: 2nd story addition
 - 101 S. Larchmont: entirely new structure
- The HPOZ would require a hearing process to review every home that has been inaccurately categorized.
- The City erroneously certified the R3 structures as contributing structures in the old survey.
- Under Original Building Permit Indexing and Data Entry on page 69 in the Windsor Square Historic Resources Survey, Volume I, the description of the methodology is ambiguous and it is unclear whether Building & Safety records after 1954 were taken into account in the Survey. A Public Records Act has been made to see whether or not research into the Building and Safety records were conducted, but no response has been received.
- Square footage of parcels was not used to determine “Contributors”. Tiny slivers of land are treated as parcels in order to pump up the number of “Contributors”. Vacant lots were counted as Contributing. The park was treated as Contributing because it used to contain a historic structure which has been leveled and removed.
- The PowerPoint presentation stated that all Secretary of Interior’s Standards apply to Rehabilitation, not just 9 & 10.
- Under the Brown Act and the Public Records Act, an opportunity for rebuttal of public comment of what was stated in the recommendation report in the Survey needs to be put on an agenda or made available in advance.
- The Survey does not identify Contributing elements for the structures as required.
- The revised Survey was completed by the Planning Department, not by Myra Frank & Associates according to the recommendation report even though in 2002 the City of Los Angeles stated that the Planning Department was not competent to make the assessments themselves.
- The Survey still does not state a Period of Significance, which is a requirement for assessment by the new ordinance.

- It was stated that the opponents are not aware of a procedure for making corrections to the Survey in the Ordinance. The Survey if approved as being accurate and complete is binding and every time a homeowner requests that the Contributing status be changed, the Council will have to pass a new ordinance.
- The Commission should receive all of the materials that were submitted in CPC-2002-3308-HPOZ or allow the materials to be resubmitted before considering this matter.
- The City has not satisfied CEQA. CEQA determinations should not be made by this Commission. There has been no study or consideration of the CEQA impact if the R3 properties are included.
- The Preservation Plan was not prepared by the Board or by the community as required by the ordinance. It was not proper to take an old plan prepared under the old ordinance in a different HPOZ zone and just adopt that one.
- There is no real evidence that the HPOZ has increased property values.
- The matter should be continued so that all those affected have time to correct the Survey inaccuracies.

Summary of General Comment Regarding the Proposed Windsor Square HPOZ and Preservation Plan

One representative from an architectural firm that works in Windsor Square and whose owner lives in Hancock Park spoke regarding the proposed HPOZ and Preservation Plan.

- The HPOZ is a good concept for historic preservation, but may not necessarily be the best process for the community. She stated that the HPOZ prevents people from altering the façade and has been a difficult process for clients who have abandoned construction projects out of frustration. There should be two approval tracks, one for projects that adhere to design standards and are expedited and one for projects that proposed to partially alter the façade and go beyond the requirements, yet maintaining the original character of the house.

Summary of Written Correspondence

At the Cultural Heritage Commission meeting on March 1, 2007, a total of seven letters were submitted to the Commission, two letters in favor of the certification of the Historic Resources Survey and six opposed to the certification of the Historic Resources Survey stating that the Historic Resources Survey is incomplete and inaccurate.

Summary of Correspondence in Favor of the Proposed Windsor Square HPOZ and Preservation Plan

These letters were from the Windsor Square Association and Thomas S. Michie, a Windsor Square resident. Mr. Michie's letter was read into the record and is reflected in the summary of public testimony above.

- In the ruling handed down by the Superior Court, the judge stated "except in regards to the 'economic miracle' standard, the Commission was well within its discretion based on the evidence to conclude that the Survey was accurate and complete and certify the document accordingly". The letter supports the Planning Department's efforts to correct the "economic miracle" language and the certification of the revised Historic Resources Survey.

Summary of Correspondence in Opposition to the Proposed Windsor Square HPOZ and Preservation Plan

- Four of these correspondences specifically called out inaccuracies in the Historic Resources Survey regarding the following properties:
 - 260 S. Lucerne: Major alterations approximately 20 years ago.
 - 261 S. Lucerne: Remodeled 20 years ago.
 - 249 S. Irving: Removal of original porch and new porch added.
 - 414 S. Lorraine: New windows, some altered openings, new shutters, the original porch was removed, and exterior lighting replaced and twisted Junipers removed.
 - 420 S. Lorraine: Addition of top level featuring windows and altered roof.
 - 145 N. Gower: Recent alteration of the façade and addition of a 2nd floor.
- One correspondence was from Mr. Jackson whose testimony is largely reflected in the summary of public testimony. This correspondence also stated that the proposed Windsor Square HPOZ would strip property rights from homeowners by controlling the appearance their homes. He contended that the meeting of March 1, 2007 was not properly noticed and the Historic Resources Survey was not available a week before the meeting as stipulated in the notice. Therefore, it was not possible to adequately review the Historic Resources Survey before the meeting. The correspondence also states that the Survey was not prepared by the City of Los Angeles, but by a private company with conflicts of interest that have not been disclosed and they have made “determinations”, which cannot be delegated to a non-governmental body. The Commission is also not competent to make “determinations” because it has not been lawfully appointed and constituted as a political subdivision of the City with either adjudicative or legislative powers. Any attempted delegation by the City of its legislative and adjudicative responsibilities is legally ineffective without a publicly available, written record of adequate selection, oversight, and delineation of criteria sufficient to allow affected citizens to be able to protect their due process and statutory rights to a fair and adequate determination and consideration. Finally, the correspondence states that the Survey is inaccurate and incomplete because it fails to define a unifying historical context, employs “style” terms that are nonsensical and undefined, lacks a defined Period of Significance, has inaccurate historic names, does not identify all alterations to properties, omits structures, fails to describe and document in detail the original appearance of each structure, fails to identify contributing elements of both structures and landscaping, uses historically significant for any old structure, does not include the entire original Windsor Square tract in its boundaries, does not address those areas in the HPOZ that do not have design features that have been identified as historically significant, and does not document interviews or physical inspections to determine if alterations had taken place.
- The final correspondence states the Historic Resources Survey “lacks the accuracy and integrity necessary for it to be certified”. The letter states that the Survey ignores 50 years of public records to determine whether structures had been substantially altered over time. Field workers did not have access to original pictures, drawings, or historic permits after 1953 when conducting inspections and therefore engaged in “mere guesswork” to any structure’s historic significance. Past surveys have been completed on an ad hoc basis by numerous public agencies over a thirty-year period and the methods and evaluation standards applied in each have differed considerably. The Survey was conducted by a private company that had an interest in demonstrating the historic integrity of the Windsor Square neighborhood. There are hardly any homes that have been identified by the federal, state, or Cultural Heritage Commission as

independently architecturally significant. Preservation of Windsor Square would be better served by the City's anti-mansionization ordinance.

Discussion of Public Testimony and Written Correspondence

As was stipulated in the correspondence from the Windsor Square Homeowner's Association, in the ruling handed down by the Superior Court, the judge stated "except in regards to the 'economic miracle' standard, the Commission was well within its discretion based on the evidence to conclude that the Survey was accurate and complete and certify the document accordingly". The judge only instructed the City of Los Angeles to re-evaluate those properties that used the "economic miracle" standard. The Department of City Planning actually exceeded this instruction by re-evaluating all 1,239 parcels for consistency with the methodology employed to determine reversibility.

The methodology the Consultant used to determine the historic significance of properties within the Windsor Square was sound. Based on the criterion of the National Register of Historic Places, which requires that a building be at least 50 years of age to be listed on the National Register, the Consultant looked at available historic data on all structures in Windsor Square that were at least 50 years of age. The Consultant compiled this information into a database, which was used during physical inspections. During these inspections, the Consultant was able to compare what information was available in the database which included: verification of the year of construction, some early and potentially historically significant alterations and additions, original owner, original use, architect, builder, and cost of construction.

The Consultants, which were comprised of a team of qualified architectural historians that meet the Secretary of the Interior's qualifications in architectural history (Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983), evaluated the properties based on the historic documentation of what was built and the current physical condition of the property. This was not guesswork, but the trained eye of architectural historians who are qualified to identify alterations. These historians are familiar with typical character defining features of a particular architectural style and the types of materials that were historically available. Using building records to determine alterations and additions would have proven inadequate and incomplete, because project descriptions are vague, many alterations do not require a building permit, older records often are not available or simply missing and many owners alter or add to a property without building permits. Consequently, physical inspections are often the best method to determine whether a structure has been altered.

It should be noted that when the Planning Department revisited the Survey, staff did look into building permit histories of those properties that were re-classified. For example, staff found a building permit from 1998 on 141 N. Arden Boulevard for window and door replacement. While staff uncovered this permit, the information on this relatively new permit proved to be incomplete for the purposes of determining the nature of the alterations merely stating "replace all doors, windows, patch drywall, replace electrical sockets per correction notice P58297 dated 5/21/98". This permit does not indicate whether the doors and windows that were replaced were historically significant or whether the new windows and doors match the original windows and doors in appearance and material. This is a crucial detail, because the Secretary of Interior's Standards for Rehabilitation allow for the in-kind replacement of deteriorated materials without negating the historic significance of the structure.

The Historic Resources Survey acknowledges that "the field survey report is essentially a snapshot in time of the development history of an area. As resources are demolished, altered, or introduced, the correct identification of significant resources in the HPOZ becomes imprecise. The database program developed for this project is intended to allow City Planning or the

Cultural Heritage Commission to have a mechanism available to record and update the records as these changes occur over time". Recognizing that the Historic Resources Survey may contain some technical errors or omissions, the HPOZ Ordinance provides a provision for the "correction of technical errors and omissions in a previously certified Historic Resources Survey". This provision has already been used in the Pico Union, Lincoln Heights, and Highland Park HPOZs and simply involves review and comment from the Cultural Heritage Commission and determination letter from the Director of Planning. When this provision has been utilized, corrections have taken less than a month to complete. Moreover, homeowners in Windsor Square can request that the Planning Department correct any property that has a documented error. In fact, the Planning Department is currently conducting an analysis of all the properties identified during the Cultural Heritage Commission meeting to determine if technical corrections are needed to re-classify any of these properties.

The Windsor Square Historic Resources Survey includes the required context statement pursuant to Section 12.20.3 of the LAMC and establishes "the relation between the physical environment of the Preservation Zone and its history, thereby allowing the identification of Historic features in the area as contributing or non-contributing". The Windsor Square Historic Resources Survey's context statement provides a thorough analysis of the historic development of Windsor Square according to guidelines specified in National Register Bulletin 16. The Bulletin defines a historic context as "a body of information about historic properties organized by theme, place, and time." Historic context is linked with tangible historic resources through the concept of property type. A property type is a "grouping of individual properties based on shared physical or associative characteristics." The historic context statement provides a framework for the identification of historic resources and the determination of their relative significance. The Historic Resources Survey also establishes a period of significance for Windsor Square by documenting the historic development patterns in the neighborhood and explaining that the predominant period of significance is from the 1910s to the 1930s. However, the Survey also explains that later architecture from the 1940s to 1960s was found to be Contributing based on its "shared physical or associative characteristics" with other buildings from the predominant period of significance. It should be noted that only 36 properties from this post World War II period were identified as Contributing. Below are the relevant passages of the context statement in the Windsor Square Historic Resources Survey:

"The Survey concluded that the Windsor Square area meets the criteria for HPOZ designation because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1910s and 1920s. The Contributing buildings retain their historic design and features depicting the array of period revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, English Revival, and Craftsman. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. Prominent deceased residents of Windsor Square included: silent movie comedian Harold Lloyd, actress Dolores Costello, Goodyear Tire & Rubber executive F.A. Osterich, San Fernando-Valley heir Issac Van Nuys and his descendants Benton Van Nuys and Kate Van Nuys Page, interior designer Howard Verbeck, developers Edwin Janss, Peter Janss, and Sam Cooper, oilman W. M. Armstrong, retail store magnate J.J. Newberry, and many others. Consequently, the Windsor Square HPOZ area contains a high concentration of exemplary period revival designs created by some of Los Angeles greatest residential architects of the early twentieth century: John C. Austin, Theodore Eisen, Robert D. Farquhar, Feil & Verge, Elmer Grey, Arthur S. Heineman, Hunt & Burns, Johnson, Kaufman & Coate, R.D. Jones, Arthur Kelly, Albert C. Martin, Frank Meline, Meyer & Holler (Milwaukee Building Company), Morgan, Walls & Clements, Charles Plummer, Ruoff & Munson, Clarence J. Smale, Sumner Spaulding, Walker & Eisen, H.H. Whiteley, and Paul Revere Williams."

The Historic Resources Survey further elaborates on the inclusion of 36 parcels developed with structures that date later than the 1930s. The Historic Resources Survey states:

"For buildings under 50 years of age, architectural character considerations were critical for determining the contributing status of a building. If the building was constructed a few decades later than the predominant construction era of its surrounding neighborhood, HPOZ criterion c was applied. Criterion c is defined as: Retaining the structure would help preserve and protect an historic place or area of historic interest in the City. In Windsor Square, the high level of architectural quality established 1920s and 1930s has generally been maintained through the present time. In the 1950s and 1960s, new construction often reflected and complemented the architectural character of the earlier decades. If the architectural historian conducting the survey determined that the newer building enhanced the qualities exhibited by the overall grouping, and had similar scale, setback, and materials, it was found to meet criterion c. In some cases, criterion c was applied to lots that did not have buildings on them, but were yards with landscape features that clearly enhanced or were directly associated with a neighboring contributing parcel."

The rationale for including these parcels is consistent with Section 12.20.3 of the LAMC, which requires that there is a relationship between the "physical environment of the Preservation Zone and its history" to allow for the "identification of Historic features in the area".

The Department of City Planning conducted a competitive Request for Qualifications and Proposal process to contract with Myra Frank & Associates for the creation of the Windsor Square Historic Resources Survey. Several contracts were awarded to Myra Frank & Associates, because the company employed architectural historians that meet the Secretary of the Interior's qualifications in architectural history. Like Myra Frank & Associates, the Department of City Planning subcontracts with a number of private companies to conduct studies, which are used to make planning decisions. This practice is common among a number of jurisdictions throughout the nation. While Myra Frank & Associates compiled the original Historic Resources Survey, Planning staff thoroughly evaluated the Survey to make sure it was factually based and as accurate as possible. This resulted in the August 2003 and February 2007 revisions. The Department of City Planning with support from its own expert architects in historic preservation revised the "economic miracle" standard in the Historic Resources Survey, re-evaluated all 1,239 parcels and recommended that the Cultural Heritage Commission re-classify 105 properties, and recommended that the Cultural Heritage Commission remove the R3 zone from the HPOZ. While the Consultant may have completed the initial Historic Resources Survey, this Survey is only a study until certified by the Cultural Heritage Commission.

Properties in many of the City's HPOZs have not been identified by the federal, state, or the Cultural Heritage Commission as individual eligible for historic designation. Most structures that have been identified for federal, state, or local consideration have been identified through private application or as a result of a project that could have an impact on a potential historic resource. For example, several properties along Wilshire Boulevard in the Miracle Mile were identified as historically significant as a result of an MTA study for the extension of the Red Line subway. These structures would have never been identified otherwise. Once an HPOZ has been adopted homeowners are more likely to apply for individual architectural designation, especially because the properties may be eligible for tax relief.

The Windsor Square neighborhood is unique because of the historic architecture of its structures, such as a Tudor Revival style building with leaded glass windows, classic timbering, and clinker brick façade. An anti-mansionization ordinance does nothing to protect these unique features or this structure's relationship to the rest of the neighborhood. The City's anti-

mansionization ordinance would simply limit size, bulk, and lot coverage, but not protect historic resources from alteration, incompatible construction, or demolition.

The file for the proposed HPOZ and Preservation Plan was available for public inspection a week before the March 1st meeting. Staff contacted the No HPOZ Alliance upon receipt of an email from Laura Christa. Staff worked with Ms. Christa's assistant to arrange for the photo copying of the entire Historic Resources Survey, which was provided to the No HPOZ Alliance. All efforts were made for staff to provide the photo copied Survey to the No HPOZ Alliance in a timely fashion. Although the Survey itself is large, few changes were made to the original Survey. It should be noted that the No HPOZ Alliance has an entire copy of the originally certified Survey.

There are no requirements to hold a public hearing for the certification of the Historic Resources Survey in the HPOZ Ordinance. However, the Department of City Planning did send notices of the Cultural Heritage Commission meeting to all owner and occupants within the proposed boundaries and within a 500 foot radius. Moreover, the Planning Department held public workshops prior to the adoption of the 2004 Windsor Square HPOZ, so that homeowners could review the Survey for completeness and accuracy. Very few owners noted any problems on their individual survey page and the revised Historic Resources Survey is largely unchanged from 2004. Homeowners still have the opportunity to provide testimony before the City Planning Commission regarding the Historic Resources Survey, HPOZ, and Preservation Plan or they can remedy missing or inaccurate survey evaluations through the technical correction provision in Section 12.20.3 of the LAMC.

Finally, in regards to the Preservation Plan, the Los Angeles County Superior Court did not find that the Preservation Plan was improperly prepared. Pursuant to Section 12.20.3 of the LAMC, a working committee was formed in consultation with the Council District of "diverse neighborhood stakeholders" who prepared the Windsor Square Preservation Plan. These stakeholders also included members of the No HPOZ Alliance ensuring that both sides were represented on the working committee. There is nothing in the HPOZ Ordinance that prohibits the preparation of a Preservation Plan before an HPOZ is established or sets a time in which a Preservation Plan must be prepared. Therefore, as long as a working committee of "diverse neighborhood stakeholders" was formed to prepare a Preservation Plan, it is irrelevant when the document was completed and whether or not the HPOZ was in effect at the time.

As documented on page A-8, when the Windsor Square Preservation Plan helped streamline the review process so that approvals were granted quickly. Projects that involve maintenance, repairs, and/or restoration consistent with the preservation plan guidelines go through an expedited review process that can be granted on the same day that staff is contacted. Only projects that result alterations to the front façade and visible area of a historically significant structure or new construction on a vacant lot require more extensive review. The Preservation Plan also has been a welcome tool for owners, architects, and contractors who have used it to design projects that could be approved. As a result, at least sixteen (16) major projects requiring a Certificate of Appropriateness or Certificate of Compatibility have been approved under the former Windsor Square HPOZ and Preservation Plan and not a single project has been denied.

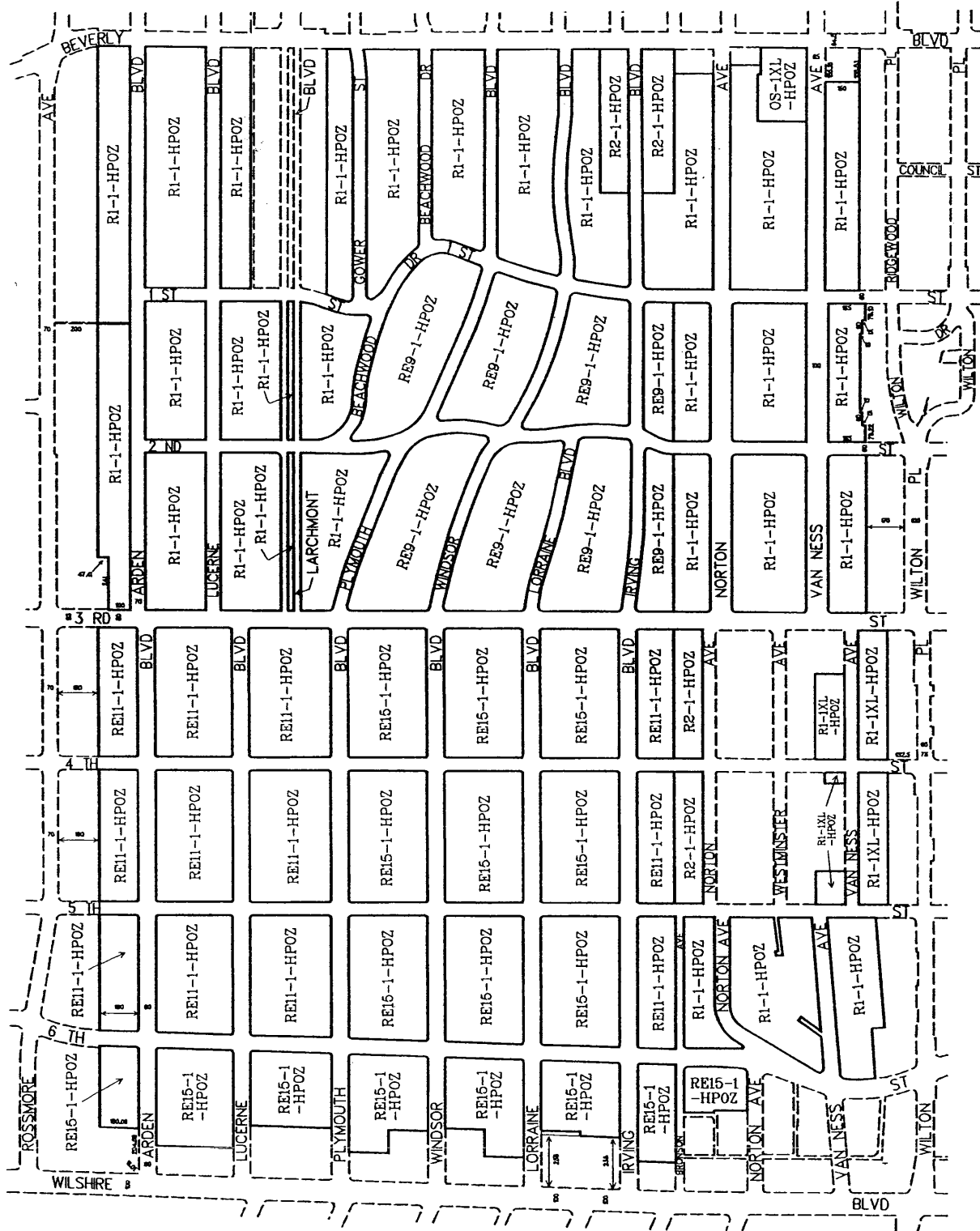
EXHIBIT E-1

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones within the boundaries shown upon a portion of the zone map attached thereto and made apart of Article 2 Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



ALL ZONES IN THE AFFECTED AREA FOLLOW EXISTING BOUNDARIES EXCEPT WHERE DIMENSIONED.

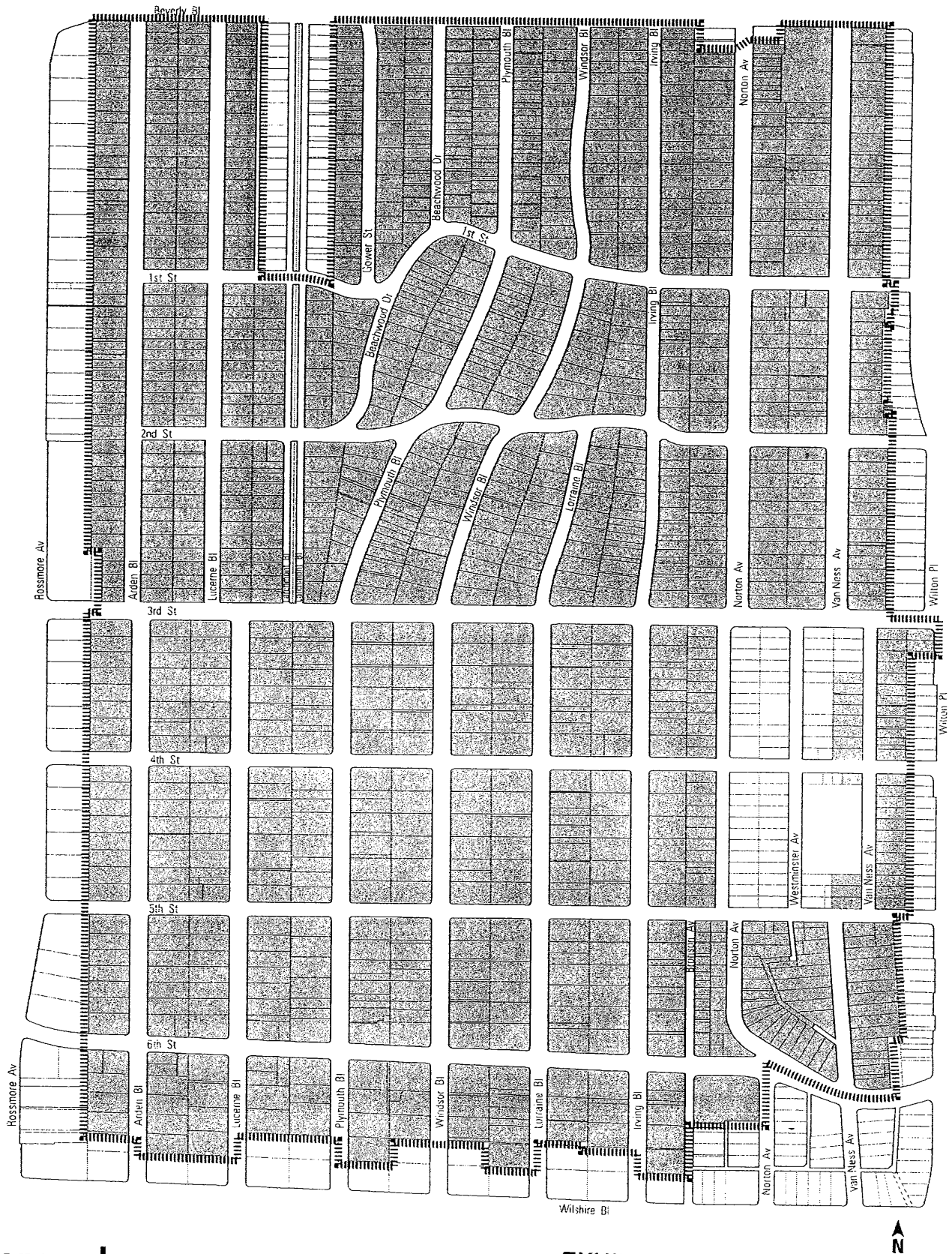


NOT TO SCALE

WINDSOR SQUARE HPOZ	
C.M. 135 B 189 & 138 B 189	CPC 2007-0660 HPOZ MSC

LC08/08

03/13/07



Proposed **WINDSOR SQUARE** Historical Preservation Overlay Zone Boundaries

EXHIBIT E-2

Prepared by City of Los Angeles Planning Department • Graphic Services Section • February, 2007

- Proposed HPDZ Area
- Proposed HPDZ Boundary
- Not in Boundary

Section 2. Pursuant to Section 12.20.3 F4 (c), the Windsor Square Historic Preservation Zone shall become effective when a Preservation Plan is approved by the City Planning Commission pursuant to Section 12.20.3 E.

Section 3. URGENCY CLAUSE. The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: Ordinance No. 178,400, a temporary moratorium on building and demolition permits in Windsor Square is set to expire on March 24, 2007. The new Windsor Square HPOZ would not take effect until at least a month thereafter. Since the repeal of Ordinance No. 176,246, staff has received several inquiries regarding Windsor Square and whether building permits continue to be regulated in the area. Without an Interim Urgency Ordinance in place, the subject area will likely experience significant alterations to the physical environment that would negate the intent of the Windsor Square HPOZ and degrade the district as a whole. Moreover, the continued processing of building alteration, addition, and demolition permits without historic consideration could result in the loss of irreplaceable historically significant structures. Unless this Ordinance is passed, Windsor Square would be vulnerable to incompatible construction that would create an unsightly patchwork of design and scale, jeopardizing the overall character of the neighborhood. This is particularly true in Windsor Square, where approximately 89% of the structures are historically intact. Every time construction is incompatible with the scale, massing, development pattern, or design of the neighborhood, it tends to have an even more dramatic impact on the overall character of the community. For all of these reasons, the Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Section 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than four-fifths of all of its members, at its meeting of _____
_____.

FRANK T. MARTINEZ, City Clerk

By _____ Deputy

Approved _____

Mayor

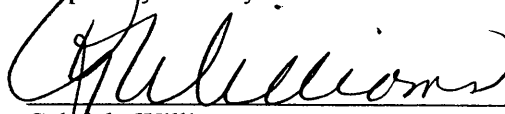
Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By _____

City Attorney

Pursuant to Charter Section 558 of the City Charter, the City Planning Commission on 3/22/07, recommend this ordinance be adopted by the City Council.



Gabriele Williams
Commission Executive Assistant

File No. _____

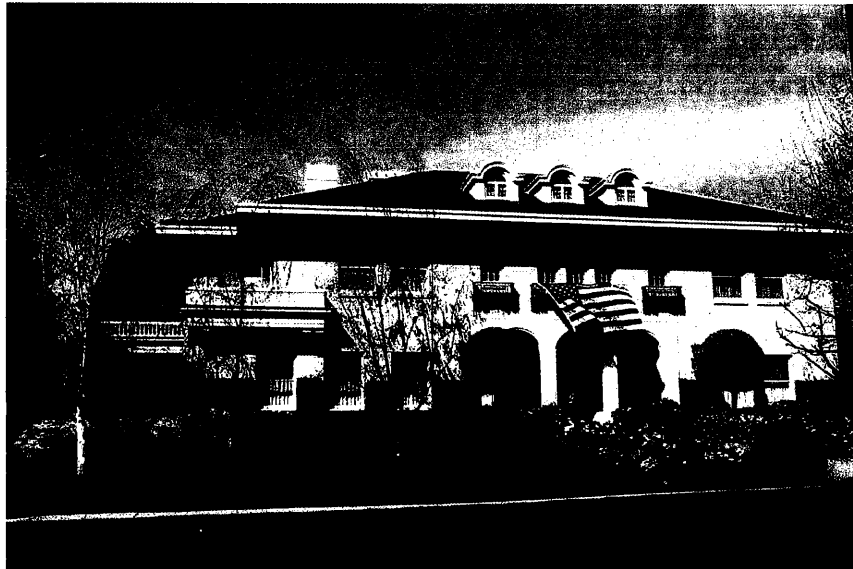
Windsor Square

Historic Preservation Overlay Zone

Historic Resources Survey

Volume 1 of 3, Context, Methodology, Findings

In Accordance with Los Angeles Municipal Code Sec. 12.20.3 E.2.



Originally Prepared, August 2003

Revised, February 2007

Prepared for:

City of Los Angeles Department of City Planning

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Acknowledgments

The following individuals and organizations assisted with the preparation of the Historic Resources Survey:

City of Los Angeles, Council District 4

Tom LaBonge, Council member

John Ferraro, deceased, former City Council President

Renee Weitzer, chief of staff

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Windsor Square Residents

(The following of whom, most graciously submitted information regarding the history of their neighborhood, families, and homes.)

John Welborne

Michael Cornwell



EXECUTIVE SUMMARY

The information and photographs presented in this volume for Windsor Square represent the results of the *Historic Resources Survey* (the “Survey”) for the proposed *Windsor Square Historic Preservation Overlay Zone* (the “HPOZ”). The Survey was undertaken as a result of a City Council Motion¹ sponsored by the late Council President John Ferraro and former City Councilman Mike Hernandez.

The Survey was conducted between January 3, 2002 and March 22, 2002, and revised in August 2003, by qualified² architectural historians at Myra L. Frank & Associates, Inc. (the “Consultant”). The Survey was completed in accordance with the procedures set forth in Los Angeles Municipal Code (LAMC) §12.20.3 E. On February 4, 2004, the Survey was certified by the Cultural Heritage Commission and in September of 2004, the Windsor Square Historic Preservation Overlay Zone (HPOZ) was adopted by the City Council. The HPOZ took effect a year later in September 2005 when the City Planning Commission approved the Windsor Square Preservation Plan.

On August 21, 2006, the Los Angeles Superior Court took the matter of the No HPOZ Alliance et al vs. the City of Los Angeles under submission. On October 20, 2006, the Court ruled that the City of Los Angeles failed to comply with the California Environmental Quality Act in the adoption of the Windsor Square Historic Overlay Zone and Preservation Plan. The Los Angeles Superior Court also found that the “economic miracle” standard used to determine the reversibility of an alteration in the Historic Resources Survey was not a proper standard and in its judgment required the City to re-evaluate every property or structure using that standard..

In response to the Court’s decision, the Los Angeles City Council repealed Ordinance No. 176,246, which established the Windsor Square Historic Preservation Overlay Zone and directed the Cultural Heritage Commission to set aside its February 4, 2004 approval of the Windsor Square Historic Resources Survey and the City Planning Commission to set aside its September 8, 2005 approval of the Windsor Square Preservation Plan. After the Council acted, the Director of Planning initiated another Historic Preservation Overlay Zone and Preservation Plan for the Windsor Square neighborhood consistent with the goals and objectives of the Wilshire Community Plan, a land use element of the General Plan on February 7, 2007.

After the Court’s decision regarding the standard used to determine the reversibility of an alteration, the Planning Department re-evaluated all the Altered-Contributing parcels that used the “economic miracle” standard. In addition, the Planning Department re-studied the original

¹ City Council File No.00-1247. The City Council Motion was adopted 6-28-00. The Motion included 3 other areas in Council District 4, Larchmont Heights, Los Feliz, and Windsor Square

² i.e., meeting the Secretary of the Interior's qualifications in architectural history (Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.



City of Los Angeles Department of City Planning **Windsor Square Historic Preservation Overlay Zone**

Survey area, which is comprised sixty-eight blocks with 1239 parcels³. This original Survey area is bounded by Beverly Boulevard on the north, Arden Boulevard on the west, Van Ness Avenue on the east, and the rear property lines of the commercial properties along Wilshire Boulevard on the south (See Figure 1). These boundaries include both sides of the primarily residential streets of Arden Boulevard and Van Ness Avenue. These boundaries were first established by the Department of City Planning in conjunction with the neighborhood association, the Windsor Square Homeowners Association, and are consistent with the extent of development within historic tract boundaries.

Because of conflicting property type and land use issues, such as a substantial number of commercial parking lots and commercial buildings that have replaced the former single family residences north of the row of parcels along the north side of Wilshire Boulevard, the Planning Department has recommended that the HPOZ boundaries differ slightly from the original Survey boundaries. When the HPOZ was first adopted, this resulted in the removal of the commercially zoned properties along Larchmont Boulevard and the RD3 zoned properties along Norton Avenue. After further analysis, the Planning Department is also recommending that all of the R3 zoned properties on Norton, Van Ness, and Westminster Avenues and Beverly Boulevard be removed, resulting in the additional removal of 35 properties.

The Survey methodology relied on the historic and architectural context previously established for the larger Metro Center Subregional Planning Area and supplemented by information supplied by neighborhood groups, historical societies, and Consultant research. No known previous architectural or historical surveys have been conducted in the HPOZ area. The Consultant provided site specific construction information, an assessment of current building integrity, and a determination as to whether resources are *Contributing*, *Non-Contributing*, or *Vacant Lots*. *Contributing* resources include those that meet at least one of the HPOZ criteria [LAMC §12.20.3 E.3. (a)-(c)]. An important sub-category is *Contributing--Altered Structure*, which includes resources built within the HPOZ's period of significance with alterations that have been determined to be reversible. *Non-Contributing* resources include those that do not appear to meet any of the HPOZ criteria and have age, integrity, or stylistic considerations. (The criteria are described in detail later in this volume, on page 10.)

The Survey concluded that the Windsor Square area meets the criteria for HPOZ designation because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1910s and 1920s. The *Contributing* buildings retain their historic design and features depicting the array of period revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, English Revival, and Craftsman. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. Prominent deceased residents of Windsor Square included: silent movie comedian Harold Lloyd, actress

³ Not including multiple parcels in condominium complexes.

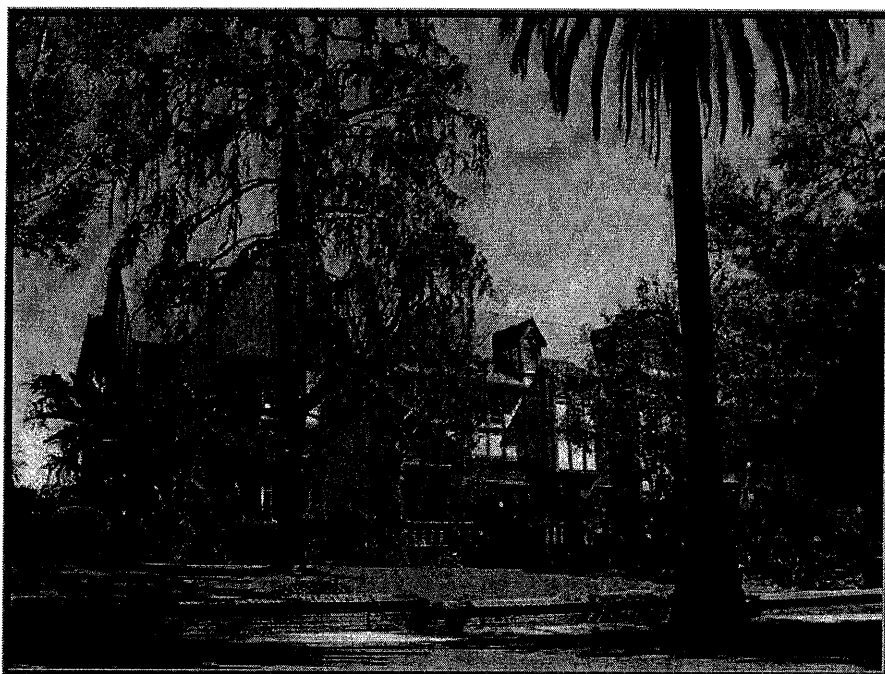


Figure 1: Windsor Square residence of W. M. Armstrong, an oil man, located at 510 South Plymouth Boulevard, and built in 1919.

Dolores Costello, Goodyear Tire & Rubber executive F.A. Osterich, San Fernando Valley heir Issac Van Nuys and his descendants Benton Van Nuys and Kate Van Nuys Page, interior designer Howard Verbeck, developers Edwin Janss, Peter Janss, and Sam Cooper, oilman W. M. Armstrong, retail store magnate J.J. Newberry, and many others. Consequently, the Windsor Square HPOZ area contains a high concentration of exemplary period revival designs created by some of Los Angeles greatest residential architects of the early twentieth century: John C. Austin, Theodore Eisen, Robert D. Farquhar, Feil & Verge, Elmer Grey, Arthur S. Heineman, Hunt & Burns, Johnson, Kaufman & Coate, R.D. Jones, Arthur Kelly, Albert C. Martin, Frank Meline, Meyer & Holler (Milwaukee Building Company), Morgan, Walls & Clements, Charles Plummer, Ruoff & Munson, Clarence J. Smale, Sumner Spaulding, Walker & Eisen, H.H. Whiteley, and Paul Revere Williams.

The vast majority of the buildings have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. As a result, these buildings create a cohesive neighborhood of single family residences of architectural distinction that, as a whole entity, meets the HPOZ criteria: the district “possesses historic integrity,” it “represents an established feature of the neighborhood,” and retaining the district “would help preserve and protect an historic place in the City.”⁴

⁴ Los Angeles Municipal Code § 12.20.3 E.3.



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An HPOZ comprises a high concentration of *Contributing* resources.⁵ After the Historic Resources Survey was revised and the boundaries amended, the Windsor Square Survey area comprises:

a total of 1169 parcels;⁶

1045 were identified as *Contributing*, and

124 as *Non-Contributing* resources.

Because of this high concentration (approximately 89%) of *Contributing* resources, the Windsor Square neighborhood meets the definition of a Preservation Zone as “any area of the City of Los Angeles containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance...”⁷

⁵ A high concentration is considered 50% or greater of the total number of buildings in a proposed historic district.

⁶ Not including multiple parcels in condominium complexes

⁷ Los Angeles Municipal Code § 12.20.3 B.16.



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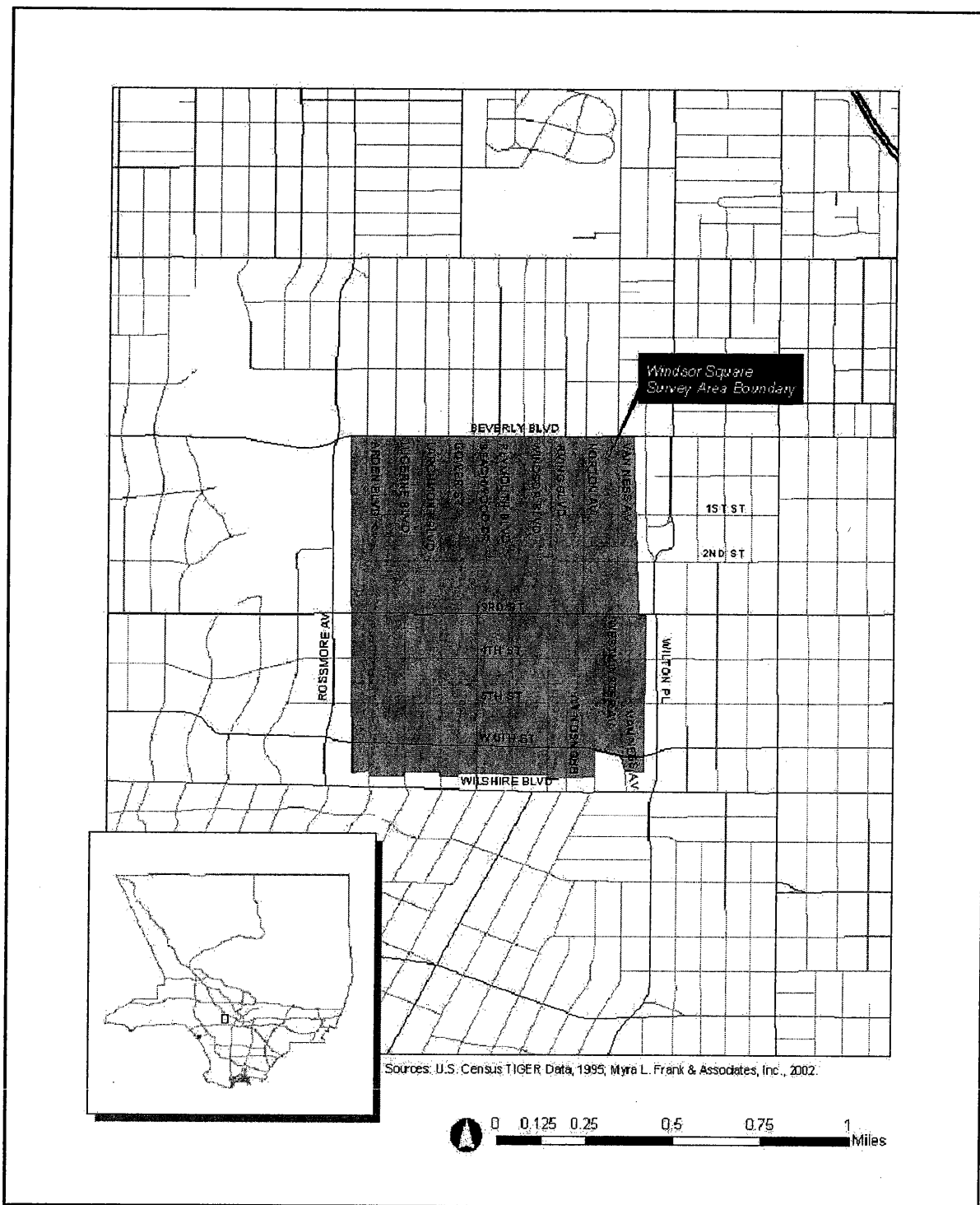


Figure 2. Map of Windsor Square Historic Resources Survey Area



PROJECT DESCRIPTION

Background

The Windsor Square Historic Resources Survey (the "Survey") was undertaken as a result of a City Council Motion⁸ sponsored by the late Councilman John Ferraro and former Councilman Mike Hernandez to authorize the Director of Planning to negotiate and execute a contract "with a suitable firm to perform the work necessary for the study of the establishment of Historical Preservation Overlay Zone (s) in the ...Windsor Square ... area within the boundaries of Council District 4..."⁹ to determine if Windsor Square meets the criteria for Historic Preservation Overlay Zone (HPOZ) designation, as defined in the HPOZ ordinance, Section 12.20.3 E.3 of the Los Angeles Municipal Code (LAMC). Windsor Square is one of four neighborhoods in Council District 4 to be surveyed at the request of the City Council office--the other three neighborhoods that are also seeking HPOZ designation are Larchmont Heights, Hancock Park and Los Feliz.

The Survey area originally comprised sixty-eight blocks with 1239 parcels¹⁰, the vast majority of which are single-family residential. The Survey area is bounded by Beverly Boulevard on the north, Arden Boulevard on the west, Van Ness Avenue on the east, and the rear property lines of the commercial properties along Wilshire Boulevard on the south (Refer back to Figure 1). These boundaries include both sides of the primarily residential streets of Arden Boulevard and Van Ness Avenue. These boundaries were established by the Department of City Planning in conjunction with the neighborhood association, the Windsor Square Homeowners Association, and are consistent with the extent of development within historic tract boundaries.

⁸ City Council File No. 001247

⁹ The City Council Motion was adopted June 28, 2000

¹⁰ Not including multiple parcels in condominium complexes



Historic Preservation Overlay Zones

Los Angeles established the HPOZ ordinance in 1979. The ordinance was revised in 1997 and again in October 2000 after several years of meetings among the existing HPOZ boards, the Planning Department staff, and the Los Angeles Conservancy. The revisions were made to clarify procedures in keeping with the city's policy to expedite the building permit process. In December 2002, additional amendments were adopted, including provisions for addressing vacant lots in the Survey.

Definition of an Historic Preservation Overlay Zone

As defined in §12.20.3.B.16 of the LAMC, "Preservation Zone" is any area of the City of Los Angeles containing structures, landscaping, natural features, or sites having historic, architectural, cultural, or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this section."

Purpose of an Historic Preservation Overlay Zone

The purpose of an Historic Preservation Overlay Zone is described in §12.20.3.A of the LAMC as follows:

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of structures, landscaping, natural features, sites and areas within the City of Los Angeles having historic, architectural, cultural or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of [the Historic Preservation Overlay Zone] is to:

1. *Protect and enhance the use of structures, features, sites and areas that are reminders of the City's history or which are unique and irreplaceable assets to the City and its neighborhoods or which are worthy examples of past architectural styles;*
2. *Develop and maintain the appropriate settings and environment to preserve the aforementioned structures, landscaping, natural features, sites, and areas;*
3. *Enhance property values, stabilize neighborhoods, and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;*
4. *Foster public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its structures, landscaping, natural features, sites and areas;*
5. *Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history; [and]*



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6. *To ensure that all procedures comply with the California Environmental Quality Act.*

Other Historic Preservation Overlay Zones in Los Angeles

As shown in Table 1, there are currently twenty HPOZs ranging in size from twenty-six properties in the Vinegar Hill HPOZ to over 2000 properties in the Highland Park HPOZ.

Table 1. Other Historic Preservation Overlay Zones in Los Angeles

<i>Historic Preservation Overlay Zone</i>	<i>Year designated</i>	<i>No. of Contributors</i>
Adams Normandie (Includes Van Buren Place)	2000	526
Angelino Heights	1981	800
Banning Park	2001	68
Carthay Circle	1998	383
Gregory Ain Mar Vista Tract	2003	49
Harvard Heights	2000	404
Highland Park	1994	2,000
La Fayette Square	2000	204
Lincoln Heights	2004	729
Melrose Hill	1988	45
Miracle Mile North	1990	540
Pico Union	2004	528
South Carthay	1984	350
Spaulding Square	1993	160
University Park	2000	1389
Van Nuys	2005	158
Vinegar Hill	2001	26
West Adams Terrace	2003	382
Western Heights	2000	150
Whitley Heights	1992	147



Designation Process

The Procedure for Establishment, Change or Repeal of a Preservation Zone are described in §12.20.3.E of the LAMC as follows:

1. **Requirements.** The processing of an initiation or an application to establish, change the boundaries of or repeal a preservation Zone shall conform with all the requirements of Section 12.32 A through D and the following additional requirements.
2. **Initiation of Preservation Zone.** Proceedings to establish, change boundaries of, or repeal a Preservation Zone may also be initiated by the Cultural Heritage Commission.
3. **Application.** The proceedings for the establishment of a district may only be initiated by a verified application of one or more of the owners or renters of property within the boundaries of the proposed or existing Preservation Zone. Upon receipt of the application, a copy will be sent to the Cultural Heritage Commission for evaluation. An application shall be accompanied by any information deemed necessary by the Department.
4. **Historic Resources Survey.** As a part of the evaluation of an application for establishment or change of boundaries of a Preservation Zone, an historic resources survey of the involved area shall be prepared identifying all contributing and noncontributing structures. The survey may also identify contributing landscaping, natural features or sites. The survey shall also consider whether a Preservation Zone possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. The survey shall be certified as to its accuracy and completeness by the Cultural Heritage Commission.
5. **Finding of Contribution.** For the purposes of the historic survey only, no structure, landscaping, natural feature or site shall be considered contributing unless it is identified in the survey. The historic resources survey shall also include a context statement supporting a finding establishing the relation between the physical environment of the Preservation Zone and its history. Thereby allowing the identification of historic resources in the area as contributing or non-contributing. The context statement shall represent the history of the area by theme, place and time. It shall define the various historical factors which shaped the development of the area. It may include, but not be limited to, historical activities or events, associations with historic personages, architectural styles and movements, master architects, building types, building materials, or pattern of physical development that influenced the character of the Preservation Zone at a particular time in history. To be contributing, structures,



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landscaping, natural features or sites within the involved area or the area as a whole shall meet one or more of the following criteria:

- (1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- (2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood community or city; or
- (3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

Historic Resources Survey

Overview of the Historic Resources Survey

The Survey was conducted between July 25, 2001, and March 22, 2002, and was revised in August 2003, with Richard Starzak serving as Principal Investigator and David Greenwood serving as chief researcher and field recorder. Additional contextual research was conducted by Alma Carlisle and Megan McLeod Kendrick, database management by Catherine Barrier, site specific research by Carrie Chasteen, Jasmine Kung, Ben Acker, and Carrie Richey, and GIS by Tracy Dudman. All are staff members of Myra L. Frank & Associates, Inc., the Consultant.

The major tasks of the survey were to write a context statement of the historical development of the neighborhood, conduct research and the field survey of Windsor Square to apply the HPOZ criteria and identify contributing and non-contributing resources, and confirm the appropriateness of HPOZ boundaries. To that end, the Consultant conferred with Planning Department Staff, met with or had telephone discussions with the City Council members' staff, met with the neighborhood association, and devised a work program that incorporates a computerized process for data retrieval, field recordation, and presentation. The work program is an adaptation of those previously approved by the City for the Historic Preservation Studies undertaken in conjunction with the Community Plan Revision Program.¹¹

The survey methodology conforms to the procedures set forth in §12.20.3.E of the LAMC for establishing HPOZs. The process included researching property records, building permits, tract maps, city directories and written histories. In order to avoid duplication of effort, the Consultant reviewed historic surveys and inventories previously prepared for national, state, and local agencies, and obtained existing documentation about individual historic buildings and the development of the neighborhood from the neighborhood association and property owners. The

¹¹ The Community Plan Revision survey was prepared by Myra L. Frank & Associates, Inc. from 1989 to 1995.



field work involved inspecting and photographing every property in the survey boundaries to identify all contributing, non-contributing structures, and vacant lots, as well as contributing landscaping, natural features, or sites.

In February 2007, the Planning Department re-evaluated all 1239 parcels and revised the Survey to account for the methodology used to address parcels reviewed under the “economic miracle” standard and work undertaken on properties after the original Survey was conducted. As a result of the re-study, 106 parcels were re-classified as follows:

- 84 properties were changed from Contributors to Altered Contributors.
- 12 properties were changed from Altered Contributors to Non- Contributors.
- 6 properties were changed from Contributors to Non-Contributors.
- 3 properties were changed from Altered Contributors to Contributors.
- One (1) property was changed from a Non-Contributor to an Altered-Contributor.

Evaluation Criteria of the Historic Resources Survey

Section 12.20.3 of the LAMC, which establishes Historic Preservation Zones, requires that an historic resources survey shall be prepared identifying all contributing and non-contributing structures, and also contributing landscaping, natural features, or sites. Consequently, the Survey identified each parcel within the HPOZ as a **Contributor, Contributor-Altered Structure, Non-Contributor** and **Vacant Lots**.¹²

Contributor

A **Contributor** is “any structure identified on the Historic Resources Survey as contributing to the historic significance of the Historic Preservation Overlay Zone, including a structure which has been altered, where the nature and extent of the alterations are determined reversible by the Historic Resources Survey” (LAMC §12.20.3 B.6).

To be contributing, a resource within the involved area or the area as a whole shall meet one or more of the following criteria set forth in Article E.3 of the LAMC:

- 1) *Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.*
- 2) *Owing to its unique location or singular physical characteristics, the property represents an established feature of the neighborhood, community, or city.*

¹² The HPOZ ordinance uses the terms “Contributing Structure”, “Non-Contributing Structure”, and “Natural Feature” (LAMC § 12.20.3 B.6., 12. and 13). In professional practice, the terms are Contributor and Non-Contributor. The term “Contributor-Altered Structure” was created by the Consultant to identify resources that had been altered, where the nature and extent of the alterations are determined reversible. Vacant lots (a.k.a., undeveloped parcels) need to be identified in the survey as a result of the code amendments adopted in December 2001.



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- 3) *Retaining the structure would help preserve and protect an historic place or area of historic interest in the City.*

**Note: The Survey refers to criterion 1,2,3 above as a,b,c respectively.*

Contributor-Altered Structure

The **Contributor-Altered Structure** category was created by the survey team to conform to the definition of Contributing Structure in the HPOZ ordinance, that includes structures “which have been altered, where the nature and extent of the alterations are determined reversible by the Historic Resources Survey” (LAMC §12.20.3 B.6).

The Department of City Planning utilized the Secretary of Interior’s National Register Bulletin 15 and the Standards for Rehabilitation, used by all professional historians and architectural historians undertaking historic resource surveys, to determine whether alterations were reversible.

The relevant text in National Register Bulletin 15¹³ providing guidance for evaluating altered structures¹⁴ is as follows:

“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. A property that has lost some historic materials or details can be eligible [read: contributing] if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible [read: contributing], however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style...If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be [contributing] if the significant form, features, and detailing are not obscured.”

Buildings that are altered but still convey their historic architectural style according to the guidance set forth in National Register Bulletin 15 were assigned the evaluation code and criterion of “AS—Contributing Altered Structure” in the Windsor Square HPOZ Historic Resources Survey.

Federal guidance has also been provided for ways to alter and rehabilitate historic buildings in an acceptable manner. Alterations that meet the relevant Secretary of the Interior’s Standards for Rehabilitation [36 CFR ‘68.3(b)] would allow a building to

¹³ U.S. Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Date of Publication: 1990, revised 1991, 1995, 1997, 1998.

¹⁴ Ibid. Pages 47 and 48.



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contribute to the HPOZ. Alterations or additions that do not destroy important character defining features or that have been undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property remains are considered reversible. The applicable Secretary's Standards regarding additions and alterations are as follows:

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Examples of some typical alterations to Contributing—Altered Structures

- Stucco coating was applied on a building originally clad in wood, but other historic detail remain such as original windows, doors, the porch, dormers, and rafters.
- Stucco was resurfaced or texture coating was applied to a building that was originally clad in stucco, but may have had a different surface finish.
- Porch area was enclosed or in-filled, but the original form of the structure is still evident.
- A porte cochere was attached to the side of the building.
- Windows were replaced, but the openings were not reconfigured and historically compatible examples of missing windows are found on the building or other buildings in the HPOZ.
- Roof surface, including tiles, were removed.
- Addition(s) of appropriate scale and location.

The **Contributor-Altered Structure** criteria used in the Survey is defined as follows:

AS) Altered structure, but it is a contributor to the HPOZ because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

A building may also qualify as a **Contributor-Altered Structure** if the alterations are limited to an addition that was designed in the same style as the original, and, in the view of the survey, does not substantially diminish the contribution of the original structure to the HPOZ.



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Non-Contributor

A **Non-Contributor** is a “structure identified on the Historic Resources Survey as not contributing to the historical significance of the Historic Preservation Overlay Zone” (LAMC§12.20.3 B.13). The **Non-Contributor** criteria used in the Survey are defined below [with interpretive comments in brackets]:

NC) Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance. [The California Register of Historical Resources and the National Register of Historic Places include a 50 year age criteria consideration, which provided the Survey a reasonable guideline until the period of significance of the HPOZ could be established.]

NC) Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance. [The resource is completely altered and no longer conveys its historic architectural style according to the guidance set forth in National Register Bulletin 15.]

[Federal guidance has also been provided for ways to alter and rehabilitate historic in order to restore the property to its original state. A property in this category could be considered an “AS)” if it has some exceptional qualities that redeem it.]

NC) Structure is incompatible in style, scale, or use and is a visual intrusion with nearby HPOZ contributors. It is a non-contributor even though it was built within the HPOZ's period of significance. [This has to be decided in the field, while considering the architectural quality and context of the immediate neighborhood. The surveyor must decide carefully against criterion c) before choosing, and try to remain consistent in the application of this criterion. For example, an identical one-story 1930s Minimal Traditional example that contributes under c) in a late-Craftsman and Revival style group, might be considered an NC) incompatible intrusion in a 2-story group of late-Victorian/American Foursquare/early Craftsman building.]

NC) Structure has been moved from its original site outside the HPOZ and does not contribute to the historic or architectural significance of the HPOZ. [This criterion is self-explanatory, but the resource is not automatically a non-contributor. A moved example that is compatible with its new neighbors could still contribute under a) if it was moved a long time ago or c) if it is better than what a modern replacement at full build-out would be in this location.]

Vacant Lot

A **Vacant Lot** is not specifically defined in the HPOZ code, however, because the code amendments adopted in December 2001, contain standards for review of new construction on vacant lots, they are being identified in the Historic Resources Survey. For the purposes of the



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Survey, a vacant lot which does not contain a clearly identifiable contributing structure and does not appear to be associated with a contributing structure on another parcel will be designated as a Non-Contributor. If the vacant lot contained an important group of landscape elements (i.e., an allée of mature trees, a natural water feature, etc.), the lot may be characterized in the Survey as "Contributing" even if there is no building or structure on it. If the vacant lot appears to be associated with a contributing structure on another parcel, it may be characterized in the Survey as "Contributing" (e.g., yard extensions). If individual landscape elements exist on a vacant lot that contribute to the historic character of the HPOZ, the landscape elements will be identified on the Survey form for the vacant lot.

In order to properly apply these criteria during the course of the survey, a historic context statement previously prepared for a much larger planning area was employed to provide historic and cultural background of the proposed Windsor Square HPOZ. MFA greatly supplemented the earlier context statement with specific local historic context. In addition, MFA reviewed research previously conducted by neighborhood groups and conducted its own site specific research to determine associated original property owners, developers, architects, and builders.

HISTORIC CONTEXT

Introduction

Section 12.20.3 E.5. of the LAMC requires that the survey:

include a context statement supporting a finding establishing the relation between the physical environment of the Preservation Zone and its history, thereby allowing the identification of historic resources in the area as contributing or non-contributing. The context statement shall represent the history of the area by theme, place and time. It shall define the various historical factors which shaped the development of the area. It may include, but not be limited to, historical activities or events, associations with historic personages, architectural styles and movements, master architects, building types, building materials, or pattern of physical development that influenced the character of the Preservation Zone at a particular time in history.

A historic context statement is a technical document that analyzes the historic development of a community according to guidelines specified in National Register Bulletin 16. The Bulletin defines a historic context as "a body of information about historic properties organized by theme, place, and time." Historic context is linked with tangible historic resources through the concept of property type. A property type is a "grouping of individual properties based on shared physical or associative characteristics." The purpose of a historic context statement is to provide



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a framework for the identification of historic resources and the determination of their relative significance.

In 1990 the Los Angeles Conservancy prepared a series of context statements for the eleven sub-regional planning areas for the City of Los Angeles Department of City Planning Community Plan Revision program.¹⁵ Windsor Square is in the Metro Center Subregional Planning Area and was briefly addressed in the area's Historic Context Statement. The Metro Center Subregional Planning Area, includes the Hollywood and Wilshire Community Plan Areas. These communities encompass those sections of the City of Los Angeles that are bordered by Mulholland Drive and the cities of Burbank and Glendale on the north; Hoover Street, Hyperion Avenue, and the Golden State Freeway on the east; Pico and Venice Boulevards on the south; and the cities of West Hollywood and Beverly Hills on the west.

For the purposes of this report, the contents of the Los Angeles Conservancy's historic context statement covers far too broad of a geographic area to be relevant to the history of the development of Windsor Square. Therefore, the information that addresses primarily the Wilshire Community Plan area will be most relevant to the history of the Windsor Square area.

The following historic section quotes some excerpts and relevant documentation from the 1990 context statement, however the bulk of the information and history regarding Windsor Square was researched and written specifically for the HPOZ Survey by Alma Carlisle, Rick Starzak and Megan McLeod Kendrick of Myra L. Frank & Associates, Inc.

Purpose of Historic Context Statement

The following historic context statement describes the historic development patterns of Windsor Square and its surrounding neighborhoods in Los Angeles. It follows the format of the Metro Center Subregional Planning Area historic context statement, which is:

“organized thematically and describes property types integral to the area's development from its first settlement through 1950. It is intended to highlight historical development patterns critical to the understanding of the built environment and to act as a guide in the continuing process of identifying historic, architectural, and cultural resources in South Los Angeles. The context statement is also intended to serve as a framework to enable citizens, planners, and decision makers to evaluate the importance and relative integrity of individual properties within the area. Specific examples referred to in this document are included solely to illustrate physical and associative characteristics of each resource type. Exclusion from this report does not diminish the

¹⁵ The Historic Context Statement for the Metro Center Subregional Planning Area of the City of Los Angeles was prepared on September 14, 1990, by Historic Resources Group, and the primary author was Hillary Guitelman.



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significance of any individual resource.”¹⁶

¹⁶ *Historic Context Statement for the Metro Center Subregional Planning Area of the City of Los Angeles*, Historic Resources Group, 3.

Geographic Boundaries and Natural Features of Windsor Square and the Metro Center Subregional Planning Area

This section of the Metro Sub-Regional Planning Area consists of “gradually sloping flat land of the central Los Angeles Basin.”¹⁷ Some significant features of the surrounding natural landscape are the *Arroyo de los Jardines*, the natural stream which flows through Wilshire Country Club, and the mineral baths that were once located on Melrose Avenue and Larchmont Boulevard and were frequented by health-conscious Angelenos in the 1920s.¹⁸ The *Arroyo de los Jardines*, flows southerly just to the west of the Windsor Square HPOZ Survey area by way of a route through the Wilshire Country Club, roughly paralleling Rossmore Avenue between Beverly Boulevard and Third Street; then along the right-of-way for Hudson Avenue between Third Street and Sixth Street, and finally on a diagonal westerly from Hudson Avenue and Sixth Street to Wilshire Avenue and McCadden Place. (See Figure 3)



Figure 3: Photo of stream and tule reeds, possibly the Arroyo de los Jardines, in the general Windsor Square area, with oil fields in background, 1930 [?], Source: LAPL Photo Database No. 00010583

History of Development of the Planning Area

The Metro Center Subregional Planning Area is located directly west of what was the original Pueblo de Nuestra Senora la Reina de Los Angeles that was founded in 1781 along the banks of the Los Angeles River. The plains to the west of the pueblo were once inhabited by Gabrielino

Indians. The Gabrielinos lived in the foothills and canyon areas at the base of the Hollywood Hills and often traveled from the village of Yang-na (near present-day downtown) to the coast by

¹⁷ Ibid.

¹⁸ “Scenes from Beginning Days of Larchmont Village,” *Wilshire Center’s Larchmont Chronicle* (January 1991), 23.

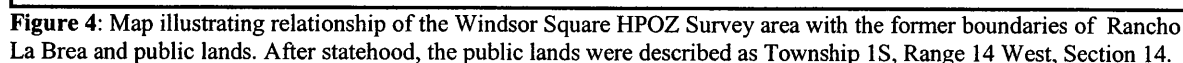


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way of a trail whose route has since become today's Wilshire Boulevard. The Gabrielino made paths throughout this area to gather fuel as well as the pitch, produced in the tar pits, to use for a roofing material as well as canoe waterproofing. In 1769, when the Gaspar de Portola expedition passed through Southern California, members of the expedition noted the unusual springs of tar at the La Brea Tar Pits.

The Planning Area, what was once called the "plains of Cahuenga" after the Native American term for "little hills," was primarily used as pasture land during the Spanish and Mexican colonial periods. The area was made up of four ranchos that were the result of a series of Spanish and Mexican land grants. In the north, Rancho Los Feliz, a one and one half square league area located in the area of present-day Los Feliz Boulevard and Vermont Avenue, was granted to Vincente Felix in 1802. After California came under American rule, the land went to Juan Diego, claimant of a U.S. patent, in 1871. Later much of the land was acquired by Griffith J. Griffith, the namesake and original donor of Griffith Park, 3,015 acres of land given to the city of Los Angeles in the late twentieth century. Two other ranchos that were partially located in the Metro Center area were Rancho Las Cienegas and Rancho Rodeo de las Aguas, situated on the south and west of the planning area respectively. Rancho Las Cienegas was granted to Januario Avila in 1823 and was patented in 1871. Rancho Rodeo de las Aguas was granted in 1841 to Maria Ritz Valdez and was patented in 1871.

The last of the four original ranchos in the Metro Center Subregional Planning Area was Rancho La Brea, which was located roughly between present-day Gower, Robertson, Sunset, and Wilshire Boulevards (See Figure 4). The western portion of the Windsor Square Survey area (west of Larchmont Boulevard) is located in the eastern portion of the original Rancho La Brea area, and therefore the history of this section of the Metro Center Subregional Planning Area is important to understanding the historical development of the Windsor Square neighborhood. The eastern portion of Windsor Square was in an area of public lands, and was never awarded as a land grant. In 1828, the one square league of land was granted to Antonia Jose Rocha, a Portuguese sailor and blacksmith who had arrived in Los Angeles in 1815. The La Brea Tar Pits were located within the boundaries of Rancho La Brea, a valuable resource to the surrounding neighbors who often used the pitch as a roofing material. The land of Rancho La Brea changed hands several times before it was finally acquired by Major Henry Hancock and his brother, John, around 1873.



In 1873, United States Senator Cornelius Cole also facilitated the patent of the rancho, and in return for his efforts received 480 acres in the area of Santa Monica Boulevard and Vine Street. The western portion of Windsor Square is located in the southeastern portion of the original rancho. Besides the Hancocks, subsequent owners of portions of Rancho La Brea included Jose E. Valdez, Tomas Urquidez, Donna Cecilia Plummer, and John T. Gower. One example of the early residences in the Rancho La Brea area is the Gilmore Adobe that is still standing, though significantly altered, at the Farmer's Market complex at Third Street and Fairfax Avenue. It was originally built and owned by James Thompson, the first permanent resident of the rancho.¹⁹

Throughout the 1860s, 1870s and early 1880s, other settlers made their homes in the area. The majority of these settlers were farmers.

¹⁹ Bruce Torrence, *Hollywood: The First 100 Years*. The Hollywood Chamber of Commerce, Los Angeles, 1979, p. 12.



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In 1885, most of the former public lands to the east of Rancho La Brea in the Windsor Square area were acquired by T.L. Stassforth, Maurice S. Hellman, Herman Boettcher, John McArthur and Dr. Joseph Kurtz, who, with their descendants, would ultimately subdivide the largest portion of Windsor Square for development in 1911.

With the completion of the Atchison, Topeka and Santa Fe Railway to Los Angeles in 1886, and the consequent rate war with the Southern Pacific Railroad, the city's population significantly increased and a major land boom followed. Several new town sites appeared in areas outside the boundaries of the original city. As residential communities developed, citizens began to realize the need for certain municipal services, such as water distribution and law enforcement, and therefore desired annexation to the City of Los Angeles. Just prior to the completion of the Owens River Valley Aqueduct in 1913, the inhabitants of many districts sensed the urgency of becoming a part of the city in order to benefit from the new and abundant supply of water. The Colegrove Addition, a 5,600 acre area situated to the northwest of the original city, was one of the first districts to come into Los Angeles when it was annexed on October 27, 1909. The incentive for the Colegrove Annexation was not only the water supply from the Owens River Aqueduct, but the benefits of the outfall sewer that Los Angeles could provide.²⁰ The actual town site of Colegrove in the Metro Center Planning Area was centered around Santa Monica Boulevard and Vine Street, where a store was built in 1884. The town was laid out by Senator Cornelius Cole in 1893 and included the land between Beverly Boulevard, Sunset Boulevard, Seward and Gower Streets, just north of the Windsor Square area.²¹

The Hancock Family

In the mid-1800's Major Henry Hancock, '49er, lawyer, map maker and land surveyor, arrived in Los Angeles.²² Earlier, he had sailed around the Cape from his family home in Bath, New Hampshire, to San Francisco and staked a claim in the mountains of Northern California where he mined a sizeable gold strike during the California gold rush. Tiring of gold mining he decided to leave the gold fields in favor of Los Angeles, where he planned to put his long-ignored Harvard law degree to good use.²³ He decided in 1850 to turn to surveying. He was hired by the city to conduct a survey of Los Angeles for which he was paid \$300.00 cash, plus one, thirty-five acre lot in every block of eight lots surveyed. In 1853, Hancock prepared the second survey of the City of Los Angeles and in following years he surveyed most of the large ranchos between Los

²⁰ E.O. Palmer, *History of Hollywood*, v. 1. p. 175.

²¹ Bruce Torrance, *Hollywood: The First 100 Years*. The Hollywood Chamber of Commerce, Los Angeles, 1979, p. 12.

²² Newmark, Harris. *Sixty Years in Southern California*, rev. ed., (rpt, Los Angeles: Dawson's Book Shop, 1984) p. 36 and 114.

²³ Henry Hancock was admitted to practice in the Supreme Court of the State of California : he was admitted April 7, 1852. Robinson, W. W. *Lawyers of Los Angeles: A History of the Los Angeles Bar Association and the Bar of Los Angeles County*. Los Angeles Bar Association, The Ward Ritchie Press, 1959.



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Angeles and San Diego. By the time the survey work was completed he had amassed the beginning of the real estate empire that would make the Hancocks one of the most influential families in California.

In 1863, Henry Hancock purchased Rancho La Brea, a 4,438 acre parcel of land just outside the original city limits for the price of two dollars and fifty cents an acre. After serving as a major in the Civil War (1860-1865), Hancock returned to Los Angeles and commenced development of the asphalt deposits of Rancho La Brea. The tar pits were deposits of hardened asphalt which had trapped thousands of fossils from extinct mammals, birds, and rodents. This asphalt was used for roofs as a protection to preserve the adobe walls of the conventional houses of the times. This asphalt was later used for side-walks and even as fuel.²⁴ It is from these deposits that the world famous collection of pre-historic fossils of mammals, birds and rodents has been taken.

Henry Hancock died in 1883 leaving Ida Hancock to manage the affairs of the estate. It was to her determination that led to the rancho's survival. At this time, young G. Allan Hancock started working on the rancho mining tar from the La Brea Tar Pits for which he was paid one dollar and fifty cents per day. He delivered the tar/asphalt to the city and harbor where it was shipped to San Francisco for street paving.

Mrs. Hancock, hoping that oil would be beneath the rancho began the drilling of oil wells, and in 1901, Mrs. Hancock with the Salt Lake Company of Utah, established the Rancho La Brea Oil Company and began full scale oil production on the rancho (See Figure 5). The oil wells were extremely productive from 1905 to 1910, and their revenues, which coincided with the increasing popularity of the automobile, provided the base for the Hancock family fortune. In 1907, G. Allan Hancock formed the Hancock Oil Company and began independent drilling, and pioneered the use of steam to increase oil flow. His success provided the means for G. Allan to pay off the mortgage on the Rancho La Brea and pursue his interests and branch out into his numerous business ventures which included the incorporation of the Hibernian Savings Bank (later United California Bank) and the formation of the Automobile Club of Southern California.

²⁴ Branning, Timothy. "The Hancock Legacy." *Westways*. February 1979, p. 27.

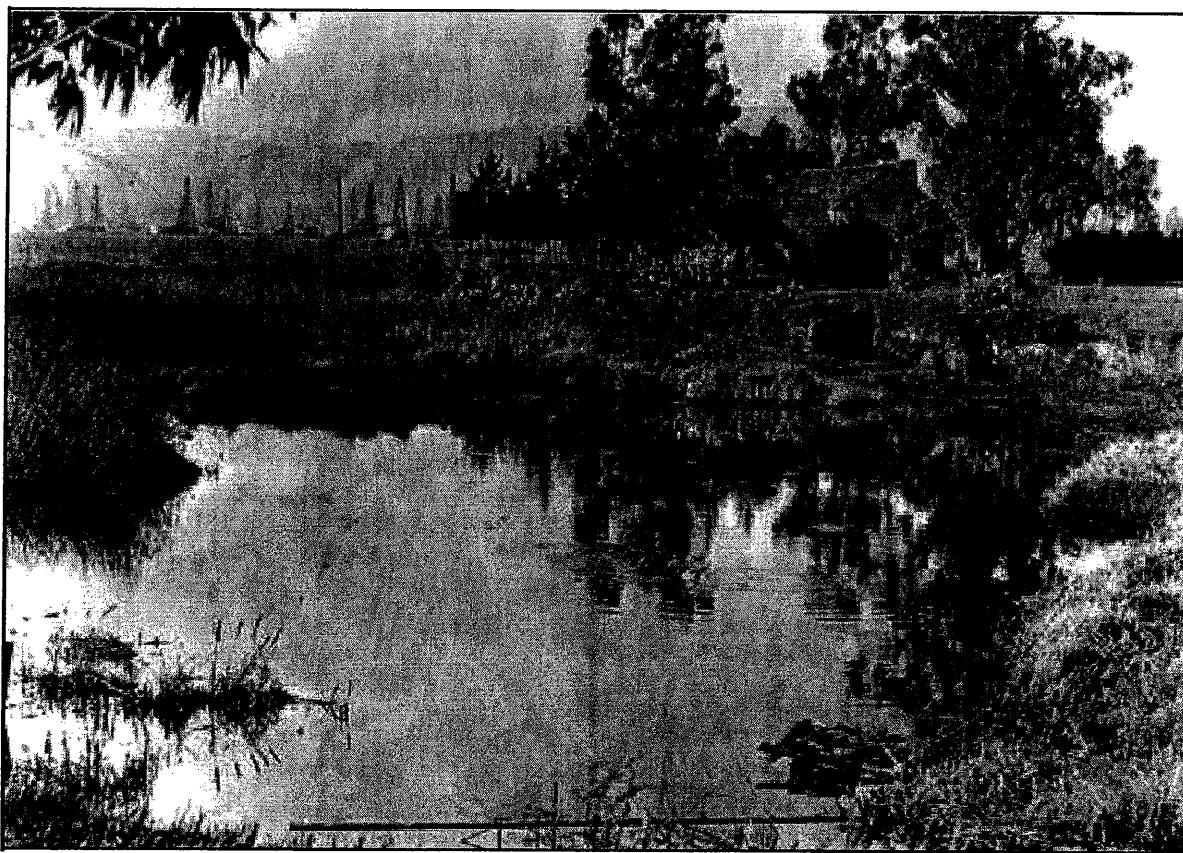


Figure 5: View of La Brea Tar Pit and Hancock Ranch House with oil wells in the distance, c. 1910. Source: LAPL photo database, No. 00010548.jpg

Ida Hancock died in 1913 leaving G. Allan as the head of the rancho. At the time, G. Allan was married to his first wife, Genevieve Dean Mullen (d. 1936) and they were raising two children. Coincidentally, the City's development was encroaching on the rancho and the oil production was dwindling. About 1915, G. Allan Hancock began making plans for the residential subdivision of the rancho, including street paving, rear utility lines, minimum fifty foot set backs from the streets and the extension of the Los Angeles Railway Company tracks to La Brea Boulevard. Hancock leased the oil fields of the Rancho La Brea Oil Company to the Wilshire Country Club in 1919, and the golf course and clubhouse were constructed the following year. The success of Hancock's residential subdivision fueled the rapid growth of Hancock's commercial subdivision along Wilshire Boulevard in the 1930s, known as the Miracle Mile.

Windsor Square Development

Prior to 1909, the northwest boundary of the City of Los Angeles included one row of parcels north of Wilshire Boulevard, and extended to just west of Bronson Avenue. The eastern portion of former Rancho La Brea land was annexed to the city of Los Angeles on October 27, 1909 as a portion of the Colegrove Addition which was 5,579 acres in size and the tenth addition to the city. As a result, the western boundary of the City of Los Angeles shifted west and lay between what is now Hudson Avenue and June Street from 1909 into the 1920s. In real estate advertisements of the 1910s, Windsor Square was commonly referred to as "The West End."

The former Rancho La Brea lands were subdivided into Tract Nos. 1476 and 2136, from the east side of Lucerne Boulevard to the west side of Arden, between 3rd Street and Wilshire Boulevard and Tract No. 3501, between Arden, 3rd, Larchmont, and Beverly. (See Figure 6)

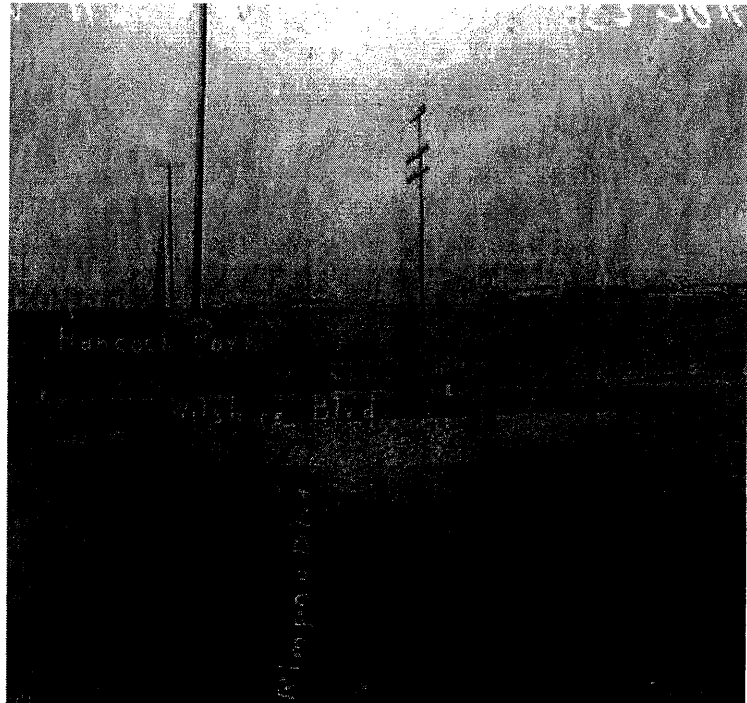


Figure 6: Early view of the area just west of Windsor Square being laid out, including Wilshire and Rimpau Boulevard, c. 1923. This photograph illustrates the appearance of the land where Tract Nos. 1476 and 2136 would be developed.

Source: LAPL Photo Database No. 00009250

Tract No. 1390

The boundaries of Tract No. 1390 are Bronson Avenue on the east, Wilshire Boulevard on the South, the east line of the Rancho La Brea on the west and 3rd Street on the north. The tract originally contained 413 lots, and is easily identifiable on a parcel map by the relatively large size of its residential lots.

Tract No. 1390, also known as Windsor Square, is a subdivision of portions of Lots 1,2,3,4 and the east ½ of the west ½ of Section 23 of Township 1 South Range 14 west of the San Bernardino Meridian. The tract was surveyed in July of 1911, and was recorded at the request of the owners the Windsor Square Investment Company and the Windsor Square Land Company on September 2, 1911. L. B. Belcher, Secretary, represented the Windsor Square Investment Company and M. S. Hellman, Secretary, represented the Windsor Square Land Company. Maurice S. Hellman occupied an important position in banking and financial circles

and assisted in founding the Security Savings Bank and Trust Company which was later the Security-First National Bank. R.A. Rowan & Co., would serve as the real estate agent. (See Figure 7)

The original tract map did not graphically indicate street locations with the exception of Fourth Street (later Third Street), Bronson Avenue and Wilshire Boulevard nor does it include street names. The Tract Record does describe certain strips and parcels of land to be reserved for Private Roadways as well as the laying and maintenance therein of sewer, water, gas and electric conduits and the laying and maintenance of side walks and curbs thereon. Also, the Tract Recordation includes a detailed description of the right-of-way for the construction, operation and maintenance of a double track street railway along and over a strip of land 25 feet wide which falls along today's Sixth Street.

The right to erect and maintain poles for "the carriage of Light, Heat and Power and telephone wires" was also described in detail for north-south alignment along designated easterly and westerly parcel lines and the right to lay and maintain telephone and electric conduits and wires therein was reserved to the Windsor Square Investment Company together with a perpetual right of entry thereon. A one-foot wide vestige of the telephone line right-of-way is still evident today, along the west side of Bronson Avenue, between 5th and 6th Streets.

Following is the text about the opening of Tract 1390 from a 1911, Los Angeles Times article entitled **To Make New Chester Place in Western Part of City**²⁵:

Syndicate Buys a Sightly Tract Between Wilshire Boulevard and First Street for One Million Dollars. Building Restriction May be Thirty Thousand Dollars—Largest Inside Acreage Deal in Los Angeles.

The largest deal in inside acreage in the history of Los Angeles was concluded yesterday

Figure 7: Ad for Windsor Square (Tract No. 1390) by real estate agent R.A. Rowan & Co., emphasizing 25 foot sideyards, 40 foot setbacks and 50 year building restrictions. Source: Los Angeles Times, July 26, 1914, Part VI, page 5.

²⁵ Los Angeles Times, June 3, 1991, Part II, page 1, entitled "To Make New Chester Place in Western Part of City". [Chester Place is located just west of Figueroa Street and north of Adams Boulevard, and was the home of many of the city's wealthiest residents from about 1890 to about 1910.]



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through the agency of R.A. Rowan & Co., when the beautiful Windsor Square tract of 100 acres at the extreme western end of the Wilshire district, was purchased by a syndicate of local capitalists for \$1,000,000. This huge consideration was paid over to the Windsor Square Land Company, composed of T.L. Stassforth, Maurice S. Hellman, Herman Boettcher, John McArthur and Dr. Joseph Kurtz, owners of the property since 1885.

The buyers have incorporated as the Windsor Square Investment Company and among those interested are the heirs of the late H.W. Hellman, Louis M. Coel, Freeman A. Ford of Pasadena, O.H. Churchill, Walter P. Story, R.A. Rowan and several others well known in financial and investment circles. The plans of these men for the development of the holding constitute quite the most significant city real estate movement of the year.

Not less than \$200,000 will be set aside for the improvement of the tract, which is designed to become a second Chester place on a much more magnificent scale. Paved streets will be constructed and a great park laid out [apparently, this park never materialized]. The lots will in no instance be less than 100 feet frontage and many villa sites will be 300 feet and over in width. There will be twenty-foot parkings between the lot lines and the curbs.

It is understood that the building restrictions will be such as to insure that the tract will become the most exclusive in all Southern California. One of the members of the purchasing company stated yesterday that this restriction may be made to exclude all houses costing less than \$30,000. It will be by far the largest high-class sub-division ever placed on the market in Los Angeles.

The holding is entirely within the city limits, fronting 1800 feet on Wilshire boulevard west of Bronson avenue and being situated directly opposite the Crenshaw boulevard tract. Its northern boundary is First Street [Second Street after 1912], and it is expected that the Temple street [now Beverly Boulevard] line will be extended through the district.

The former owners bought the tract during an early boom period, paying \$400 and acre for it. For many years they grieved over the possibility that they had been "stung" in the deal, and it is understood that J.G. Oglivy, the agent in the original transaction, tried long ago and in vain to sell the piece at a slight advance. When the full meaning of the destiny of Los Angeles began to dawn on the worried owners they resolved to hold the property just to see what would happen. Not an acre of it has ever been sold or improved and for years the owners have been holding out for the \$5,000 an acre consideration which they have just received.

The transfer is one of the most important of the recent steps in the advance of Los Angeles toward the sea, revealing as it does also the trend now westward toward Hollywood and the foothills. Of the 36,218 feet of lot frontage which will be created in the tract 17,691 feet is north of Fourth Street [Third Street after 1912] and 18,527 feet south of Fourth. The same class of development will be carried out near First Street [Second Street after 1912] as on Wilshire boulevard. The entire area is high and sightly, commanding an unsurpassed view of the mountains, the ocean front, and the rest of the city.

Windsor Square

On WILSHIRE BOULEVARD
A Few Blocks West of Western

A Perfected Park for the Homes of People of Moderate Means

Q Fifty years from now, the sound, conservative, sensible, restrictions of Windsor Square will remain the same.

Q Fifty years from now, your home, if it is placed here, will be enjoying the same benefits of perpetually-cared-for streets and sidewalks and curbs and parkways that it enjoyed on the day that you built it.

Q Windsor Square restrictions, while moderate, will not end until 1965.

Q Be sure, when you build your home, even though it be a modest one, for \$10,000 or \$15,000, that it is protected by restrictions that really protect.

Q In Windsor Square there is a half million dollars' worth of improvements above and under ground,—conduits for lighting systems, telephones, etc. There are no unsightly poles.

Fast Car Service, Via W. 6th St.

Terms to suit your convenience.
The property restricted to \$10,000 homes.

Track
Office
Always
Open.
Phone
56368.

R. A. ROWAN & CO.
2nd Floor Title Insurance Bldg.
N. E. Cor. Fifth and Spring

Plumber
10444
Main 7708



Figure 8: Advertisement for Windsor Square (Tract No. 1390) by real estate agent R.A. Rowan & Co., emphasizing that building restrictions would remain in place until 1965, and that \$500,000 was invested in infrastructure, including underground utilities. Source: Los Angeles Times, March 22, 1914, Part VI, Page 4.



Tract No. 3743

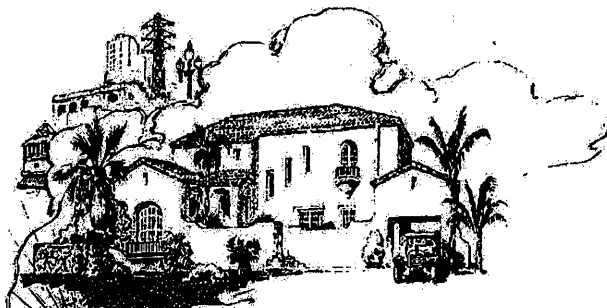
Tract No. 3743, also known as "New Windsor Square" is the second largest tract in the Windsor Square Survey area, and contains the largest number of buildings. It is bounded: on the west by Larchmont Boulevard; on the south by Third Street; on the east by the east side of Irving Boulevard (between First and Third) and by the east side of Plymouth Boulevard (between Beverly and First); and on the north by Beverly Boulevard and First Street. This tract is easily identifiable because it is the only tract in the Windsor Square Survey area which has a curvilinear street pattern. It is a ninety acre tract and had 50-year building restrictions. The Tracy E. Shoults Company, whose office was at Larchmont Boulevard and 3rd Street in Larchmont Village, served as the real estate agent for Tract No. 3743. (See Figure 9)

Other Tracts

East of Tract No. 3743 are Tracts No. 499 (1911), 704, 2604, 4277, 9906, and Ridgewood Park (1907). South of 3rd Street in the eastern portion of the survey area are: the Van Ness Avenue Square tract; Tract No. 3854; Tract No. 27829; and Henry J. Brown's Wilshire Terrace.

Street Name Origins

The name Windsor Square is evidence that developers of the area sought to promote a feeling of an elite, yet quaint, neighborhood. Street names in the Windsor Square neighborhood are significant in that



WINDSOR SQUARE
(The new development)

**It is the Heart
of the
Wilshire
District**

Offered by
The Tracy E. Shoults Co.
Larchmont Boulevard
at Third Street

Phones
Wilshire 5649 Wilshire 5685




Figure 9: Advertisement for the New Windsor Square Tract No. 3743 by the real estate agent, Tracy E. Shoults Co., c. 1925.

Source: Los Angeles Public Library, vertical file.



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they tell a bit of the history of the area.²⁶

Arden Boulevard: (1911) Created by the Wilshire Hills Land Co. and Wilshire Heights Co., H.W. Frank and James K. Baldwin, representatives, ordinance #75415. The street name Arden was supposed to have been named after a dairy located in the vicinity. Arden Boulevard used to be Vine Street, which was so named because it ran through Senator Cornelius Cole's vineyard.

Beachwood Drive: (1909) Created by namesake Albert H. Beach, ordinance #19448.

Beverly Boulevard: (1907) Road to the City of Beverly Hills from the City of Los Angeles. Beverly Hills was selected by Burton Green, founder of the City of Beverly Hills, for the name of the new city to be built. He read an article mentioning that President Taft was vacationing in Beverly Farms, Massachusetts (the summer home of Oliver Wendell Holmes) and "it struck me that Beverly was a pretty name."

Bronson Avenue: (1905) Created by namesake M.A. Bronson, ordinance #37078.

Gower: (1893) Created by G.T. Gower, Westline Ranch of.

Larchmont Boulevard and Larchmont Village: (1912) Named after the residential village on Long Island Sound, ordinance #25092. Once the location of several decadent Victorian summer "cottages" for some of New York's wealthy elite, today Larchmont, New York is a one-square-mile village located in the town of Mamaroneck.

Lorraine Boulevard: (1920) Named after Lorraine Rowan, daughter of Windsor Square developer Robert A. Rowan, ordinance #40284.

Lucerne Boulevard: (1911) Created by A.W. Frank and F.P. Fay of the Wilshire Hills Land Co. And Wilshire Heights Co., ordinance #47968 and #52251. The street name Lucerne was supposed to have been named after a dairy located in the vicinity. Lucerne Boulevard used to be El Centro Avenue, which was located in the center of the Senator Cornelius Cole's Ranch. Assumed to be named after the Swiss city of the same name.

Norton Avenue: (1905) Created **Plymouth Boulevard:** (1917) Created by L. Patterson, Susan McNally, and Lawrence B. Burck, ordinance #42640. Named after the town and mercantile harbor in England.

Wilshire Boulevard: Wilshire Boulevard today follows a route followed by saber tooth tigers, mastodons and other prehistoric mammals, later by Indians and the early settlers of Los Angeles, sometimes indicated on old maps as "Brea Road to Los Angeles"²⁷ Wilshire Boulevard was an

²⁶ Bernice, Kimball, ed. Street Name of Los Angeles, Los Angeles: Bureau of Engineering, 1988.

²⁷ Government Plats, Township No. 1S, Range 14 West, San Bernadino Meridian, surveyed between 1853 and 1872. Henry Washington, Henry Hancock, et al.



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important early artery of Los Angeles eventually leading west to the sea from the center of Los Angeles. Today's name acknowledges the influence of the developer of the Wilshire Boulevard Tract, H. Gaylord Wilshire.

Windsor Boulevard: (1917) Created by L. Patterson, Susan McNally, and Lawrence B. Burck, ordinance #40165. Named after Windsor Castle, Marlborough, Berkshire, England, 20 miles west of London.

Street Name Changes

As shown in Table 2, however, the names of the east-west streets from Beverly Boulevard to 4th Street were changed ca. 1912. This created some difficulties in researching the buildings constructed in or before 1912, because with the house numbers shifted along with the street name changes. For example, when the house with the current address of 241 South Norton Avenue was built in 1912, the building permit was issued for a house with the address of 341 South Norton. The location was confirmed by cross-checking the legal description (i.e., tract, block, and lot). To complicate matters further, houses in the 100 North block were in the 100 **South** block before 1912, and the house numbers increased in the opposite direction. Most of the pre-1912 construction occurred along the streets farthest to the east of the survey area, particularly Norton Avenue, Van Ness Avenue, Irving Boulevard, and Lorraine Boulevard, where the predominant building style was Craftsman.

The north-south streets in the Windsor Square survey area largely retain their original names, however, those in Tract No. 1390 remained private drives until their names were registered with the City of Los Angeles from 1917-1920. This may account for the lack of original building permit indexing available at the City of Los Angeles for some key north-south streets developed before 1920, including Windsor, Lorraine, and Plymouth Boulevards, south of 3rd Street. Furthermore, the house numbering sequence may have been different when the buildings were constructed, than their current numbering sequence, which was adopted when these private drives became City streets and the grid numbering system was applied.

Fortunately, the house numbering problem was irrelevant for the vast bulk of the buildings, which were constructed after 1920, and have retained a consistent numbering sequence.



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Table 2. Street Name Changes in Windsor Square

<i>Current Street Name</i>	<i>Original Street Name</i>
1st Street	2nd Street (before c. 1912)
2nd Street	3rd Street (before c. 1912)
3rd Street	4th Street (before c. 1912)
4th Street	Linden Street (before c. 1912)
Arden Street	Vine Street (south to 3rd until at least 1920)
Beverly Boulevard	Temple Street
Lorraine Boulevard	Private Road before 1920
Lucerne Boulevard	El Centro Avenue
Plymouth Boulevard	Private Road before 1917
Van Ness	Kohler Street (north of 1st Street)
Windsor Boulevard	Private Road before 1917

Identification of Historical Themes and Associative Property Types

To assist in the identification and evaluation of significant historic resources, the above synopsis must be complemented by a discussion of economic, residential, and cultural patterns and their associative property types.

Economic Development

The economic development of the Metro Center Subregional Planning Area has been significantly shaped by transportation and water distributing systems, as well as by several industries that are specific to certain neighborhoods in the area. Agriculture, film production, the petroleum industry, and tourism all played a major role in the economic development of the area and influences of such industries can be located in the built environment throughout the planning area. Another major factor in the economic development of the Metro Center was real estate and residential development patterns. Fluctuations in the market, such as booms and depressions in real estate sales, affected the growth patterns of both economic and physical development, therefore influencing the location and form of local commercial activity that catered to specific neighborhood enclaves.

Transportation

Transportation played a significant role in the Metro Center Planning Area long before even rail and motor transport systems dominated the city. An original dirt path used by Native Americans who inhabited the Los Angeles Basin, known as “El Camino Viejo” or “the old road” in the rancho period. Routes like this were later developed to connect the sprawling ranchos later became roadways as sections of the ranchos were subdivided into smaller farms and residential communities. Any portions of the land that were not a part of the ranchos were organized on a grid pattern at the start of American rule. Thus most of the streets were later platted on the grid pattern, running either north and south or east and west (Figure 10). Real estate developers often improved and extended major thoroughfares like Wilshire Boulevard, formerly “El Camino Viejo”, so that their subdivisions were more easily accessible. Similarly, the location of original railroad, interurban, and streetcar routes were also often directly tied to the real estate ventures of the owners and their affiliates.



Figure 10: A pre-1921 view of the neighboring Hancock Park area with oil derricks in the background and streets being laid out. Source: LAPL Photo database No. 000010608.

In the Windsor Square area, one form of transportation that played a significant role was the Los Angeles Railway Transit Lines (the “Yellow Cars” and “Yellow Coaches”), which, by 1935, served the neighborhood via the following lines²⁸:

- #56 the Melrose Avenue Yellow Coach line went from Western and Melrose via Melrose to La Cienega;
- #44 the Beverly Boulevard Yellow Coach line went from 10th (now Olympic Boulevard) and Hill via Hill, 2nd, and Beverly to La Cienega. out along West Third Street as far as Larchmont Boulevard, where a short north-south line spanned the section of Larchmont between Third Street and Melrose Avenue;
- “R” the West 3rd Yellow Car line went from Vermont and 3rd to La Brea;
- #3 the West 6th and Larchmont Yellow Car line went from Central and 5th, (Southern Pacific-Union Pacific-Central Station), via 5th, Beaudry, 6th, Private Right-of-Way west of Gramercy from 6th to 3rd, [then via “R”], then 3rd and Larchmont to Melrose;
- #82 the Wilshire Boulevard Yellow Coach with Red Stripe line went along Wilshire from MacArthur Park to Ocean Avenue in Santa Monica.

²⁸ Official Route Map of the Los Angeles Railway, corrected to April 1, 1935.

These primarily east-west lines could, of course, connect at various points with north-south Yellow Cars or Coaches or with the Pacific Electric "Red Cars."

Water Distribution

The availability and distribution of water for agricultural and residential use was of primary importance in every area of Los Angeles. Concern about water was one of the most common motivations for annexation to the City of Los Angeles and, as a result, water was an important catalyst in the political development of the region as well as in the determination of agricultural and residential land use. The Zanja Madre, or mother ditch, was part of the first open trench system for water distribution in 19th century Los Angeles; a portion of it still exists as a median along Figueroa Street in South Los Angeles. In other parts of the Planning Area, artesian wells were the primary source of water. The Arroyo de los Jardines, flows southerly through the Wilshire Country Club, roughly paralleling Rossmore Avenue between Beverly Boulevard and Third Street; then along the right-of-way for Hudson Avenue between Third Street and Sixth Street, and finally on a diagonal westerly from Hudson Avenue and Sixth Street to Wilshire Avenue and McCadden Place (Figure 11). The full extent of the Arroyo de los Jardines was from Hollywood and Cahuenga Boulevards to La Brea Avenue and Venice Boulevard, although it is not visible today along much of its length. Mineral baths on Melrose Avenue near Larchmont Boulevard were a popular destination for local residents.²⁹ The resources associated with water distribution include artesian wells as well as the larger distributing stations erected by the Department of Water and Power in residential areas during the 1930's. Often built in Art Deco or PWA Moderne styles, they were typically constructed of reinforced concrete and displayed the sculptural reliefs and formed concrete surfaces typical of those styles. While no DWP buildings are located in Windsor Square, examples of this property type that may exist in the Metro Center area highlight the importance of water to the overall development of the region.

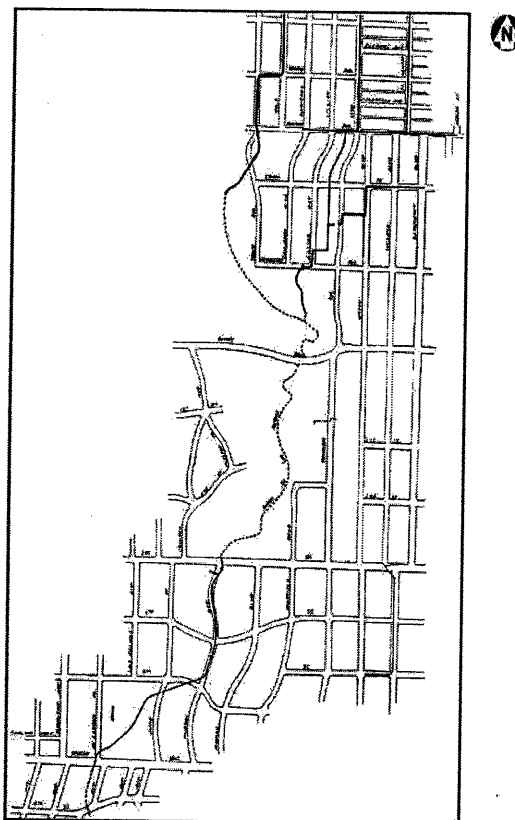


Figure 11: Map Showing Location of the Arroyo de los Jardines [in the neighboring Hancock Park HPOZ Survey Area]. Source: City of Los Angeles, City Engineer, 1935.

²⁹ Larchmont Chronicle. "Scenes from Beginning Days of Larchmont Village," January 1991.

Agriculture and Other Industries

Agriculture was the primary industry of the Metro Center Subregional Planning Area from the rancho period until the film industry and residential development consumed the last acreage of farmland after 1920. At about that time, the predominant crop in the vicinity of Windsor Square was barley.³⁰ In addition to agricultural activities, the gathering and refinement of the area's natural resources such as pitch and petroleum effected both the form of the built environment and the area's early economic development.

The film industry played a role in the economic development of Metro Center. In the nearby Larchmont area today's Raleigh Studios, at Melrose and Bronson, date back to 1915 when they were known earlier as the Cline Studios. Also, Paramount Studios association with the area began when Paramount acquired its present location at 5500 Melrose Avenue from United Studios in 1926.

Retail and Commercial Facilities

A few commercial districts were beginning to develop very close to, and even in, the Windsor Square Survey area. The Miracle Mile district (listed in the National Register) was an outgrowth of G. Allan Hancock's subdivisions of the Rancho La Brea. The Miracle Mile features an incredible array of Art Deco and Deco Moderne architecture from the 1920s and 1930s (Figure 12).

Larchmont Village, as the short strip of shops between First Street and Beverly Boulevard is called, was developed in 1921 by a wealthy real estate

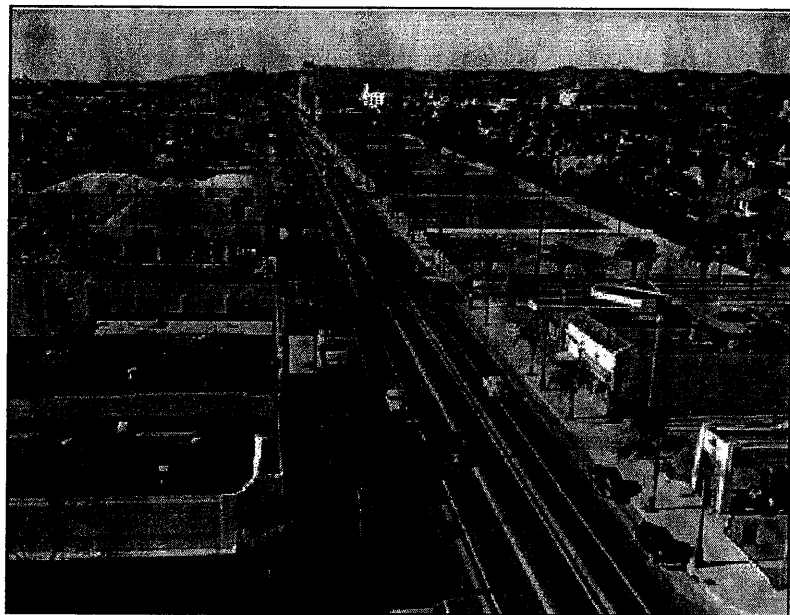


Figure 12: Wilshire Boulevard at Highland, c. 1940. Source: LAPL Photo Database No. 00031286.jpg

speculator and "prominent local capitalist," Julius J. La Bonte.³¹ At this time, the land directly surrounding the strip consisted of barley fields, save for a few houses to the west that were

³⁰ Los Angeles Times, June 19, 1921, Part V, page 3, illustration entitled "Little More Than a Barley Field a Year Ago; Today a Thriving Community of Fine Residence." and Robert Buhrman. "Larchmont: Bygone Village That's Still Going Strong," in Los Angeles Times Magazine, September 1991.

³¹ "New Business Center Grows: Thirty Stores Will Soon be Ready for Occupancy." *Los Angeles Magazine* (September 25, 1921), pt. V, p. 1.



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constructed from adobe scooped up from the creek that still runs through what is now the Wilshire Country Club.³²

Julius J. La Bonte, and his partner R. Ransom, purchased the property along an extension of the Third Street streetcar line that had recently been laid and that connected Third Street to Melrose Avenue, where people could visit the Hollywood Mineral Hot Springs. He started construction immediately on a building to house a group of thirty stores. The building, which is still standing today at 126 to 148 N. Larchmont Boulevard was constructed of “colored pressed brick” and “embellished with ornamental stucco work.”³³ Some of the tenants in the new building included Windsor Square Pharmacy, Larchmont Café, Larchmont Electric Co., A.A. Carpet Company, and the Larchmont Motor Service Station.³⁴ La Bonte also built a mission-style theater that seated 900 people and housed a “magnificent organ costing in the neighborhood of \$40,000.” An excellent flood light system was also installed along Larchmont Boulevard. The lights that hung on the railway power poles in the middle of the street were 1,000 candle power, making Larchmont Village one the best illuminated sections of the city. As a Los Angeles Times article from 1921 predicted, “this section soon [rivalled] Western Avenue as a shopping center.”³⁵ (See Figures 13 and 14)

La Bonte had excellent foresight when he made this large real estate investment, knowing that the surrounding developing communities would support the small commercial district, even to the point that a few of the same stores that were established on Larchmont Boulevard in the 1920s and 1930s are still open for business today.

³² Robert Buhrman. “Larchmont: Bygone Village That’s Still Going Strong,” *Los Angeles Magazine* (September 1971), 54-5.

³³ “New Business Center Grows: Thirty Stores Will Soon be Ready for Occupancy,” *Los Angeles Magazine* (September 25, 1921), pt. V, p. 1.

³⁴ Sydney Swire, “Scenes from Beginning Days of Larchmont Village,” Wilshire Center’s Larchmont Chronicle, (January 1991), p. 1.

³⁵ “New Business Center Grows: Thirty Stores Will Soon be Ready for Occupancy.” p. 1.

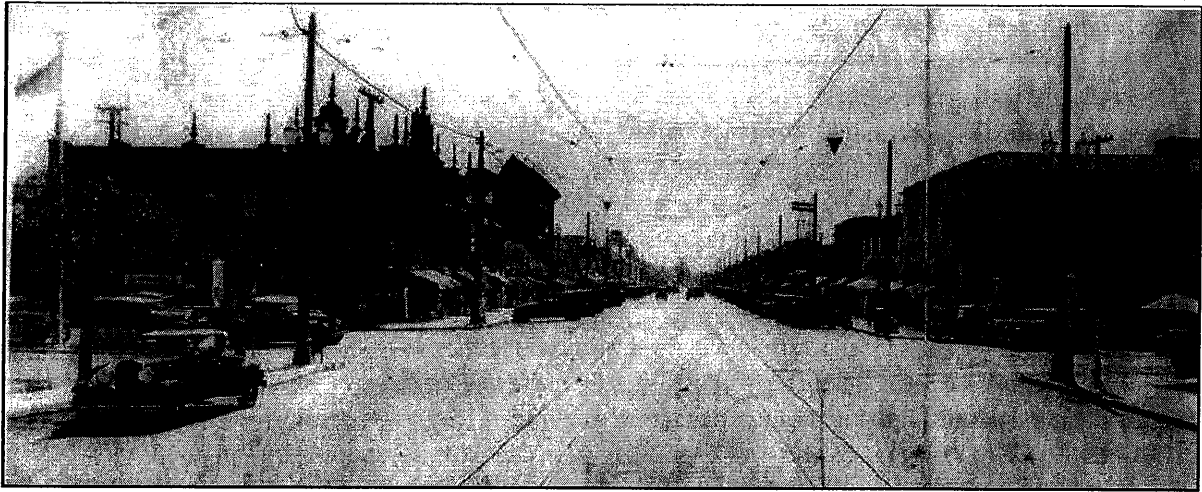


Figure 13: Larchmont Boulevard, view south past Beverly Blvd., 1920s. Source: LAPL Photo database, No. 00011411.



Figure 14: View of Tudor Revival style commercial buildings along Larchmont Boulevard, c. 1920s. Source: LAPL Photo database, No. 00011412.



Residential Development

Development in the Windsor Square HPOZ Survey area began about 1907, essentially starting along the south and east edges, along Wilshire Boulevard, Van Ness Avenue, and Norton Avenue, and then dispersing throughout the area within the next two decades. The earliest homes still extant in the area, excluding those moved here, were constructed in 1906-1908, including the Gless/Bullock Residence at 605 South Plymouth Boulevard, the Samuel Rees Residence at 627 South Plymouth, the Residence for W. H. Daum, 546 South Norton Avenue, the Residence for J. McKim, 545 South Norton Avenue, the Residence for Father Ford, 407 South Norton Avenue, and the Residence for J. W. Righter, 562 South Norton Avenue. The two oldest homes in the area were moved here, including the Van Nuys/Stuppy Home at 357 Lorraine Boulevard (1890) and the Hiram Higgins/ Howard Verbeck Mansion at 637 South Lucerne Boulevard (1902).

The vast majority of the homes in the Windsor Square area were built during the 1910s and 1920s. The district is generally composed of two-story, single family residences, on spacious lots, constructed in the various revival styles. Streetscape continuity was, and still is, based upon well landscaped, raised front yards, with gentle manicured slopes, often with a brick or concrete steps, landings, and walkways that lead to a formal entrance. Side driveways generally leading through a porte cochere to a rear garage. In the Windsor Square area south of 3rd and west of Bronson, the vast majority of residences are on spacious lots, set back 40 feet from the street, with 25 foot separation among houses, as set forth in the building restrictions of Tract 1390, which were in effect until 1965. Mature landscaping, consisting of lawns and mature trees, is found in the parking strips, most often varieties of sycamore, birch, or elm in keeping with the English Picturesque character, or Canary Island Palm, Queen Palm, Mexican Fan Palm, or Magnolia in keeping with the Spanish Colonial Revival or Mediterranean Revival character, depending on the predominance. The north-south streets originally associated with Tract No. 3743, between Larchmont, Irving, 3rd and 1st, follow an irregular curvilinear plan, and form a rare departure from the grid pattern of Los Angeles' streets. These streets include 1st and 2nd Streets, Beachwood Drive and Plymouth, Windsor, Lorraine, and Irving Boulevards, north of 3rd Street.

An unusual attribute of the Windsor Square streetscape is the extent of concrete street surfaces. Because of the material's durability and contractor's skill, the north south streets that comprise Tract No. 1390, still retain their original concrete surfaces. These streets are Plymouth, Windsor, Lorraine, and Irving Boulevards, between 3rd Street and Wilshire Boulevard. This is even more remarkable given the abundant local supply of asphalt originating from the La Brea Tar Pits.

Streetlights

Windsor Square is one of districts in the City of Los Angeles that has very interesting street light standards that the City has restored in order to preserve the character of the neighborhood. Ordinance 164008-164208 (11-22-88) was adopted by the Los Angeles City Council to establish

the Windsor Square Historic Street Light Preservation District which includes approximately 112 incandescent lamps.³⁶ This neighborhood is the only place where the City has ever established a Historic Street Light Preservation District³⁷.

The street lighting designs for the Windsor Square area of Los Angeles date back to the early decades of the twentieth century when plans were prepared by the City's Bureau of Street Lighting for the very distinctive street lighting systems that are found in Windsor Square. The styles and types of poles and globes that were proposed for the area reflect the design characteristics of the era when period revival styles dominated the streetscape.

An advertisement for lots in Windsor Square, which appeared in the Los Angeles Times on July 26, 1914, stated that Windsor Square would become "the finest residence home site in Los Angeles," mentioned "\$500,000.00 Spent on Improvements with Upkeep Guaranteed," and

stated that a definite sum was set aside for the purpose of caring for the streets and "parkings." The ad was illustrated with the elaborate lighting post with a cross bar supporting three rectangular lamps³⁸ (now only one lamp, See Figures 16 and 17.) That pole remains as a street lighting element today (refurbished in the late 1980s) and is found on the north-south streets that comprise Tract No. 1390, Plymouth, Windsor, Lorraine, and Irving Boulevards. Each base is emblazoned with the letters "WS" on a shield.

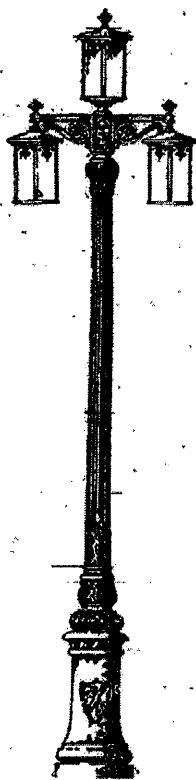


Figure 15: Tract No. 1390 streetlight, from R.A. Rowan ad in the Los Angeles Times, July 26, 1914, Part VI, page 5.

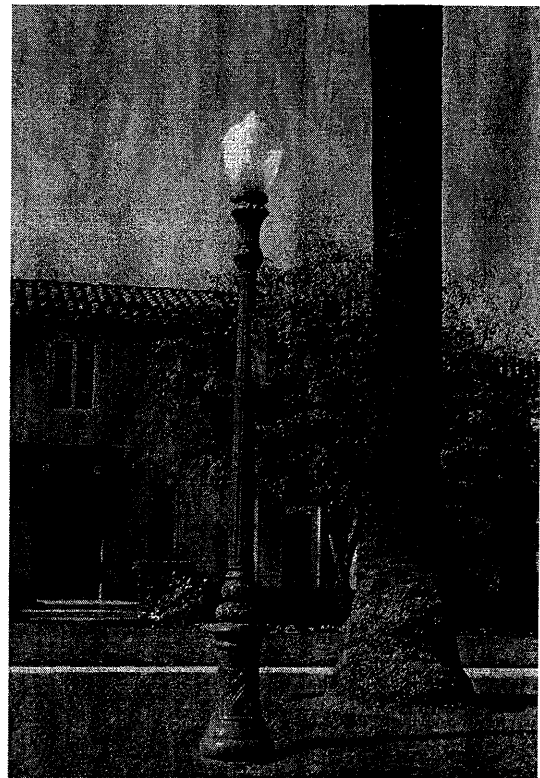


Figure 16: Windsor Square custom streetlight installed in Tract No. 1390, refitted with single acorn globe. Found along Plymouth, Windsor, Lorraine and Irving Boulevards, between 3rd Street and Wilshire Boulevard. February 2002.

³⁶ <http://city.council.ofla.org/dbtw-wpd>

³⁷ Telephone interview with Stan Horowitz, March 18, 2002.

³⁸ "Windsor Square." *Los Angeles Times*, 26 July 1914, p. 5.



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In 1920, plans were prepared for the location of “Ornamental Lighting Posts for the lighting with electricity of Norton Avenue between First Street and Third Street.”³⁹ For this project, posts known as “UM S-406, were selected. The lighting posts were to be located along the center line of the parkways. Metal posts are topped with a single, translucent acorn type light. Post design reflects classical architectural detailing and the post is a tripartite column with an elongated base composed of an unembellished, circular baseplate, torus molding, and a fluted shaft topped by a half-round molding. The lighting post continues with a plain shaft to its capital and a single acorn style globe. These lights can be found in Windsor Square along Norton and Van Ness Avenues. (Figure 17)

In August of 1923, plans were prepared for the Type No. 1100 ornamental reinforced concrete lighting post with a one-light, Meridian Senior Top for use in Windsor Square. This post was also a tripartite design with an unembellished, octagonal baseplate surmounted by the column base which consists of torus and fillet moldings, a fluted column and a simple capital. Made by Marbelite, this post was to be eleven feet- five inches from the base of the column to the base of the glass globe.⁴⁰ This light can be found in the Windsor Square area north of 3rd Street and west of Bronson Avenue. (Figure 18)

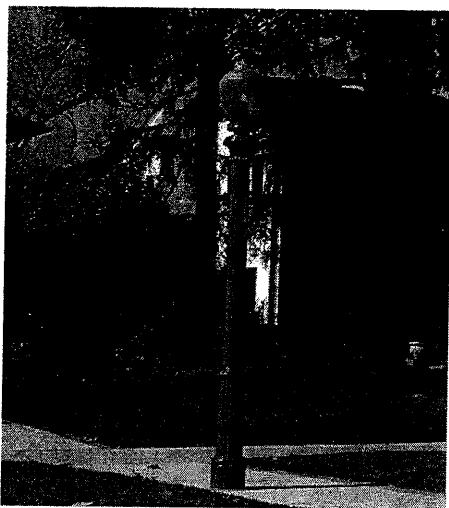


Figure 17: Historic Streetlight “UM S-406” found along Norton and Van Ness Avenues. February 2002.

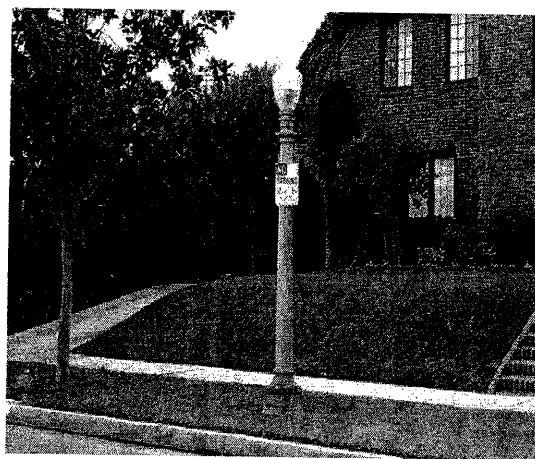


Figure 18: Historic Streetlight, Marbelite type No. 1100 with Meridian Senior Top, found north of 3rd Street and west of Bronson Avenue. February 2002.

In April of 1925, drawings were prepared for the ornamental street lighting of Larchmont Boulevard. Again the design was classical in composition- consisting of an ornamental

³⁹ Plan #28260, City of Los Angeles Bureau of Street Lighting, Records Section, March 1920.

⁴⁰ Plan No. 10788, City of Los Angeles Bureau of Street Lighting, Records Section, Aug. 1923.



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reinforced concrete post which supports an elaborate arm and twin globes.⁴¹ The column is tripartite and is composed of a circular base plate and base with a torus molding and the beginning of the column fluting, a fluted shaft and a capital. The capital is decorated with the termini of the column shafting, volutes and other classical ornamentation such as a small central bronze plate emblazoned with the letters “LB” for Larchmont Boulevard, stylized rosettes, embellished pendants and a cross bar decorated with swan’s neck detailing filled with a finial. Globes are also ornamental in design and they are decorated with scroll bands, stylized foliage and they terminate with a bell-shaped finial and foliage cap. The lighting post is a Marbelite Post type #2500 and the lights are “Lalux”1001.⁴² (See Figures 19 and 20.)

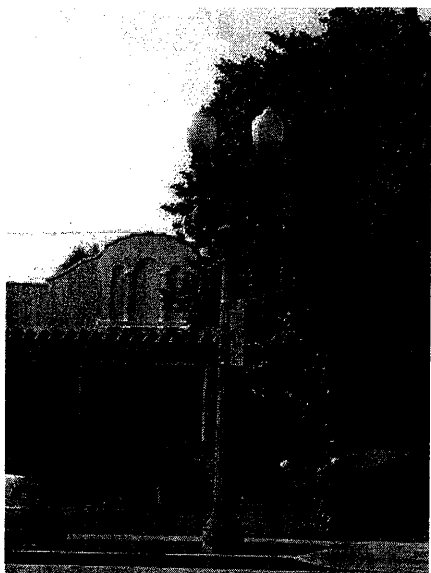


Figure 19: Historic double globe streetlight, Marbelite post #2500 and Lalux light 1001. Located along Larchmont Boulevard, south of 1st Street. February 2002.

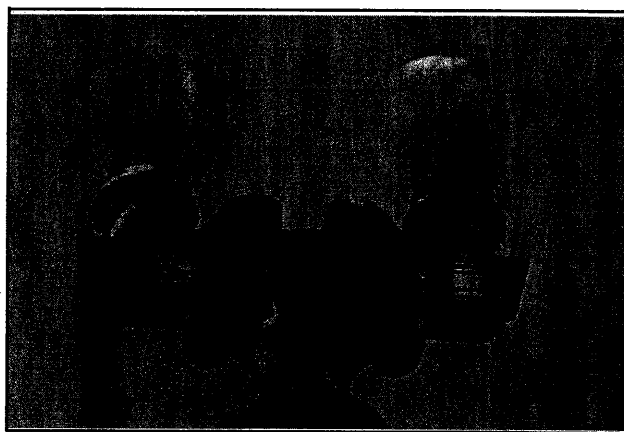


Figure 20: Detail of Lalux 1001 double globe light found on Larchmont Boulevard, south of 1st Street. February 2002.

⁴¹ Eddy S. Feldman, *The Art of Street Lighting in Los Angeles* (Los Angeles: Dawson’s Book Shop, 1972, photograph)

⁴² Plan #11424, City of Los Angeles Bureau of Street Lighting, Records Section, Apr. 1925.



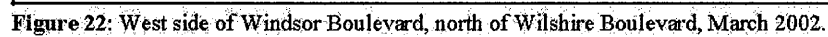
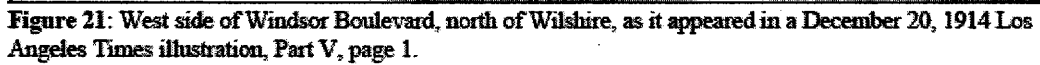
Single Family Homes

Home ownership was a cultural value embraced by almost every generation and ethnic group of settlers that came to California when residential subdivision began in the 1880's. Many local real estate entrepreneurs capitalized on the universal desire to own property.

As a result of the overwhelming desire for home ownership and the subdivision patterns, the single family home was the predominant resource type of residential development in the Planning Area. House type, size, site characteristics, and architectural style varied greatly from community to community, but the subdivision of tracts into lots for single family homes proceeded at a relentless pace throughout the region in the early decades of the 20th century.

The single family residences in Windsor Square are generally designed in one of the several Period Revival styles prevalent in the second and third decades of the twentieth century. The Tudor Revival, English Revival, "American" Colonial Revival, Spanish Colonial Revival, and Mediterranean Revival style were the most common for Windsor Square; however, earlier types, such as Craftsman, Italian Renaissance Revival, and Beaux Arts may be found along the south and eastern portions, in extremely large scale and clearly the work of master architects of the time. In addition, California Ranch, Contemporary and even the Modern International styles are scattered throughout the area.

While other examples of these styles are commonly found throughout Los Angeles in other neighborhoods primarily developed in the 1910s and 1920s, what sets Windsor Square apart is the quality of their architecture, materials, and craftsmanship, all executed on a grand scale. North of 3rd Street, these still retain a picturesque quality, but south of 3rd Street, and especially west of Bronson, they convey a more formal, spectacular quality of design and landscape. Figures 21 and 22 on the next page illustrate a Windsor Square streetscape view from 1914, juxtaposed with a current (2002) view of the same properties.



Development of Civic, Religious, Cultural, and Social Institutions

As agricultural land was subdivided and settled, and as transportation systems brought rapid residential development, each suburban community of South Los Angeles developed civic, religious, cultural, and social institutions integral to its continued growth. Property types that represent these institutional uses are civic buildings, schools, libraries, churches, club buildings, theaters, and some resources that are specifically associated with minority heritage.

Civic Institutions

Originally housed in commercial buildings not specifically intended for their use, the first civic institutions often were the post offices, which retained their association with the earliest days of community development and were eventually replaced with more substantial masonry edifices.

Police and fire stations throughout the Planning Area conveyed the same sense of solid community service common to most civic institutions. Many were constructed in architectural styles prevalent at the time of their construction.

Educational facilities were another type of civic institution found in each neighborhood of Los Angeles. Frequently they were selling points for new residential subdivisions. Small, one room schoolhouses were quickly replaced by larger, masonry buildings, which were in turn supplemented by bungalow school rooms on the same lot. Several educational facilities were located in Hancock Park near Windsor Square, including the Marlborough School, Black Foxe Academy, Third Street School, Burroughs Junior High School and the Cumnock School of Oratory and Expression (later, Art Center School).



Figure 23: Cumnock School of Oratory and Expression (later, Art Center School, now Fred and Betty Heudeles Educational Campus), 5351 West 3rd Street, in the neighboring Hancock Park area, built 1923.

With the exception of Burroughs and the Cumnock School (Figure 23), all the original buildings have been demolished or replaced. The first generation Marlborough School occupied the “Marlborough Hotel” building near downtown, at 23rd and Scarff Street from 1889 to 1916. By 1916, Marlborough moved to what was then a barley field at 3rd and Rossmore, and in 1927

constructed a new building there, designed by architects Austin & Ashley (Figure 24). The present building replaced the 1927 building on this site in 1967.

Religious Institutions

Religious diversity was a product of settlement patterns that assembled followers of many different faiths in each residential area. As the size and affluence of congregations increased, religious institutions were housed in increasingly more substantial edifices. Most residential neighborhoods included at least one church building, and sometimes several. The Spanish Colonial Revival, and Mission Revival styles were the predominant styles of church buildings in the area (Figure 25). The ecclesiastical preference for revival styles associated with California's history derived from the popular romanticism of the colonial period and the mission system. Most easily transferred from the missions to religious institutions because of similarities in architectural form and function, the idioms of Mission and Spanish Colonial Revival architecture were used throughout the planning area. In the 1920s, many prominent ecclesiastical buildings were constructed to serve the Hancock Park and Windsor Square communities, including: the Wilshire Congregational Church (709 So. Plymouth Boulevard, in 1924, by Allison & Allison), the Wilshire Christian Church (632 So. Normandie, in 1925, by Robert H. Orr), St. James Episcopal Church (3905 Wilshire, in 1925 by Benjamin G. McDougal); Saint Brendan's Roman Catholic Church, 300 S. Van Ness Avenue, in 1926 by Emmet G. Martin), and the B'nai Brith Synagogue (3605 Wilshire, in 1928, by Edelman, Allison & Allison). (Figure 25)



Figure 24: View, facing north, of earlier Marlborough School at 3rd & Rossmore, 1926. Source: LAPL Photo Database, No. 00026010.

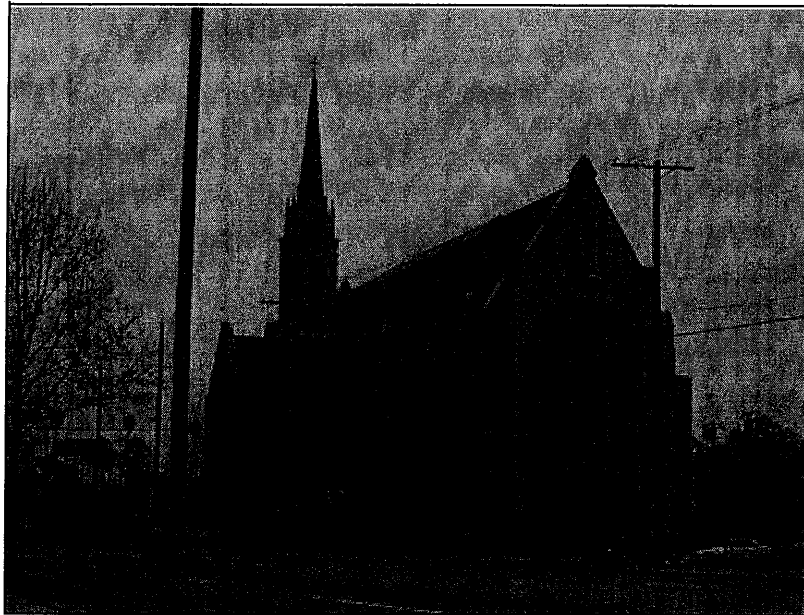


Figure 25: Saint Brendan's Church. 300 South Van Ness Avenue, Windsor Squar.

Social and Cultural Institutions

"Museum Row," along Wilshire Boulevard between La Brea Avenue and Fairfax is the location of seven of Los Angeles' major museums: the Los Angeles Museum of the Holocaust, the George C. Page Museum of La Brea Discoveries, the Peterson Automotive Museum, the Museum of Television and Radio, the Simon Wiesenthal Center Museum of Tolerance, Craft and Folk Art Museum, and the Carole and Barry Museum of Miniatures. These museums originated in the period from the 1920s. The Ebell Club & the Windsor Square Theatre has been in the area since 1927, when the building at 4400 Wilshire Boulevard designed by Hunt & Burns, was constructed. It should also be noted that several foreign consulates are located in former residences in the Windsor Square neighborhood.

Libraries

Libraries were another type of notable civic institution, which indicated a certain level of social and intellectual activity in the communities in which they served. Usually libraries were designed in "refined" classical styles. The Los Angeles Public Library Association was begun as early as 1874 and grew to include an extensive system of branch libraries. The John C. Fremont Branch Library, located nearby at the northeast corner of June Street and Melrose Avenue serves the Larchmont Neighborhood. The John C. Fremont Library, Los Angeles Historic-Cultural Monument #303 and listed in the National Register of Historic Places, was designed by Merl Lee Barker in the Mediterranean Revival style in 1926-27.



Ethnic Diversity

Neighboring Hancock Park figured prominently in the local debate on housing desegregation when entertainer Nat King Cole and his wife Marie Cole made the decision to purchase the William Lacy estate at 401 Muirfield Road in August 1948. The Hancock Park Property Owners Association acted to oppose occupancy by the Cole family and decided to make a counter-offer to purchase the property from the Coles. This counter-offer was rejected. Bouyed by the many successful legal challenges to segregation that had been generated by the late 1940s, the Cole family chose to occupy the Muirfield Road home, presumably becoming the first African-American household in Hancock Park. When asked why he made this decision Nat King Cole couched his explanation in elemental citizenship terms, reflecting the prevalent thinking of African-Americans concerning civil rights at the close of the 1940s: "I am an American citizen, and I feel that I am entitled to the same rights as any other citizen," asserting the right of him and his family to occupy their new home "the same as any other American citizen would." It is believed that Nat King Cole continued to live in his home on Muirfield until his death in the early 1960s.

However, the Windsor Square/Hancock Park/Fremont Place area has also been a neighborhood which has historically acknowledged the considerable artistic talents and skills of African-Americans. For example, at least 5 homes in the Windsor Square HPOZ Survey area and 28 homes in the Hancock Park HPOZ Survey area were designed by African American architect Paul Revere Williams in the 1920s and 1930s. In addition, Muhammad Ali, recognized as boxing's greatest champion, has been a long time resident of nearby Fremont Place.

Information Analysis

Information included in this context statement was compiled from many sources, including Los Angeles Public Library collections, municipal records, California State University at Northridge collections, and interviews with community groups. A full list of published materials [beyond those footnoted], individuals contacted, and information repositories consulted appears in the bibliography section of this context statement.

Further in-depth analysis of some of the resource types already discussed may reveal ties to specific ethnic and minority groups. Other resource types may be discovered as individual historic, architectural, and cultural resources are identified; as the history of specific tracts and buildings is researched; and as the contributions of various groups to the multi-faceted development of Windsor Square and its surrounding communities are studied in greater detail.

Each individual community and neighborhood is rich in resources. Individuals with expertise in each area's significant social and cultural institutions should be consulted to broaden the texture of the historical themes discussed and to assist in identifying further examples of each resource type. Residences and other resources associated with important persons, community leaders, social and cultural institutions, will be better understood as they are individually identified and researched.



To ensure a thorough investigation of historic themes, property types, or specific examples of cultural resources in the built environment of Los Angeles, consult the individuals and repositories listed in the bibliography section.

Historic Context Statement Appendices

Selected Chronology

- 1781 Pueblo of Los Angeles is founded
- 1802 Rancho Las Feliz is granted to Vincente Felix; patented in 1871
- 1822 Period of Mexican rule begins
- 1823 Rancho Las Cienegas is granted to Januario Avila; patented in 1873
- 1828 Rancho La Brea is granted to Antonio Jose Rocha; patented in 1873
- 1842 Rancho Rodea de las Aguas is granted to Maria Rita Valdez; patented in 1871
- 1847 Period of American rule begins
- 1875 Los Angeles and Independence Railroad reaches Santa Monica following San Vicente Boulevard through the Planning Area
- 1880 Arthur Fremont Gilmore establishes a dairy near present day Fairfax Avenue and Third Street
- 1885 Ida Hancock allows the first oil drilling in the Hancock Park area; original landowners of the Windsor Square area acquire "public lands" east of the former La Brea Rancho
- 1887 Harvey Wilcox subdivides the first 120 acre tract of Hollywood
- 1893 Colegrove is laid out by Senator Cornelius Cole
- 1895 Wilshire Boulevard is named by Gaylord Wilshire, the developer of a tract just west of MacArthur Park (then Westlake Park)
- 1896 Griffith J. Griffith gives the original 3,015 acres of present-day Griffith Park to the City of Los Angeles
- 1896 The Southern and Western Addition is annexed to Los Angeles



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- 1898 The Laughlin Park area is subdivided
- 1901 The Los Angeles Pacific Boulevard and Development Company subdivides
- 1903 Hollywood is incorporated as an independent city
- 1905 The Crescent Heights area is subdivided
- 1906 Country Club Heights is subdivided
- 1909 The Colegrove area is annexed to Los Angeles
- 1910 Hollywood is consolidated with Los Angeles; the East Hollywood Addition is annexed,
- 1911 The first motion picture is made in Hollywood
- 1911 Subdivision begins in the Windsor Square area
- 1918 Whitley Heights is subdivided
- 1921 A.W. Ross begins development of the Miracle Mile
- 1921 J. J. La Bonte begins the development of Larchmont
- 1922 Carthay Center is subdivided and developed
- 1922 The La Brea Addition and the Melrose Addition are annexed to Los Angeles
- 1923 Hollywoodland is subdivided
- 1923 The Laurel Canyon Addition and the Hancock Addition are annexed to Los Angeles
- 1924 The Providence Addition is annexed to Los Angeles
- 1925 Lake Hollywood is dedicated
- 1926 Famous Players-Laskey Corporation moves from a studio at Sunset and Vine to one at Marathon and Van Ness, later to become Paramount
- 1926 CBC Film Sales Corporation purchases the California Studio on Gower Street and becomes Columbia Pictures
- 1927 Song and spoken dialogue is first incorporated in motion pictures by Warner Brothers which moves from Hollywood to Burbank in 1928.



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1934 The first Hollywood television station is founded

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Los Angeles Conservancy Collections, including photographs and research materials.

Los Angeles Public Library, Central Branch, California History Collection, including Cities and Counties Vertical Files.

Los Angeles Public Library, Central Branch, Security Pacific Photograph Collection in the History and Genealogy Department.

Seaver Center. Photographs and Maps at the County Museum of Natural History, Exposition Boulevard, Los Angeles.



ARCHITECTURAL CONTEXT

Overview of the Windsor Square Historic Preservation Overlay Zone Area

The Windsor Square HPOZ Survey area comprises sixty-eight blocks with 1239 parcels⁴³, the vast majority of which are single-family residential. The Survey area is bounded by Beverly Boulevard on the north, Arden Boulevard on the west, Van Ness Avenue on the east, and the rear property lines of the commercial properties along Wilshire Boulevard on the south (Refer back to Figure 1). These boundaries include both sides of the primarily residential streets of Arden Boulevard and Van Ness Avenue. These boundaries were established by the Department of City Planning in conjunction with the neighborhood association, the Windsor Square Homeowners Association, and are consistent with the extent of development within historic tract boundaries. Because of conflicting property type and land use issues, several foreign consulates constitute special cases within the HPOZ boundary. In recent years, a substantial number of commercial parking lots and commercial buildings have replaced the former single family residences north of the row of parcels along the north side of Wilshire Boulevard. Practical considerations by decision makers may ultimately determine that these properties do not fall under the standard procedures for administering the HPOZ ordinance and the final boundaries may be modified accordingly.

Community Design Features

The community design features include the original street grid pattern, generous building setbacks, the size, scale, and architectural integrity of the historic homes, and the mature landscaping. The north-south streets originally associated with Tract No. 3743, between Larchmont, Irving, 3rd and 1st, follow an irregular curvilinear plan, and form a rare departure from the grid pattern of Los Angeles' streets. These streets include 1st and 2nd Streets, Beachwood Drive and Plymouth, Windsor, Lorraine, and Irving Boulevards, north of 3rd Street.

An unusual attribute of the Windsor Square streetscape is the extent of concrete street surfaces. Because of the material's durability and contractor's skill, the north south streets that comprise Tract No. 1390, still retain their original concrete surfaces. These streets are Plymouth, Windsor, Lorraine, and Irving Boulevards, between 3rd Street and Wilshire Boulevard. This is even more remarkable given the abundant local supply of asphalt originating from the La Brea Tar Pits.

These elements create cohesive streetscapes and the overall ambience of the historic neighborhood. In Windsor Square, there are numerous mature trees, predominantly sycamores, Canary Island palms, camphor, elm, magnolia, cypress, and deodar cedar trees, as well as flowers, shrubs, and well manicured lawns that contribute to the historic character of the neighborhood. As noted above, historic streetlights continue to line many of the streets in the

⁴³ Not including multiple parcels in condominium complexes



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neighborhood. Many of the homes in the neighborhood have raised yards with gentle slopes, with brick or concrete steps, landings, and walkways from the sidewalk to the house. Those in Tract No. 1390 enjoy a generous 40-foot setback, 25-foot building separation, and 20 foot parkway, as was part of the original building restrictions by R.A. Rowan, which remained in effect until 1965. The specific landscaping elements for each property, including street trees and streetlights, are identified on the individual building forms.

The smallest lot sizes are located to southeast of Norton Avenue and 3rd Street, where a typical lot measures 50 x 132 feet and northwest of Larchmont Boulevard and 3rd Street, where they typically measure 50 x 140 feet. The largest lots are those in Tract No. 1390, along Plymouth, Windsor, Lorraine and Irving, between 3rd Street and Wilshire Boulevard. Here a typical lot measures 100 feet wide by 180 feet deep, and some lots are double and even triple width.

Architectural Character

Because of its diverse development history, the Windsor Square HPOZ Survey Area is notable for its representation of several phases of the architectural evolution of Los Angeles. The earliest homes constructed in [and not moved into] the area were designed in the Craftsman style, and are predominantly found along Norton and Van Ness Avenues. The next wave of construction appeared in Tract No. 1390, which was subdivided in 1911, and included many grand examples of Beaux Arts or Classical Revival, Italian Renaissance Revival, and Tudor Revival. The vast majority of the single family residences in Windsor Square, however, are generally designed in one of the several Period Revival styles prevalent in the second and third decades of the twentieth century. The Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, English Revival, French Revival, and "American" Colonial Revival styles are by far the most common found in Windsor Square; however, the Prairie, Mission Revival, Contemporary, and California Ranch styles are well represented in the area. The following is an overview of the most common styles and types noted in previous field surveys that are known to dominate the HPOZ area.

American Foursquare (circa 1894-1920)

Found throughout the country with minor variations, American Foursquare homes were two story versions of the previously mentioned turn of the century cottages. They are recognized by their square proportions, often given a horizontal emphasis by roof or siding treatments; by the nearly always present hipped roof and dormer; and by a front porch either recessed or attached, spanning all or part of the facade. Columns suggestive of the classical orders, dentils, and traditional moldings, endboards treated as pilasters, and boxed cornices tied these homes to the tradition of the American Colonial Revival; they can also be referred to as a "Classical Box."

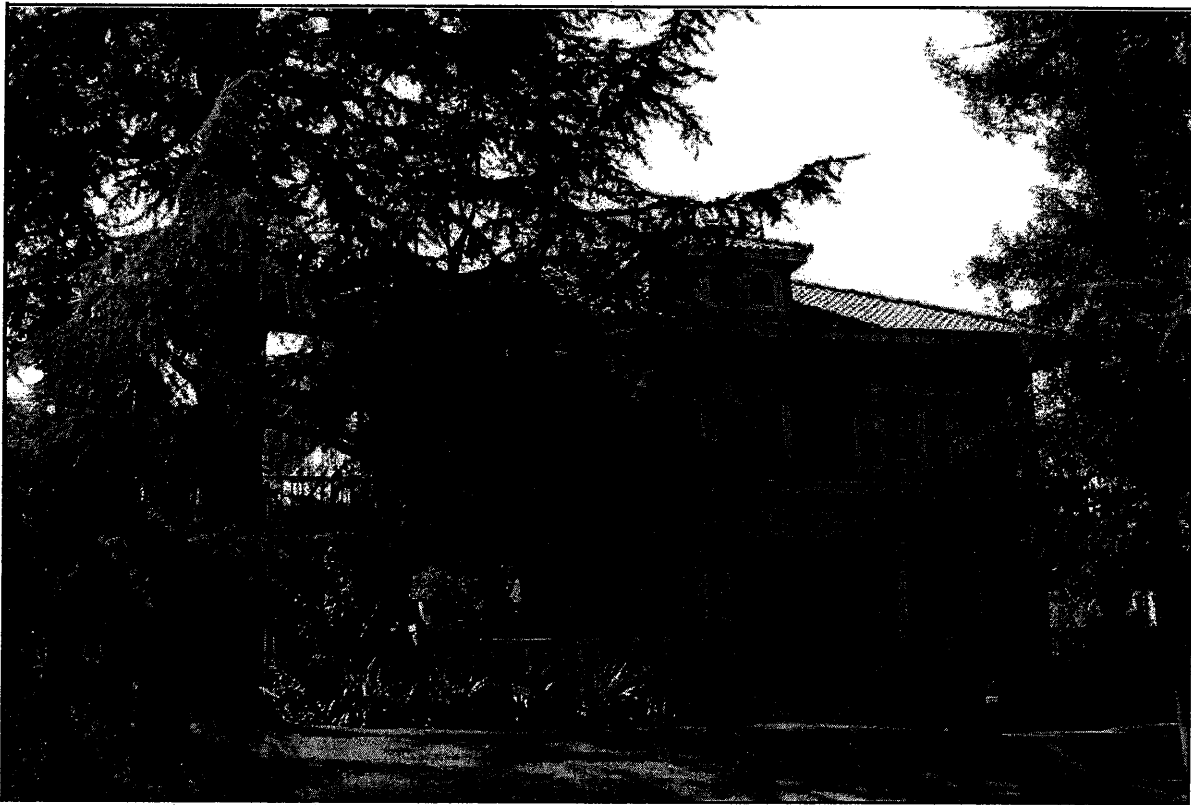


Figure 26: American Foursquare/Classical Box Residence, 435 Lorraine Boulevard, built in 1917 by and for builder S.M. Cooper.

Craftsman (circa 1905-1925)

The Craftsman movement, named after a magazine published by Gustav Stickley, was the American counterpart of the English Arts and Crafts Movement. In part a reaction against the excesses, both aesthetic and otherwise, of the Victorian era, Craftsman architecture stressed the importance of simplicity, of adapting form to function, and of relating the building to both its designer through the incorporation of craftsmanship, and to the surrounding landscape through its ground-hugging, massing and siting. In Southern California the Craftsman bungalow reached its greatest potential, both in terms of the quality of individual homes and the number of bungalows built. It was usually characterized by a rustic aesthetic of shallowly pitched overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped porches; windows, both casement and double-hung sash, grouped in threes and fours; extensive use of natural wood for the front doors and throughout the interior; and exposed structural elements such as beams, rafters, braces, and joints. Cobblestone or brick was favored for chimneys, porch supports, and foundations. The heyday of Craftsman design was the decade between 1906 and 1916; after that the Craftsman style was simplified, often reduced to signature elements such as an offset front gable roof, tapered porch piers, and extended lintels over door and window openings. In many cases, the Craftsman style incorporated distinctive elements from other architectural styles, resulting in numerous variations.

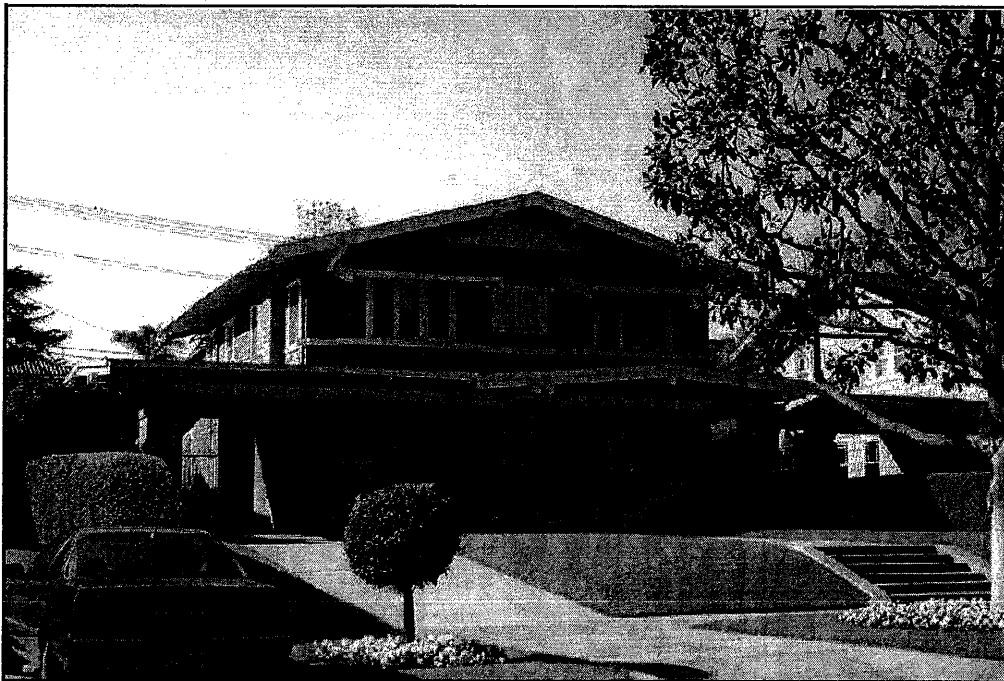


Figure 27: Craftsman style residence, 135 South Norton Avenue, built in 1912 by Cooper-Pyle.

American Colonial Revival (circa 1895-1935)

The American Colonial Revival went through several phases, beginning in the late nineteenth century when such features as columns, dentils, gable ends treated as pediments, and double-hung sash windows were associated locally with the Queen Anne, Turn of the Century, and American Foursquare types. In the 1920s and 1930s, Colonial styling became one of the choices of the revivalist architect. Larger homes were usually two stories, with hipped or gabled roofs, wood or brick exteriors, and a symmetrical arrangement of features. Precedents included the southern plantations, especially Mount Vernon, with their two story porticos; the Georgian and Federal homes of the Virginia Tidewater; the gambrel roofed homes of the Dutch Colonial settlements; and the tidy wood boxes of New England. More common, however, was the Colonial Revival Bungalow. Usually built between 1920 and 1925, these one-story residences were side-gabled, wood-sided, with central entrances often treated as gabled porticos, and a symmetrical disposition of windows. One popular sub-type combined the more formal Colonial elements, such as Tuscan columns and a central entry, with the more rustic Craftsman vocabulary of exposed rafters and pergolas, resulting in the "Colonial/Craftsman" bungalows.

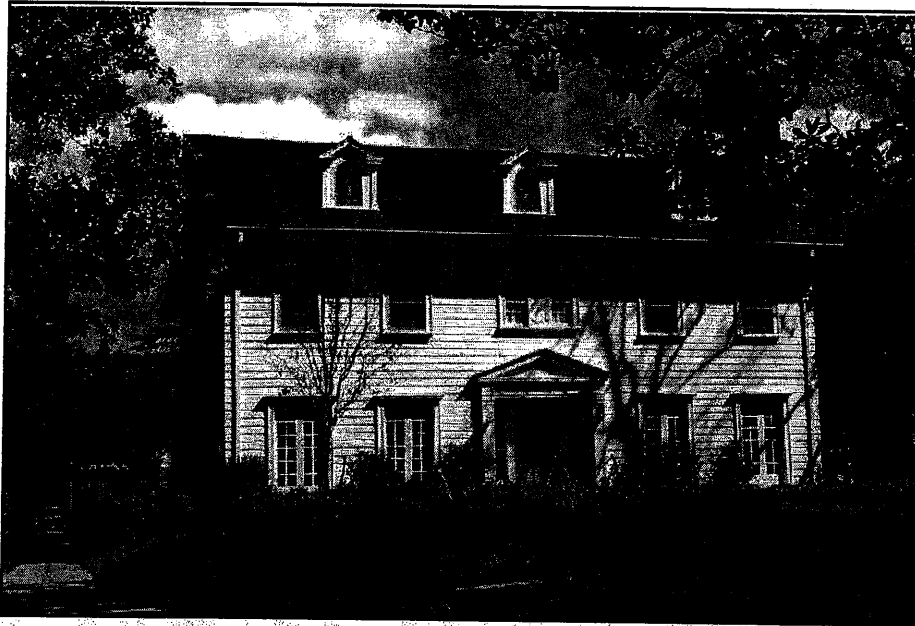


Figure 28: Colonial Revival Residence, 400 South Arden Boulevard, built 1917.

Tudor Revival and English Revival (1910s-1930s)

English medieval architectural traditions, especially those of the countryside, influenced the period revival styles. Sometimes as simple as a bungalow with steeply pitched, offset gables and a stuccoed exterior, the Tudor Revival and English Revival styles could also achieve a high degree of fantasy, quaintness, and charm. A favorite detail was the incorporation of pseudo half-timbering, reminiscent of the Tudor era, and ornamental bargeboards and brackets. Also associated with Tudor styling were leaded glass windows, openings detailed like Gothic arches, chimneys of exaggerated heights, and the use of brick and stone for all or part of the exterior. In some cases the upper story may project slightly in a jetty, leaving opportunities for a carved bressummer to support it. The picturesque quality of the Tudor Revival and English Revival styles lent themselves to the concept of the large country manor intended to characterize wealthy subdivisions such as Windsor Square. The popularity of the style was further advanced as a result of the United States' involvement in assisting the British in World War I, when it first became clear that America's manufacturing capacity and strength had eclipsed the aura of power long held by the British empire and monarchy.

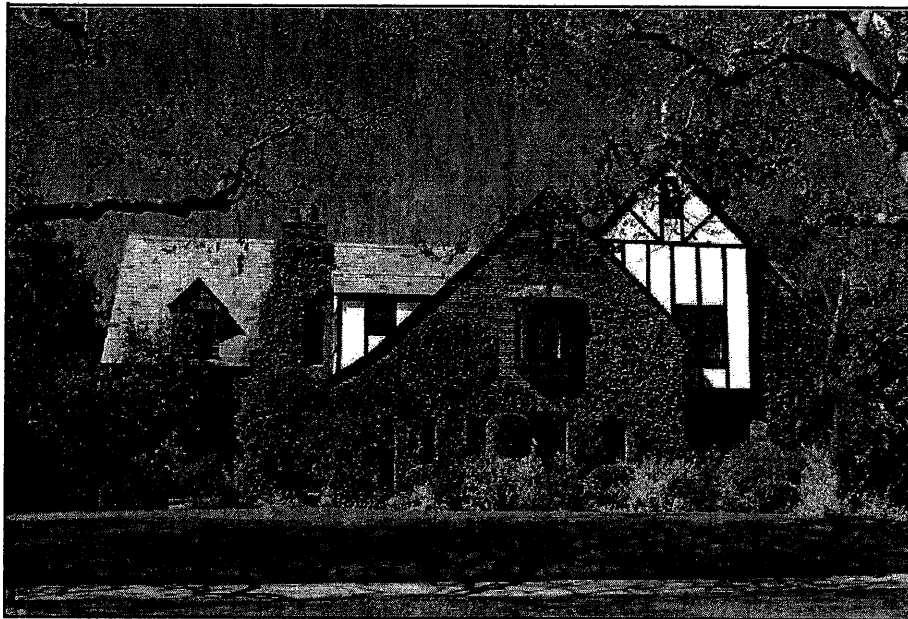


Figure 29: Tudor Revival residence, 501 South Lucerne Boulevard, built 1923.

Other Revival Styles (1910s-1930s)

During the 1920s it became popular to create a residential design based on virtually any traditional European style, probably influenced by interaction during World War I. Interpretations were wide-ranging in authenticity as modern materials were used to "replicate" centuries old features. Commonly derived sources included French, Norman, Italian, Dutch, Swiss Chalet, and Gothic.



Figure 30: French Revival style located at 210 North Norton Avenue, built 1927



Figure 31: Dutch Colonial Revival style residence located at 321 South Irving Boulevard, designed by A.C. Martin, built 1922.

Spanish Colonial Revival (circa 1915-1939)

The so-called "revival styles" dominated building in Los Angeles during most of the 1920s and 1930s. Of these, the Spanish, felt to be the most responsive to California's history and climate, was the most popular. In Los Angeles, this trend probably originated through the writings of Charles Lummis of the Los Angeles Times, and the designs of the Southwest Museum by Sumner Hunt & Silas Burns in 1913 and the Dodge House by Irving Gill in 1914-1916. Given impetus by the design of Bertram Goodhue and Carleton Winslow of the Pan Pacific Exposition in Balboa Park, San Diego, in 1915, the Spanish style caught hold of the public imagination. In the 1920s, the Spanish Colonial Revival replaced Craftsman as the dominant architectural style in Los Angeles. The most important architects of the 1920s interpretation of this style included Hunt & Burns, Roland Coate, Reginald D. Johnson, John Byers, Wallace Neff, Gordon Kaufmann, Marston, Maybury and Van Pelt. In its simplest form, Spanish styling is characterized by white (usually) stucco exteriors and red tile roofs, with an occasional arched opening. More elaborate examples incorporate rejas and grilles of wood, wrought-iron, or plaster; extensive use of terra cotta and tile; and balconies and patios integrated into plans. Asymmetric massing utilizes features such as stair towers, projecting planes set off by corbeling, and a variety of window shapes and types.

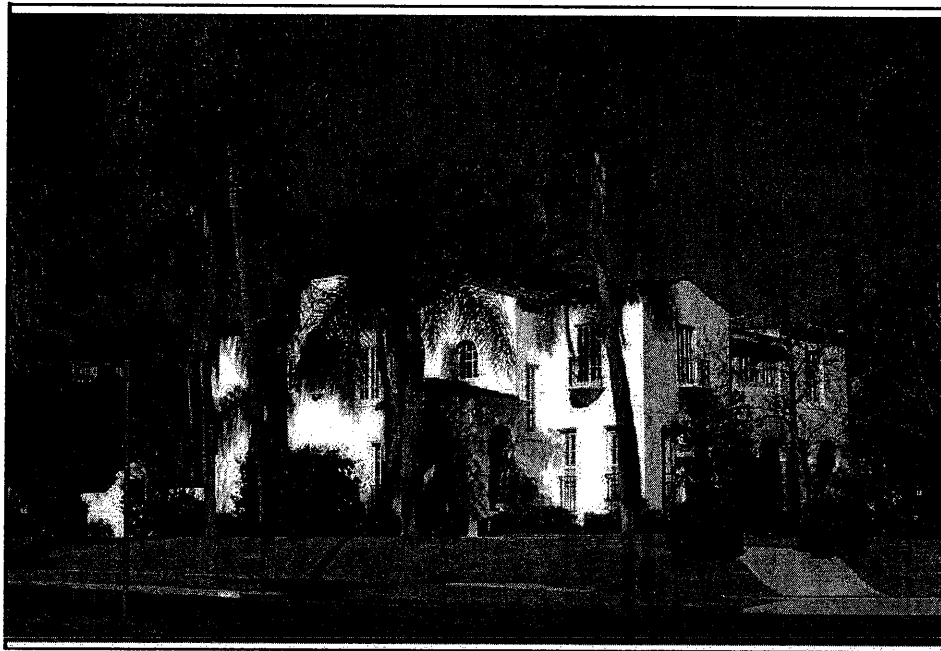


Figure 32: Spanish Colonial Revival Residence, 153 South Irving Boulevard, designed by Preston O. Wright, built 1926.

Mission Revival (circa 1895-1915)

Mission Revival, an earlier trend of the Spanish Colonial, had also been largely defined by stucco walls and red tile roofs; however, it tended to be less delicate and more heavily proportioned with characteristic elements such as espandanas (curvilinear or “Alamo” parapets) and bell-towers. The Mission Revival was popularized in Southern California when Los Angeles architect Arthur B. Benton converted Frank Miller's adobe home and Victorian style Glenwood Inn in Riverside into this style in 1902, thus creating the Mission Inn. Miller's decision to revive the California Mission architectural style for his Inn was probably influenced by the works of Helen Hunt Jackson, Charles F. Lummis and George Wharton James. The Mission Inn may be regarded as the inspiration of the Mission Revival movement throughout Southern California from about 1902 to 1914, influencing structures of every conceivable private and public use. Among the premier local examples of the style is the former Herald Examiner Building (1111 South Broadway, constructed in 1913), which was designed by architects J. Martyn Haenke, William J. Dodd, and Julia Morgan for William Randolph Hearst.



Figure 33: Mission Revival Residence, 159 South Van Ness Avenue, built 1912.

Monterey Revival (1910s-1920s)

An important sub-type of the Spanish Colonial Revival, the Monterey Revival is characterized by heavy adobe or stucco walls, features a full-length second story balcony. The name was derived from historical precedents in the colonial capital of Monterey, including the Custom House and the Larkin, Escolles, Soberanes, and McKinley Houses. Historical local precedents of the Monterey style included: Don Antonio Maria Lugo's Rancho San Antonio Adobe, (1820s), Don Vicente Lugo's Townhouse (1840), Don Juan Temple's Los Cerritos Adobe (1844), the Miguel Leonis Adobe (1840s), Don Diego Sepulveda's Los Palos Verdes Adobe (1853). The historical precedents were generally rectangular in plan with a hipped roof that was extended beyond the walls to protect the full-length second story balcony. Both the balcony and roof overhang were supported on two-story height posts. Although tile roofs are commonly used for houses designed in the Monterey Revival style in the 1910s and 1920s, historically tile roofs were rarely used in residential buildings during the Spanish and Mexican colonial periods, as wood was much more economical.

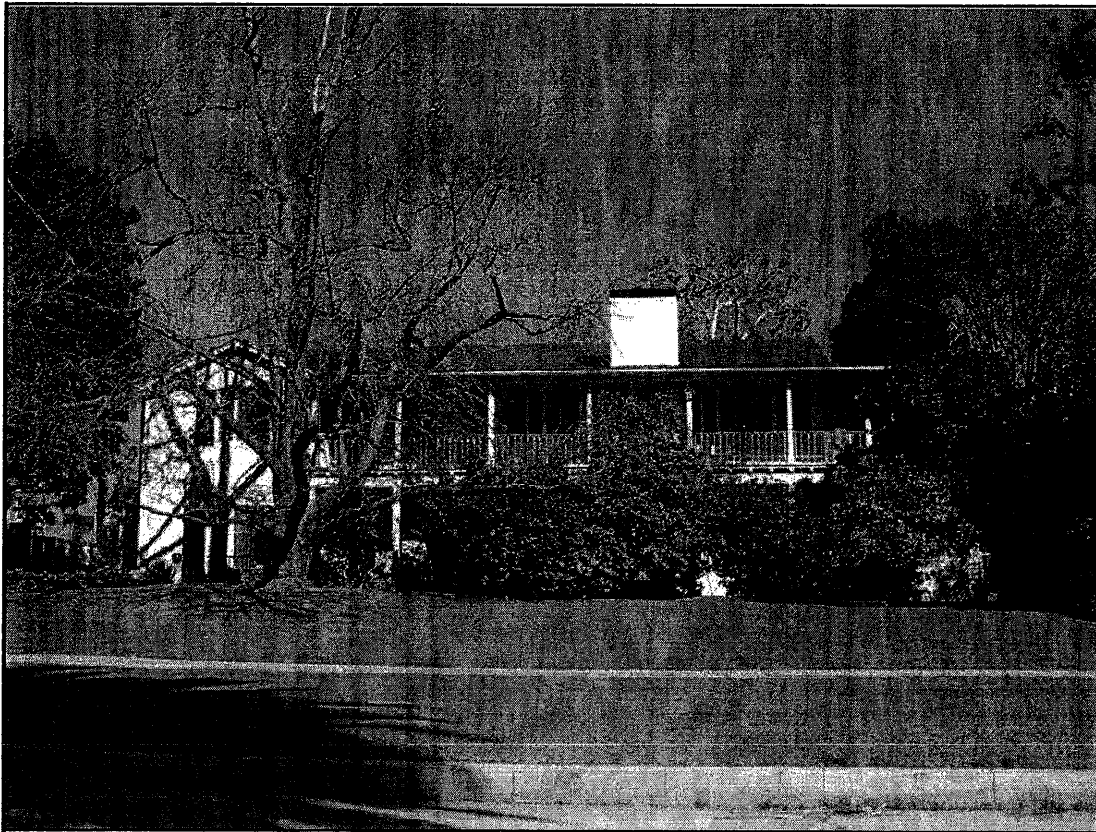


Figure 34: Monterey Revival Residence, 322 South Windsor, by Johnson, Kaufman & Coate, Built 1923.

Mediterranean Revival (circa 1920s)

During the revival era, other regions of the Mediterranean were also used for inspiration, including Italy, France, North Africa, and the Middle East, resulting in endless variations on the stucco and tile theme. In Southern California, the Mediterranean Revival is generally differentiated from the more common Spanish Colonial Revival style by more rectangular massing, symmetry, and rectangular instead of arched openings. The Mediterranean Revival style complemented the salubrious climate of Southern California as well as the Spanish Colonial Revival style, however, it was often used to portray a more sophisticated architectural character. The symmetry, styling, and in some cases, formal gardens, helped overcome the stigma of simple rural colonial life that was considered at the time to be inherent in the Spanish Colonial style.

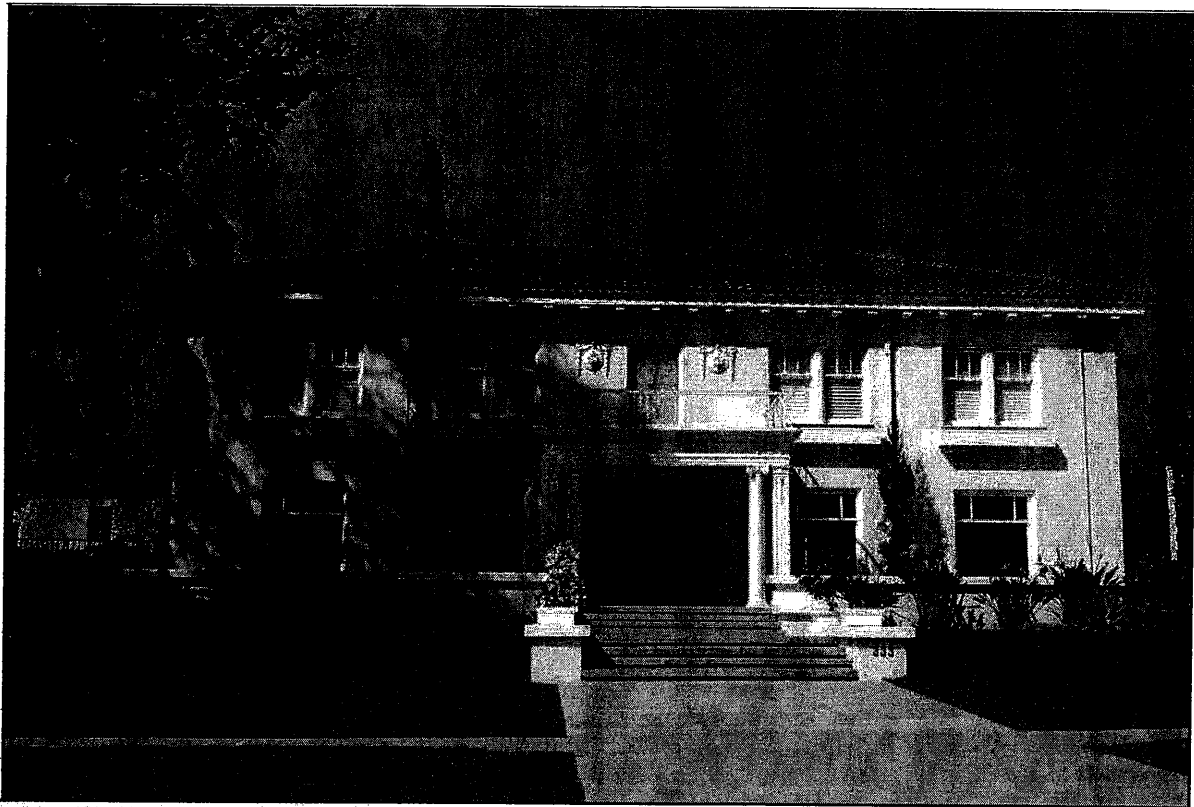


Figure 35: Mediterranean Revival residence, 333 South Windsor Boulevard, by Morgan, Walls & Morgan, built 1914.

Modern (circa 1921 - present)

Architects Rudolph Schindler and Richard Neutra emigrated to Southern California in the 1910s and 1920s, and the modern tradition in Los Angeles began to take hold. In its avant-garde stage the movement was known as the "International Style." Buildings were conceived of as machines, divorced from the past, and constructed of twentieth century materials. Typical features included modular designs, executed in steel when possible, curtain walls of glass or other materials, ribbon bands of windows, flat roofs, and open plans. Subsequent generations adapted these prototypes to regional materials and climate. Rather than the black and white palette typical of the early modern designs, later buildings of this style made extensive use of wood, weathered or stained. Shed or gable roofs, clerestory windows and accommodations such as decks and patios for an indoor/outdoor lifestyle were introduced. An interpretation of this style was commonly known as California Ranch, was popularized by Cliff May and Sunset Magazine, and was heavily used in 1950s suburban housing tracts.

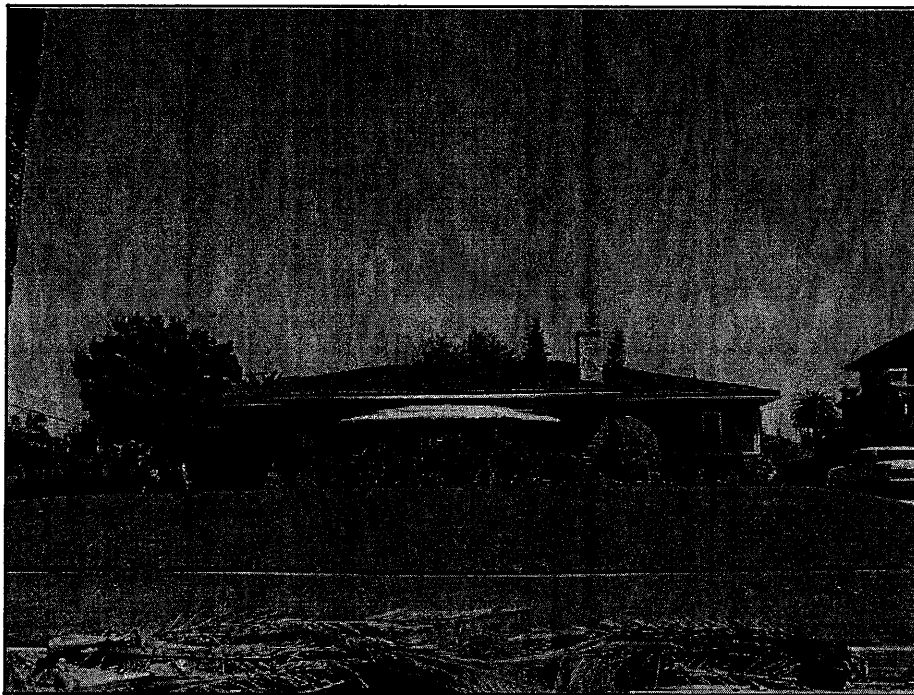


Figure 36: Ranch style house, 304 South Plymouth Boulevard, built 1949.



METHODOLOGY

Archival Research

Previous Designations and Surveys

The Windsor Square-Hancock Park Historical Society has sponsored home tours in the area every year for the past twenty-four years, which has generated very detailed historical research and information on selected homes in the Windsor Square HPOZ Survey area and adjoining neighborhoods. Despite these tours, relatively few of the resources in the Windsor Square HPOZ Survey area have previously been designated in a federal, state, or local inventory. Prior to this Historic Resources Survey, the Windsor Square HPOZ Survey area has never been systematically surveyed by qualified architectural historians. As a result, there are few previous findings from historic preservation agencies and surveys to use as a basis for relative rankings of significance. When applicable, these previous findings are evident in the historic resources survey inventory forms under the headings ***Previous Surveys***, ***Other Recognition***, and ***Evaluation Code***. The evaluation codes correspond to the National Register status codes, levels 1-7, adopted by the California Office of Historic Preservation.

The title of the previous survey or inventory, its abbreviated code, and a brief discussion of the source itself are listed in the accompanying resource list:

Listed on the National Register of Historic Places

The major source of information for this category is the U. S. Government publication of the Federal Register. This source represents sites approved for Listing on The National Register of Historic Places by the Keeper of the National Register and the Office of the Secretary of the Interior. The listing of this source is followed by the date listed on the National Register, when available. The source of the list in this report was obtained from the National Park Service in the form of their National Register Information System (NRIS). The version used was reflects changes through July 17, 1991. Resources listed in the National Register are assigned an Evaluation Code of 1. In Windsor Square, there are no known National Register listings.

Determined Eligible for the National Register of Historic Places

Sources of information for this category include the Federal Register, the NRIS, and list compiled by the California State Office of Historic Preservation (SHPO) which includes resources listed on or determined eligible for listing on the National Register of Historic Places. If the Federal Register list or NRIS was used, the date the structure was determined eligible (if available) accompanies the entry. Inclusion in documentation from the Federal Register publication or NRIS ensures that the resource has undergone all necessary review and documentation at both the state and national levels to be officially approved by the Keeper of the National Register as having been either listed on or determined eligible for listing on the National Register of Historic Places. This approval can only be changed by additional review



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and documentation undertaken to either list a site which has been determined eligible, or to decertify a site from its present level of significance.

Resources determined eligible for listing in the National Register are assigned an Evaluation Code of 2. In Windsor Square, there is only one property that is known to have been determined eligible for the National Register:

- 2S2 The Mayor's Mansion, (Paul & Leta Paulson / Leta & Jeanne Lockhart / Dolores Costello / Lee & Ann Strasberg / Getty Oil House), 605 South Irving Boulevard
OHP CHRIS Database: HIST.RES.; DOE-19-94-0412-0000;08/29/1994

California Historical Resources Inventory

The source of information for this category includes a list compiled by the California State Office of Historic Preservation which includes resources previously surveyed throughout the state. The evaluations used in this list correspond to the same evaluation levels 1-7 adopted for the Community Plan Revision Historic Resources Studies. Summary definitions of the Evaluation Codes are presented on page 70. This list was obtained from the State Office of Historic Preservation (OHP) in September 1997. The only known previously surveyed resources in the OHP database are the following three:

- 3S Issac N. Van Nuys (second home)/ Stuppy Home, 357 Lorraine Boulevard, OHP
CHRIS Database: HIST.SURV.; 0053-0079-0000;05/22/91
- 3S Sunshine Hall/Evans Residence, 419 Lorraine Boulevard,
OHP CHRIS Database: HIST.SURV.; 0053-0080-0000;05/22/91
- 3S Saint Brendan's Catholic Church, 310 [300] South Van Ness Avenue
OHP CHRIS Database: HIST.SURV.; 0053-0100-0000;05/22/91

[According to OHP instructions, 3S means "Appears eligible for listing in the National Register as a separate property."]

California Historical Landmark Number

A California Historical Landmark and its appropriate number as assigned by the State of California Department of Parks and Recreation. The published source list was last revised in 1990. Any such sites are assigned an evaluation of "5" until verified or reevaluated in the field.

There are no California Historical Landmarks in the Windsor Square Survey area.

Los Angeles County Points of Historical Interest Listing

The Los Angeles County portion of the list of California Points of Historical Interest is maintained by the Office of Historic Preservation of the California Department of Parks and



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Recreation. The list used includes entries revised as late as May 1, 1992. The entry includes the appropriate list number and the date approved.

There are no Los Angeles County Points of Historical Interest in the Windsor Square Survey area.

City of Los Angeles Historic - Cultural Monument Number

The Historic-Cultural Monument List of the City of Los Angeles Cultural Heritage Commission and the appropriate Monument number. The list used as the source for this report has been updated to Monument Number 643. These sites are assigned an evaluation code of "5" until verified or reevaluated in the field.

There are three City of Los Angeles Historic-Cultural Monuments that have been designated in the Windsor Square HPOZ Survey area, as follows:

- #115 Evans Residence (Sunshine Hill), 419 Lorraine Boulevard, declared 03/21/1973;
- #403 Hiram Higgins/ Howard Verbeck/ Hirsch Mansion, 637 South Lucerne Boulevard, declared 12/14/1988;
- #628 Jack Doyle Residence [Residence for J. E. Adams], 620 South Irving Boulevard, declared 06/21/1996

Gebhard, David and Winter, Robert. "Architecture in Los Angeles," 1962, 1977, 1985 & 1994.

This "Guide" covers the entire City of Los Angeles. Although some areas are more thoroughly treated than others, and there is an emphasis on the recent modern, the "Guide" is still a valuable reference. Those sites identified in this source have been included chiefly for their architectural and, in some cases, their historical significance. Identified sites in the "Guide" were not ranked on the basis of their relative significance. Consequently, any structures which might have been identified in this published survey have consistently been assigned a preliminary evaluation code ranking of 5, and then adjusted based on current conditions identified during the historic resources survey.

In the Windsor Square HPOZ Survey area, there are seven buildings identified by Gebhard & Winter in the 1994 edition, as follows, in order of their appearance:

Leistikow House, 554 South Lorraine Boulevard, 1923, by Paul Revere Williams [Austin & Ashley], p. 190, #13;

Collins House [William Collins / Lee Chase House], 601 Lorraine Boulevard, 1932 by Paul Revere Williams, p. 190, #14;



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Verbeck Mansion, 637 Lucerne Boulevard, c. 1897 [1902, moved here 1924], p. 196, #53;

Gless House, Southwest corner of Plymouth Boulevard and 6th Street [605 Plymouth Boulevard], 1916 [1906], moved here 1930s, p. 196, #54;

Donovan [Jeanette Davidson /Evans/Dr. Harwood Huntington] House, "Sunshine Hill", 419 Lorraine Boulevard, 1910 [1913], by Theodore Eisen, p. 196, #56;

Van Nuys House, 357 Lorraine Boulevard, 1898 [probably moved here after 1911], by Frederick L. Roehrig, p. 196, #57; and

House, Southwest corner of Irving Boulevard and 6th Street, ca. 1915, p. 196, #58 [Paul & Leta Paulson / Leta & Jeanne Lockhart / Dolores Costello / Lee & Ann Strasberg / Getty Oil House / The Mayor's Mansion, 605 South Irving Boulevard, 1920].

Home Tours and Historic Landmark Awards Programs Sponsored by the Hancock Park-Windsor Square Historical Society

In 1978 the Windsor Square-Hancock Park Historical Society presented the first of its Historic Landmark Medallion Awards. The awards are presented at the Society's annual meeting, generally held in January, honoring the anniversary of the founding of Rancho La Brea. At least one award each year has been presented to a building in the Windsor Square Historic Preservation Overlay Zone Study Area and adjoining neighborhoods. The first year awards were presented to the Gilmore Adobe in the Beverly-Fairfax area, The Ebell Club House and Theater in Windsor Square, and #3 the La Casa de Las Campañas in Hancock Park. The buildings in the Windsor Square HPOZ Survey area that have been honored by Historic Landmark Medallion Awards through 1999 are⁴⁴:

- #5 Van Nuys/Stuppy Home, 357 Lorraine Boulevard, 1979;
- #16 Larchmont Village, Larchmont Boulevard, between 1st and Beverly, 1983;
- #20 Boos / Marsten-Tibbett / Costello-Barrymore-Ruig / McConnell Home, 454 South Windsor Boulevard, 1984;
- #22 Paul & Leta Paulson / Leta & Jeanne Lockhart / Dolores Costello (Barrymore)/ Lee & Ann Strasberg / Getty Oil House (Getty House; The Mayor's Mansion), 605 South Irving Boulevard, 1985;
- #27 Davidson/Evans Home (Sunshine Hill), 419 Lorraine Boulevard, 1986;

⁴⁴ Windsor Square-Hancock Park Historical Society Brochures, Historic Landmark Medallion Awards, 1981, 1986, 1987, 1988, 1989, 1994, and 1996.



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- #32 Hiram Higgins/ Howard Verbeck/ Hirsch Home, 637 South Lucerne Boulevard, 1988;
- #39 Windsor Square Historic Streetlight District, Plymouth, Windsor, Lorraine, and Irving Boulevards, south of 3rd Street, 1990;
- #47 Residence for William Collins / Lee Chase, 601 Lorraine Boulevard, 1993;
- #48 [James R.] Page / McCormick / Russell / Larson / Bolker Home, 354 South Windsor Boulevard, 1993;
- #59 Gless / Bullock / Bryan / Ford / Armstrong / McLaughlin / DeDominic-Sinser / Kennedy-Lack Home, 605 South Plymouth Boulevard, 1997; and
- #64 Sadie M. and Sam Behrendt / Stanton / Bell / Rheinstein Home, 435 South Windsor Boulevard, 1999.

The first home tour sponsored by the Windsor Square-Hancock Park Historical Society was conducted in 1977 and the Society has sponsored a tour every year since then. The tours average four houses and are usually conducted in the spring or the fall of the year. Each tour provides information on the history of the area, biographical information on the architect who designed specific buildings and the owners from the original owner to the present owner, stylistic information, cost of original construction and so forth.⁴⁵

The detailed research and information developed and graciously provided by the Windsor Square-Hancock Park Historical Society has been summarized on the individual HPOZ historic resources survey inventory sheets, when available.

Los Angeles County Assessor's Parcel Specific Data

Information based on the Los Angeles County Assessor's Office and supplemented by real estate records was downloaded for each parcel within the proposed HPOZ boundaries from the First American Real Estate Solutions datadisc®, on CD-ROM. The datadiscs are updated monthly and include pertinent information about each resource including its:

- Assessor's parcel number;
- situs address;
- year built;
- number of stories;
- current owner;
- zoning;
- lot area;

⁴⁵ Telephone interview with Fluff McLean, Windsor Square-Hancock Park Historical Society, September 18, 2001.



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floor area;
current land use; and
zip code.

Once this base set of information was downloaded, a series of "clean-up" programs written by MFA were used to translate the data into a consistent and more useful form for conducting the historic resources survey.

Original Building Permit Indexing and Data Entry

Using the address and year built information acquired from the datadisc, a list was generated of all properties within the proposed HPOZ. The list was organized in alphabetical order by address to facilitate searching the building permit indexes at the Department of Building & Safety. The results of the index search for properties built in or before 1952 were entered into the database. 1952 was selected as an arbitrary cut-off because of budget considerations and because 50 years is the age criterion of the National Register of Historic Places.

A second list was then generated to facilitate locating and copying original building permits, this time in order of year and permit number. First, any construction history acquired by the neighborhood group was entered into the database. Then, the Consultant copied original building permits and entered each permit's pertinent construction data into the database for rapid access and reference in the field. Pertinent information included verification of year of construction, original owner, original use, architect, builder, and cost of construction.

Field Survey

Based on the information assembled, an informed field survey was begun of each parcel within the proposed HPOZ boundary. The benefit of already having street addresses, parcel numbers, previous designation, current use, number of stories, year of construction, original owner, current owner, architect, and builder in a database accessible in the field allowed the consultants to focus full attention on the proper evaluation of each property according to HPOZ criteria and within its historic context. A reasoned judgment could be made in the field based on each resource's loss of integrity due to substantial alterations, compatibility of style, age, and landscape features. Overriding considerations of these criteria were able to be made in the field based on the recognized significance of associated architects, builders, or original owners.

The field entry program facilitated entry and kept track of evaluations, applicable HPOZ criterion, photograph numbers, survey dates, architectural styles, alterations, and common names and also allowed for verification of site addresses. Furthermore, the program design allowed the option to independently evaluate opposite sides of the same street for maximum efficiency of recordation and photography.

The strengths of a database management system are its searching and indexing capabilities and flexibility of output. Following the input of field data, each record was completed and required



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no additional data entry. When the survey was completed, the results could be printed on survey forms correctly ordered by street address.

Survey Forms

A format that presents the results of the field survey, research, and photography associated with the survey was devised by the Consultant in consultation with Department of City Planning staff. The following information was included along with a color digital image of the resource:

Location:	The Los Angeles County Assessor's situs address that was obtained from the datadisc and confirmed in the field;
Name:	Depending on the resource, this may be an historic name, common name, or name of current owner;
Description:	A brief description of the resource including its architectural style, number of stories, and original or present use;
Original Owner:	When available, the name of the owner indicated on the original building permit;
Architect:	When available, the name of the architect, architectural firm, or engineer indicated on the original building permit;
Builder:	When available, the name of the builder indicated on the original building permit. If the original owner was also listed as the builder, it is parenthetically referenced;
Year Built:	The original date of construction, obtained from either a building permit, datadisc, or based on a visual analysis;
Construction Cost:	The estimated cost of construction, obtained from either a building permit, or Assessor's improvement records;
Alterations:	Modifications to the original structure are indicated to convey its level of integrity. These may range from the easily reversible application of security bars or metal awnings to major remodeling. The extent of alterations and diminishment of integrity may result in the resource no longer contributing to the HPOZ despite its compatibility in style and period of construction. Recordation of alterations is also highly valuable for future reference;
Landscape Features:	Significant landscape features, including mature plantings, walls, fences, walkways, steps, and streetlights, based on a visual analysis;



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- Parcel Number:** Los Angeles County Assessor's Parcel;
- Date of Photograph:** The date the resource was surveyed and photographed;
- HPOZ Criterion:** Finding of significance of the resource, and the appropriate HPOZ criterion (a-c and AS). If the resource is non-contributing (NC), or a Vacant Lot (V), a reason for this finding is indicated;
- Previous Surveys/Other Recognition/Other History/Significant Features:** Any other known listing in a previous survey or designation in an historic resources inventory such as the National Register of Historic Places, California Historical Landmark, California Point of Historical Interest, SHPO Historic Resources Inventory, California Register of Historical Resources, City of Los Angeles Historic-Cultural Monuments, or Gebhard & Winter's Architecture in Los Angeles. Any items of additional significance brought to our attention by local homeowners, historical societies, additional research, or noted in the field, are included in this section.
- Evaluation:** The level of evaluation for ranking each resource is based on the State Office of Historic Preservation National Register of Historic Places status codes, summarized as follows:
1. Listed in the National Register.
 2. Determined eligible for the National Register in a formal process involving federal agencies.
 3. Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form.
 4. Might become eligible for listing.
 5. Ineligible for the National Register but still of local interest.
 6. None of the above.
 7. Undetermined.
- Zoning:** The zoning code of each property was obtained from the datadisk;
- Digital Image No.:** The filename for the digital photograph of the resource for future reference;
- Zip Code:** U.S. Postal Service Zip Code; and
- Current Owner:** The current property owner and mailing address. [While this field of information is included in the database, it is not printed on the inventory form to reserve the right to privacy of the owner.]

The field survey report is essentially a snapshot in time of the development history of an area. As resources are demolished, altered, or introduced, the correct identification of significant



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resources in the HPOZ becomes imprecise. The database program developed for this project is intended to allow City Planning or the Cultural Heritage Commission to have a mechanism available to record and update the records as these changes occur over time.

Field Survey Evaluation

Each parcel, regardless of age, was evaluated by using the HPOZ criteria for **Contributing**, **Contributing-Altered Structure**, **Non-Contributing** resources, and **Vacant Lot** (See detailed criteria above, on Pages 10-13). The construction history from original building permits, the datadisc, and previous survey information was examined while investigating the parcel in the field. A visual analysis of architectural quality and integrity was made in the field, and the criteria applied in a consistent manner.

Integrity Considerations

For buildings over 50 years of age, integrity considerations were critical for determining the contributing status of a building. Integrity considerations included:

- Inappropriate stuccoing, re-stuccoing, asbestos shingling, asphalt shingling, or texture-coating.
- Removal of original windows, doors and surrounds, and substitution with aluminum framed windows and doors of different proportions.
- Substantial additions which either hide or overwhelm the original structure, or were designed in an incompatible style from the original building.
- Non-reversible porch enclosures
- Removal of character defining architectural elements such as tile roofs, porch supports or Victorian era wood trim, especially in combination with the types of alterations listed above

It should be noted that some alterations, such as the asphalt siding commonly applied to wood exteriors in the early 1950s, or re-stuccoing of original stucco surfaces were considered more easily reversible and did not necessarily preclude the building from listing as a Contributor-Altered Structure. It was assumed that these materials were placed over the original wood cladding, and that the original material could be restored.

Generally, if the structure retains some basic features that characterized its style, then the building was considered to be a Contributor-Altered Structure. If the alterations were such that the building no longer retained key features identifying it as coming from the Period of Significance, then the building was evaluated as a Non-Contributor.



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The general integrity considerations may be overridden at the discretion of the architectural historian during the survey, if the altered building is recognized to contribute to the overall character of its neighboring structures. A typical example where this discretion would be applied, is when there is a series of nearly identical bungalows, and a member within the series has been substantially altered yet still maintains its overall footprint, form, and height, and evidently continues to contribute to the setback, scale, massing, of the group.

Age Considerations

For buildings under 50 years of age, architectural character considerations were critical for determining the contributing status of a building. If the building was constructed a few decades later than the predominant construction era of its surrounding neighborhood, HPOZ criterion c was applied. Criterion c is defined as: Retaining the structure would help preserve and protect an historic place or area of historic interest in the City. In Windsor Square, the high level of architectural quality established 1920s and 1930s has generally been maintained through the present time. In the 1950s and 1960s, new construction often reflected and complemented the architectural character of the earlier decades. If the architectural historian conducting the survey determined that the newer building enhanced the qualities exhibited by the overall grouping, and had similar scale, setback, and materials, it was found to meet criterion c. In some cases, criterion c was applied to lots that did not have buildings on them, but were yards with landscape features that clearly enhanced or were directly associated with a neighboring contributing parcel.

There are 36 parcels in the Windsor Square HPOZ that were found to meet criterion c for various reasons. The series of figures on the next page contain photographs of with a brief explanation and are intended to illustrate the application of HPOZ criterion c for typical examples in the Windsor Square HPOZ Survey.



Figure 37: The residence at 315 S. Windsor was built for Mr. & Mrs. Conrad Cornfeldt in 1951, about 20-30 years later than the majority of contributors. While it is relatively small in height, it is a good example of the California Ranch style, exhibits architectural quality, has a reasonably large plan, and it is consistent in setback, materials, landscape quality with other HPOZ contributors.



Figure 38: Robert Burns Park is located on the site of a very large Craftsman style home, which took up three lots, was owned by Gilbert S. Wright, and was important enough to be illustrated in the Los Angeles Times on 3/29/1914. The park helps “preserve and protect” the historic site, contains many mature trees, and anchors the northeastern corner of the HPOZ at Van Ness and Beverly with greenspace.



Figure 39: This parcel consists of a landscaped yard that is historically and presently associated with the residence at 118 S. Windsor to the south. Criterion applies because this yard extension helps “preserve and protect” the historic lot configuration of the main building on the adjoining parcel.



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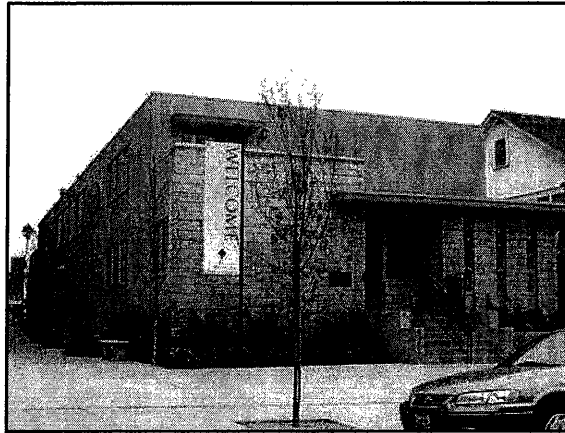


Figure 40: Saint Brendan's Rectory at 310 S. Van Ness was not built until 1965, in a late Modern design. It has long been associated with Saint Brendan's Church immediately to the north of it, and its use of stone on the primary facade actively reflects the Gothic Revival character of its neighbor.



SURVEY RESULTS

Finding of Significance of HPOZ

The Windsor Square Survey area meets the criteria for HPOZ designation because the majority of individual buildings and the neighborhood as a whole retain their association with the historical development of this part of Los Angeles.

The *Contributing* buildings retain their historic design and features depicting the array of period revival styles common during the first few decades of the 20th century, predominantly Craftsman, Tudor Revival, English Revival, Spanish Colonial Revival, Colonial Revival and Mediterranean Revival. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. Prominent deceased residents of Windsor Square included: silent movie comedian Harold Lloyd, actress Dolores Costello, Goodyear Tire & Rubber executive F.A. Osterich, San Fernando Valley heir Issac Van Nuys and his descendants Benton Van Nuys and Kate Van Nuys Page, interior designer Howard Verbeck, developers Edwin Janss, Peter Janss, and Sam Cooper, oilman W. M. Armstrong, retail store magnate J.J. Newberry, and many others. Consequently, the Windsor Square HPOZ area contains a high concentration of exemplary period revival designs created by some of Los Angeles greatest residential architects of the early twentieth century: John C. Austin, Theodore Eisen, Robert D. Farquhar, Feil & Verge, Elmer Grey, Arthur S. Heineman, Hunt & Burns, Johnson, Kaufman & Coate, R.D. Jones, Arthur Kelly, Albert C. Martin, Frank Meline, Meyer & Holler (Milwaukee Building Company), Morgan, Walls & Clements, Charles Plummer, Ruoff & Munson, Clarence J. Smale, Sumner Spaulding, Walker & Eisen, H.H. Whiteley, and Paul Revere Williams.

The vast majority of the buildings have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. As a result, these buildings create a cohesive neighborhood of single family residences of architectural distinction that, as a whole entity, meets the HPOZ criteria: the district “possesses historic integrity,” it “represents an established feature of the neighborhood,” and retaining the district “would help preserve and protect an historic place in the City.”⁴⁶

Original Owners

The original building permit applications identified the names listed below as "Owner" at the time of construction. Subsequent residents who are significant historical personages are identified on the individual inventory forms, but are not included in the list below.

⁴⁶ Los Angeles Municipal Code § 12.20.3 E.3.



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Table 3. List of Original Owners identified on building permits in Windsor Square

Abbott, Sarah B.	Baruch, R.W. (1922)	Boyle, James
Aberle, Fred	Beamish, William	Boyle, L. M.
Adama, George R.	Bean, Clarence W.	Bragg, Charles G. & Martha Ann
Adams, Charles H.	Beck, John	Brand, Rudolph R.
Adams, J. E.	Beckley, William	Brands, Millie
Aetna Construction Co.	Behrendt, Sadie M. and Sam	Brecker, Mary
Ahlers, C. F.	Behrens, Lattie	Bresee, F. W.
Ahrens Sr., E. F.	Belcher, MRs. L. E. A.	Bresee, Marie J.
Ahrens, Edith F.	Belden, Harry H.	Briggs, George S.
Ahrens, Frank L.	Bennett, S. A.	Brisbie, Raymond D.
Ahrens, Ida M.	Bergen, Charles B.	Brown, Louise Q.
Albertson, Myron C.	Bergman, Ernest	Brown, Russell
Allan, George H.	Bernard, H. L.	Bucklee, J. A.
Allen, E. T.	Bicca, Frank S.	Bunch, Guy
Allen, Mvrtle	Bigelow, Herbert	Bunn, J. F.
Allen, T. V.	Bill, Mrs. B.	Burgener, W. H.
Allers, T.	Billings, Fred M.	Burk, T. E.
Althouse, D. T.	Birren, J. H.	Burke, Stella B.
Althouse, John B.	Bishop, George H. (and residen	Burt, Katherin
Anapachu, S.	Bissen, J. H.	Burton, B. A.
Anderson, Harry G.	Bixby, S. W.	Burton, J. B.
Applegate, R. A.	Bjalland, A. O. (sp?)	Busch, Hayes
Aramor, Samuel	Black, Harold (by 1938)	Byrne, J. L.
Archer, R. P.	Blenkiron, Mae E.	Cadwallader, A. S.
Armstrong, L. R.	Bloom, Benjamin	Cahill, D. J.
Armstrong, W.H.	Bodreno, Teresa	California Trust Co. (1936)
Asher, Mr. & Mrs. Arthur	Bogs, Adolph	California Trust Co. (1939 alt
Assets Holding & Investment Co	Bohnhoff, Charles W.	Camer, H. A.
Avery, John R.	Bohu, William B.	Campbell, Fred
Avery, Mrs. Ross (by 1938)	Bonestell, Chester	Campbell, L. Merle
Ayers, Rhoda J.	Bonto, J. H.	Canfield, L. E.
Back, Rachel	Books, W. P.	Capers, Francis
Baker, W. E.	Borlin, C. E.	Caples, Dolores M.
Baker, Wilson E.	Bovee, Lee	Caress, E.
Balger, A.	Bover, Lee M.	Carian, Hanry
Ballard, E. M.	Bower, Leland S.	Carmon, Norma J.
Bandini, Ralph	Bowers, Alice; Richings, Dalla	Carpenter, L. M.
Banning, A. L.	Bowlus, Edna	Carson, George H.
Bannister, Mrs. M. H. S.	Bowman, Arthur E.	Casa, Clarence
Barnhill, W. A.	Bowman, Frank C.	Casey, James and Mary
Barrow, Dr. J. V.	Boyar, Joe	
Baruch, B.	Boyce, A. E.	
Baruch, H. M		



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Table 3: Original Owners in Windsor Square (continued)

Casey, Mrs R. P. (by 1939)	DeGroot, W. A.	Freiberg, Emma
Casler, Florence C.	DeGrout, William A.	French, C. E.
Chambers, George	DeLong, Charles F.	Frey, Lizzie M.; Hayes (1913),
Chapman, Homer	Deardorff, H. L.	Friberg, G. W.
Chapman, J. H.	Degen, Joe	Fulfs, J. F.
Chappel, Louise	Dehausy, Valentine	Fullerton, T. H.
Chappellet, Mabel C.	Demon, Mary C.	Garner, Trigg
Chase, Fannie F.	Deri, P.	Garton, H. C.
Chessman, Ralph	Di Vall, Edward L.	Gavin, Eva B.
Childs, H. W.	Dickson, E. A.	Getz, Milton E.
Childs, William A.	Dissman, William	Gilbert, Robert R.
Chisholm Fortune & Merkle	Divall, James E.	Giles, George
Chisholm, A. D.	Dodge, John E.	Gill, M. E.
Chotireer, H. W.	Donnally, Chariles E.	Gillespie, T. C.
Christensen, Mrs. Mary	Donovan, Mrs. Jeanette; Huntin	Gillis, James P. (by 1937)
Clark, Harold J.	Dora, Mrs. Horace	Gilmans, MRs. A. B.
Clark, Jeanette N.	Doran, J. S. & Anna W.	Gindling, A. L.
Clark, W.	Dowd, M. J.	Glascocock, Mary J.
Clere, Mary E.	Doyle, Jack; Adams, J. E. (on	Girard, E. A.
Clemson, MRs. E. K.	Drummond, Eva	Glascocock, W.
Coef, Guy V.	Ducommun, Lillian H.	Goehurn, A. J.
Cohen, Isidor N.	Dulin, M. & S.	Goetz, Mrs. C. F.
Cohen, Mrs. Isidora	Duncan, Edith W.	Goldburg, Harry S.
Cohn, Hatter B.	Dunn, D. C.	Golding, Grace W.
Colby, John	Eastman, W.	Goldman, Max
Collins, William	Edmonds, A. S.	Goodrich, F. A.
Collow, C. D.	Eggenton, Joseph	Goodrick Reality & Investment
Comstock, W. H.	Elijah, W. E.	Goodsight, A. C.
Conant, F. W.	Elliot, R. M.	Goodwin, F. A.
Connally, Frank J.	Ellison, Ladye D.	Gorden, J.
Contessa, Aminta C.	Ellnor, Selma	Gordrey, George
Cooke, E. H.	Emden, H.	Gore, Joseph M.
Cooper, Mrs. S. M.	Engnman, John	Gortikov, Jos
Cooper, S. M.	Eurden, Florence	Gotthoff, J.N. (sp?)
Cooper-Pyle-Clopine Co.	Evans, Fred W.	Gottshalk, W. M.
Corfu, Marshall	Evans, L. G.	Graham, Thomas
Cornfeldt, Conrad	Fabling, W. J.	Gram, William J.
Cornwall, C. M.	Farrand, George E.	Grant, G. H.
Cortau, F. Nash (by 1923)	Farwell, Flora Howes	Graves, Sidney
Craig, G. F.	Father Ford (by 1925 move)	Greaves, Joseph
Craig, Mrs. C. R.	Fatman, E.B.	Green, F. R.
Crane, Ray J.	Faulkner, David S.	Green, I. S.
Crimmins, Mery	Fay, Eli P.	Greenberg, Barnett
Crocker, Jay W.	Ferguson, F. A.	Griffin, Flora W.
Cronin, H. A.	Fernholtz, C. Walther	Grimes, Carl
Crump, Dr. G. G.	Fickling, J. M.	Grodzins, I.
Crump, Nadine	Fink, H. R.	Grossman, Allen
Cuccia, Peter	Fischer, William	
Cuened, A. H.	Fisher, Hulda	
Cummins, Dr. J. C. F.	Foreman, L. O. Fortune, Thomas	
Daum, W. H. (by 1915)	Fox, O. W.	
Davenport, John W.	Foxler, Edward T.	
Davis, A. C.	Frankenstein, Benjamin	
Davis, E. Burton	Freeman, Gordon	



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Windsor Square Historic Preservation Overlay Zone

Table 3: Original Owners in Windsor Square (continued)

Grunanies, Mrs. Hattie	Holt, W. Armfield	Kegger, Joseph
Grunwell, Virginia	Holteo, August	Kelsey, M. L.
Gubsen, Ben L.	Horgerman, H. A.	Kenkeff, Dr. L. A.
Guedel, Walter M.	Horner, Fletcher (by 1947)	Kennedy, Hal
Gunn, G.C.	Hose, George W.	Kerby, Julius
Hackley, Charles M	Hostetter, De	Kersey, E. M.
Haff, M.	Houseman, Martin L.	Kester, O. D.
Hale, H. V.	Huggins, J. C.	Kieffer, Earl H.
Haleenes, W. W.	Hull, E. C.	Kimberly, Carlotta S.
Hall, J. B.	Hull, G. M.	King, John R.
Halsey, Flora G.	Humburch & Humburch	Kinsey, John G.
Hamilton, Mrs. E. O.	Humes, Thomas P.	Kirby, J. A.
Hamilton, Ruth	Hunsbunch & Hunsbunch	Kirby, J. B.
Hammond, Mrs. Paul (by 1939)	Hunter, J. H.	Kirk, A. B.
Hancock, Paul C.	Huntsberger Co., H.K & R.F.	Kirkley, R. W.
Hankner, A. J.	Huntsberger, Harold K.	Knepper, Anita P.
Hanrahan, Jerome Jr.	Huntsbuger, George E.	Kohler, C. F.
Harker, C. B.	Hurt, Arthur C.	Koll, H. J.
Harrelman, Jennie A.	Hutchinson, Arthur R.	Kormen, M. B.
Harris, Frank B.	Huyett, Guy L.	Kueffer, E. H.
Harris, Henry C.	Hyams, Rodney	Kueffer, Earl H.
Hasselman, Frederick R.	Ind. Design Building Company	Kuhl, John H.
Hasselman, Jennie A.	Irvine, Joseph	La Bonte & Ransom
Hastings, Bert F. & Bertha	Irving, F. K.	La Bonte, J. J.
Hatter, J. C. & Kasting, E. H.	Irving, Florence	Lacy, Walter P.
Hauge, L.	Irwin, F. L.	Langer, Donald H.
Havermade, D. C.	Irwin, Frank L. & Greewald, S	Laning, Lee
Havird, A. M.	Isaacson, A.	Launder, R. H.
Hayden, Daisy D.	Izard, E. M.	Lawton, Clara S.
Heath, R. E.	Jackabury, Elizabeth D.	Lazones, Arthur P.
Heinze, Carl A.	Jacobs, Max	Lean, Charles S.
Heise, M. F.	Janeway, G. Harold	Lefevre, L. A.
Heisner, Henry	Janning, Geoffrey J.	Lefoied, H. F.
Helderheim, F. J.	Janss, Dr. Edwin	Leiner, F. W. & S. E.
Henderson, Ella M.	Janss, Dr. Peter	Leistikow, Frederick
Henley, George	Jeffers, J. S.	Leonard, Ida N.
Hensel, B. R.	Johnson, Charles L.	Lesser, Sol
Henshey, H. C.	Johnson, Frank O.	Levenson, J. L.
Hermann, Victor	Johnson, Loomis (by 1954)	Leventhal, Leo
Hershey, C. B.	Johnson, Ray A.	Levin, I.
Hicks, Emmet M.	Johnston, Mary	Levy, H.
Hicks, H. H.	Joice, Ida Law	Levy, Merrill
Hillock, J. H.	Jonas, Minnie (and Charles)	Ley, Phillip
Hillock, J. H. & Son	Jones, Arthur	Lincoln, E. K.
Hirsch, J. L.	Jones, George W.	Litle, Dr. Elmer
Hodge, Mr. & Mrs. (1935)	Jordan, Thomas A.	Little, Frank R.
Hoffman, Mrs. Hasella	Kabbeler, Julia M.	Littleton, C. A.
Hoffman, Paul	Kaiser, Joseph	Lloyd, H. A.
Hoggard, Jennie M.	Kalish, Oscar	Lloyd, Harold
Hole, Marcia O.	Kasker, Classman	Lockwood, J. B.
Holman & Smith	Kaufman, Harry E.	Lorenz, Martin W.
Holmes, Julia P.	Keefe, H. C.	Losneir, Dorthy G.



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Table 3: Original Owners in Windsor Square (continued)

Louis, Henry W.	Mitchell, Carrie M.	Passmore, L. M.
Lowenstein, T. L.	Monser, W. C.	Patterson, Dane L.
Luthey, J.	Moody, Elsie	Pattison, Lois M.
Lyman, E. D.	Moore, J. L.	Paulson, Paul
MacKay, Donald	Moran, Agda E.	Payne, Clyde
Macbeth, A. B.	Morgenstern, Arthur H.	Peer, E. F.
Macbeth, J. E.	Morlan, A. F.	Pelton, Dr. A. M.
Macloskkey, Milos	Morris, Arabia L.	Perkins, M.
Maddsen, Adolph L.	Morris, Saul	Perkinson, M.
Madson, C.	Morrison, Dr. W.A.	Perry, E. F.
Magnes, Mrs. Alma I.	Morrow, M.	Perry, F. L.
Mann, Leland (1950)	Morrow, W. S.	Petersen, R. A.
Mantle, Lee	Morton, Merville	Petitfils, Raymond M.
Marshall, Harold	Muma, Irwin J.	Petitfils, William M.
Marshall, Leona	Munniski, M. G.	Pettit, E. E.
Martin, Byrd Wallis	Munson, W. H.; Mapel, Helen Re	Pfaffinger, Frank X.
Martin, James	Murphy, Thomas H.	Pfahler, F. A.
Martin, L. B.	Murray, C. B.	Pfahler, Mary
Mateer, George D.	Murray, George	Philbey, Adelaide G.
Mathers, A. C.	Neal, Fred E.	Phillips, Adelaide
Maxwell, William O.	Nelson, Theodore	Phillips, Lucius A.
Mayo Wright Property Inc.	Neree, Mrs. E. A.	Pilson, Raymond H.
Mayo, Luther T.	Nevmeiers, Adam	Platt, A. C.
Mayr, Clara R.	Newberry, J. J.	Plotts, George
McCarthy Company	Newbert, Seroy W.	Plumb, Ray H. (by 1927)
McCarty, T. T.	Newbest, William	Porter, Ward H.
McCasthy, Mary Patterson	Newcomb, H. B.	Powers, Nellie Kelly and John
McCauley, Elizabeth	Newland, E. H.	Praeger, Emma B.
McClurg, V. B.	Newmark, Phillip	Praeger, Mary J.
McCoy, Dr. James D.	Newton & Williams	Price, Frank
McCutcheon, W. A.	Nichols, F. C.	Pugh, L. S.
McGee, William M.	Nims, Anna K.	Quinn, Hubert J.
McGinnis, Lawrence	Nissen, Mrs. A.	Randolph, A. B.
McKeinzie, L. D.	Norton, Albert	Rattenbury, G. P.
McKim, J.	Norton, Isaiah F.	Rauen, Math
McKinston, Leona	Nulichj, C.C. - Evans, H. A.	Rayner, Robert L.
McKnight, William Crawford	O'Brien, Mary F.	Recktenwald, Frank M.
McMahan, M. M.	O'Dovd, Mary J.	Redden, S.W.
McNaughton, J. A.	O'Neal, Birch	Reed, Mrs. May Hirbiron
McNee, J. A.	O'Neill, Thomas	Reese, Frank
McPeak, John	Oakman, Robert W; Avery, Grace	Reeve, Ruth Anna
McPhaill, H. A. C.	Oakurai, R. W.	Reeves, T. C.
Mendelson, David	Olerich, C. B.	Renike, Josephine
Mennell, E. R.	Olerich, Jack	Reuben, I. B.
Meyer, B. J.	Olerich, W. F.	Rheingaus, Marget
Meyer, Paula	Olerich, Walter F.	Ridanbaugh, G. Y.
Meyers, L.	Overell, L. V.	Riedele, Philip
Meyers, L. H.	Page, James R.	Rieder Jr., Joe
Miller, Earl T.	Page, James Rathwell	Righter, J. W.
Miller, M. P.	Pagliauo, G.	Ringerman, Emma S.
Milles, Fred W.	Parker, S. A.	Rivierre, Rene R.
Minerkel, G. A.	Parkin, H. D.	Robbins, H. G.



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Windsor Square Historic Preservation Overlay Zone

Table 3: Original Owners in Windsor Square (continued)

Robbins, Urena	Sibbet, H. A.	Straub, John M.
Roberts, Wesly (1920)	Simmonds, J.	Strevens, Lorna
Robertson, G. H.	Simmons, L. M.	Stuever, Emma
Rockefeller, Howard	Skinner, G. L.	Stumphy, J.
Rogers, W. P.		Sturges, M. Josephine
Roman Catholic Bishop	Historic Resources Survey	Sugarman, Dr. Herman
Ronkin, E. M.	Slabaugh-McKay Co.	Sullivan, Robert A.
Roome, Sarah E.	Slasson, A. B.	Sunday, George M.
Rose, H.	Slavick, A. N.	Surety Building Co.
Rose, L. A.	Sleeper, Karl R.	Sutphers, J. Walworth
Rose, Mrs. A.	Sloan, George F.	
Rosenburg, F.	Smith, A. Carmen	Sweet, Otto
Rosenburg, Mildred F.	Smith, Arthur W.	Tannenbaum, S.
Ross, W. O.	Smith, Clyde J.	Tanner, Moses M.
Rotzin, Theodore	Smith, Halie C.	Tatley, Clara
Rousso, Jacques	Smith, M. E.	Taubert, Paul
Royde, Rose	Smith, Walter W.	Taylor, George
Saks, Philip	Sneath, T. H.	Teare, Daniel/Issacs, L.
Samuels, C.	Snow, L. W.	Terry, J. A.
Schiff, Ludwig	Snyder, Charles H.	The Davidson Construction Co.
Schilbey, Charles B. P. (by 1	Solomon, Albert	The McCarthy Co.
Schildwachter, Fred D.	Souther Building & Moest Co.	Thom, E. P.
Schmitz, Helen	Spaugenthal, Aldolph	Thomas, Charles S. (1926)
Schneider, M. J.	Spangler, John	Thompson, Flora E.
Schoder, Howard	Sprague, S. R.	Thompson, R. W.
Schoenav, May E.	Sprague, William E.	Title Insurance & Trust Co.
Schroder, J.	Sprake, Frank G.	Toole, Fred J.
Schwab, Mrs. M. H.	Stanbery, F. H.	Toorney, William Jerome
Schwartz, Joesph	Stanley, E. S.	Tracy E. Shoults Co.
Scitch, Eleanor	Stanley, Morgan	Tremain, M.O.
Scofield, E. M.	Stansbury, Frank H.	Treman, M.O.
Scott, J. W.	Stanton Bros.	Trieberg, Harry
Scott, M. M.	Stanton, Forest Q.	Trout, Harry D.
Scott, Sarah	Stanton, Reed & Hibbard	Trumbull, Carolyn C.
Scudder, A. G.	Stassforth, Howard P.	Tulfs, J. T.
Seigel, H.	Steele, Willis H. (by 1913)	Tungate, Mark T.
Sentous, Louis	Steinberg, E. P.	Turner, James Waltz
Shafer, Irving	Stephens, Albert B.	Tyler & Co.
Sharrard, L. A.	Stephens, N. S.	Tyler, Leona H.
Shatto, Clara R.	Stern, H. D.	Ullman, Charles S.
Shelby, Hosella	Stern, S. H.	Underwood, Nettee
Shepherd, Carrie H.	Still, Paul E.	Valentine, Harry
Sherer, Lyda E.	Stine, W. F.	Van De Kamp, Florence A.
Sherlock, John E.	Stockwell, E. E.	Van Henkel, Jo
Sherrard, E. E.	Stokes, Minnie	Van Nuys, Issac
Sherwood, John E.	Stoll, Arthur L.	Van Pelt, Roscoe S.
Shettler, Leon T.	Stone, C. H.	
Shonk, Mr. And Mrs. William H.	Straub, Bertha L.	



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Table 3: Original Owners in Windsor Square (continued)

Verbeck, Howard Wheland, Weldon D.	Ward, W. C. Willst & Montgomery
Vickrey, O. A. White, J. T.	Warner, Frank W. Wilson, A. L.
Visell, Stanley White, L.	Warner, Lillian F. Wilson, Douglas
Wade, Anita C. White, Mrs. M. B.	Warner, Mrs. A.L. Dudley Wilson, George A.
Wagner, Charles D. Whiting, George N.	Warren, F. E. Wilson, M. G.
Walker & Eisen Whitten, J. B.	Webb, Anna S. Withelm, O.G. (by 1925)
Walker, Irma Whitten, Mary E. T.	Weber, William Wolf, L. Milton
Walsh, Frank F. Williams, A. D.	Weil, A. B. Wolfe, Sadie R.
Walter, Mildred E. Williams, B. G.	Wells, James B. Wood, Clara L.
Wannenssaneher, Ida Williams, Claude E.	Wesmer, C. P.
Ward, E. O. Williams, O.C.	

Architects

In many cases, the property owners employed some of Los Angeles greatest residential architects of the early twentieth century: John C. Austin, Theodore Eisen, Robert D. Farquhar, Feil & Verge, Elmer Grey, J. Martyn Haenke, Arthur S. Heineman, Hunt & Burns, Johnson, Kaufman & Coate, R.D. Jones, Arthur Kelly, Albert C. Martin, Frank Meline, Meyer & Holler (Milwaukee Building Company), Morgan, Walls & Clements, Charles Plummer, Ruoff & Munson, Clarence J. Smale, Sumner Spaulding, Walker & Eisen, H.H. Whiteley, and Paul Revere Williams. The architecture of the Contributors exhibits characteristics representative of the times. The original building permit applications identified the names listed below as "Architect."

Table 4. List of Architects identified on building permits issued in Windsor Square

Albright, C. S.	Burkhardt, W. F.	Cramer, Lester A.
Albright, Kenneth	Chaney, C. J.	Crist, C. B.
Allison & Allison	Chisholm Fortune & Merkle	Cross, Harold
Austin & Ashley	Chisholm, A. D.	Curlett, William & Son (Aleck)
Austin, John C.	Clapp, Warren	De Bonne, F.
Barker, Merl Lee.	Cline, E. H.	DeLario, John L.
Bates, Richard M., Jr.	Cooper, S.M.	DeLario, John & Hunter, Harbin F
Bennett, Philip	Corbett, B. Cooper	DeLuxe Building Co.
Bradley, Harley S.	Corwin & Merrill	Ding, Bill
Brown, Saul H.	Coulter, W. D.	Dinman, P. J.



City of Los Angeles Department of City Planning
Windsor Square Historic Preservation Overlay Zone

Table 4. Architects in Windsor Square (continued)

Dirlan, Charles (engineer)	Knauer, H. J.	Smith, T. R.
Douglas, John	Kraemer, William H.	Smith, W. Wellington
Eager, Frank	Krucker, F.G. & Nibecker, H. C.	Somers, E. S.
Eckert, Cora (designer)	Lansbooth	Soper, Frederick J.
Edelman & Zimmerman	Larralde & Barber	Southland Construction Co.
Eisen & Son	Larralde, J. A.	Spaulding, Sumner M.
Eisen, Theodore,	Lay, Clarence L.	Stanton, Reed & Hibbard
Eldredge, George Washington	Lincoln, Harry	Staunton Jr., W. F.
Ertep, Joe (sp?)	Lipsett, L. M.	Sweet, Donald C.
Farquhar, Robert D.	Lumbermans Exchange	Taylor, Edward Cray
Farrell, R. C.	Lutzi, W. George	The Planners & Builders Co.
Farwell, Lyman	Maltzman, Max	Thorne, E. C. & Fickett, Peter
Feil & Verge	Marenudus, E. B. (sp?)	Train & Williams
Feil & Verge & Wells	Martin, Albert C.	Tyler, A. W.
Fleming & Williams	Martin, Emmett G.	Tyler, Arthur
Franklin, C.B.	Mason, David	Tyler, Frank M.
Frauenfelder, John J.	McCullock, A. H.	Uhl, Don
French, Phil E.	McCully, J.	Uyler, Frank
Friedman, Harry	McCutcheon, W. A.	Walker & Eisen
Gable & Wyant	McKee, J. W.	Wallingford
Garden Clay Co.	Meline Co., Frank	Wallis, Frederick H. & Weller, J.
		Watson, L. F.
Garrett, W. S.	Meline, Frank	Webster, Frank H.
Geck, A.	Messinger, D. C.	West Coast Construction Co.
Goetz, L. (sp?)	Meyer & Holler	Westberg, Edwin
Grey, Elmer	Milwaukee Building Co. (Meyer and Holler	Whiteley & Brin
Haag, David S.	Monaco, Armand	Whiteley, H. H.
Haenke, J. Martyn	Montgomery & Nibecker	Williams, Paul Revere
Harmon, Everett R.	Morgan, Walls & Morgan	Winslow
Hawes, Arthur	Muck, H. J.	Withey, Henry F.
Heineman, Arthur S. & Heineman	Muney, J. A.	Witmer & Wattson
Heywood, Ralph W.	Norton, S. Tilden & Wallis, F. H.	Wolfe, C. E.
Hibbard, L. H. & Cody, A. B.	Olerich, Jack	Woollett, William
Hibbard, Lester H.	Orr, Robert H.	Wright, A. E.
Hillman, C	Parchu, Ellet P.	Wright, E.W.
Hunt & Burns	Pennell, W. C.	Wright, Preston S.
Hutchinson, C. H.	Pennell, W. C. & Smith, L.A.	Wright, Preston S. Co.
Jacob, Theodore R.	Pierpont & Davis	
Johnson, Ramon	Plummer & Feil	
Johnson, Kaufman & Coate	Plummer, Charles F.	
Jones, Cleo L.	Rhodes, Joseph F.	
Jones, Howard E.	Rightmine, H. B. (sp?)	
Jones, John Paul; Falkenrath, R.	Rittenhouse, C. C.	
Jones, R. D.	Roehrig, Frederick L.	
Jones, Roy L.	Ruggles, H. B.	
Keffe	Ruoff, Allen K. & Munson, Arthur	
Kelly, Arthur R.	Rust, E. B.	
Keppe, Gerald	Saunders, H. B.	
Kibbey, John R.	Scott, Theo J.	
Kieffer, R. J.	Shapland, R. E.	
Kindig, DeWitt I	Sly, Elmer R.	
King, Richard D.	Smale, C. J.	
Kinsey, Ralph	Smith, G. D.	



City of Los Angeles Department of City Planning Windsor Square Historic Preservation Overlay Zone

Builders

The quality of construction and craftsmanship evident of the Contributors is representative of the times. The most prolific residential builders in the Windsor Square area included S.M. Cooper, Frank Meline (See Figure 40), and Preston O. Wright. The original building permit applications identified the names listed below as "Builder."

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Figure 41: Ad for builder Frank Meline Co., Los Angeles Times, May 9, 1920, Part V, page 3.

Table 5. List of Builders identified on original building permits issued in Windsor Square

Aetna Construction Co.	Blerist, A.	Chisholm Co., A. D.
Ahrens Sr., E. F. (Owner)	Bloom, J. Bloom, John Borg &	Chisholm Fortune & Merkle
Ahrens, E. F.	Herzberger Boyar, Joe Boyce, A.E.	Chisholm, A. D.
Ahrens, Frank L.	Bradley, Harley S.	Chisholm, Fortune & Merkle
Ahrens, Frank L. (Owner built)	Bradsheet, J. R.	Clifton, C.
Ahrens, Ralph H.	Bratthauer, A.	Cline & McGinnis
Ahrens-Sunday	Bresee, F.W.	Clopine, W.E.
Albright, Kenneth	Breseie, F. W.	Coef, Guy V.
Althouse, John B. (Owner)	Brich O'Neal	Colby, John (Owner Built)
Anderson, C.B.	Brothers, Oscar C.	Collin, Gilbert R.
Anderson, Fred K.	Brown Co., Russell	Cooper Pyle Clopine Co.
Anderson, Harry G.	Brown, Pat	Cooper, John M.
Andrew, John F., Jr.	Burch Construction Co., Lawrence	Cooper, S. M.
Avery, John R.	Burkhardt, W. F.	Cooper-Pyle-Clopine Co.
Baruch, H. M.	Burkhardt, William F.	Cope, Olin J.
Beagle Morland Fickett Co.	Butler Brothers	Cramer, B. S.
Bean, Clarence W. (Owner)	Byers, George S.	Crist, A. B.
Belden, Harry H.	California Builders	Crowell, Weymonth
Bennett, T.	California Real Estate & Building Co.	Crueksleauk, J. W.
Berges - Marlow - Fickett Co.	Carlisle, Lewis C.	Dale, Bert Milton
Bixby, B. B.	Carpenter Brothers Inc.	Dale, C. O.
Blair & Mackinga	Certified Builders	
	Chapman, S. J.	



City of Los Angeles Department of City Planning
Windsor Square Historic Preservation Overlay Zone

Table 5: Builders in Windsor Square (continued)

Davidson Construction Co.	Graves, Frank	Janss, Peter (owner)
De Luxe Building Co.	Gresham, Philip	Jeffers, J. S.
Divall Co., Edward L.	Grinnel Co.	Jeffers, J. Sterling
Don Hill Const. Co. & Owner	Gubsen, Ben L	John, William
Dorn, W.W.; Roberts, A. R. (1924)	Guyton, W.	Johnson, Harold
Dunkirk & Elliott	Haag & Fischer	Jons, W. F.
Dunlap, J.F.	Hagerman, H. A.	Junior, Frederick, Jr.
Eckert, John	Hale, George D.	Kabbeler, W.
Edison Pyramid Building Co.	Hall, Charles S.	Kelly, Arthur R.
Edwards Building Co., R. R.	Hamilton, Ed O.	Kemp, J A.
Edwards, Wildey & Dixon Co.	Hamnett, F. A.	Keystone Construction Co.
Ellison, J. K.	Hancock & Anderson	Kieffer, Earl H.
Elmer R. Sly Co.	Hancock, Paul C.	Kieffer, R. J.
Engman, John (Owner built)	Hanson, August	King, J. R.
Evans, Gregory R.	Hardiman Co.	Kinsey, John G.
Fanning & O'Neal	Hardy, A. J.	Kirk, William
Fanning, Geoffrey J.	Harmon, W. E. & Son	Kling Company
Fickett & McFadden	Harp, Charles B. (garage)	Knauer, H. J.
Fickett, G. E.	Harrelman, F.R.	Knepper, E.H.
Fischer, William (Owner)	Harris, Jay B.	Kolyer, C. B.
Fisher, Stern	Harrison Hedger Co.	Krese House Moving Company
Fishkin, S. J.	Hartigan, Frank E.	Kueffer, Earl H.
Fleming Co., William	Hartigay, Fred E.	Kuhl, J. H. Jr.
Frantz-Nichols	Hartzell, W. F.	Kurtz, E.F.
Frauenfelder, John J.	Hasselman, F. R.	Lamberth, R. N.
French, C. E.	Heath, Royce H.	Lamelle, J. A.
Funder, Arthur	Heineman, Arthur	Laning and O'neal
Gable & Wyant	Heise, M. F.	Lansing, A. O.
Gage, F. A.	Henthorn, Charles B. & Reed, M. S.	Lefevre, L. A.
Ganeth, Silbert	Hillock, J. H. & Son	Lehman, J.H. (engineer)
Gardiner, Chariles	Hinkelman & Co.	Leiner, F. W.
Gardiner, Charles	Hoegerman, H. A.	Len Company
Gardner, C. J.	Hoffman & Leiman	Lentz, R. W.
Garret,	Holden, Ralph S.	Lewis, A.A.
Geck, W. D.	Hollman, J. A.	Lewis, W. O.
Gilbert, V. P.	Hollywood Construction Co.	Ley Brothers
Gill, M. E.	Homann, Ralph E.	Lilly-Fletcher Co.
Goetz, Henry	Howden & Howden	Little, G. T.
Goetz, Liquist (sp?)	Hughes, L. A.	Lloyd Const Co.
Goldthwaite, C. D.	Humburch & Humburch (Owner)	Lloyd, H. F.
Goralsky, Edward	Hunsbunch & Hunsbunch	Lockwood, J. B.
Gorden, S. C.	Huntsberger-Reed Co.	Loring and O'Neal
Grant, Alex		



City of Los Angeles Department of City Planning
Windsor Square Historic Preservation Overlay Zone

Table 5: Builders in Windsor Square (continued)

Los Angeles Planing Mill Co.	Pickier, David F.	Stoneird, C. D. (sp?)
Lucas, H. T.	Pitcher, L.J. (1923 garage alt.)	Straub, John M.
Lunderhill, L. D.	Pooley, George	Stromberg, J. W.
Mabarry Co.	Power, Arthur	Sturges Co., Ryan R.
Machado, L.D.	Preston S. Wright Co.	Surety Building Co.
Maddsen, Adolph L. (Owner built)	Quinlan, W. A.	Sweet, Edward E.
Mager, John	Ranchs, Frank	Swert, Edward E.
Mansfield, Ian G.	Rasche, Frank	Tanner, Ben K.
Marks, Chariles	Rattenburg, G. P.	Taylor & Assoc., Wesley N.
Martin, Paul	Rattenbury, G. P.	Taylor, George
Marx, S. K.	Reed, James	Thompson, R. W.
May & Greenwood	Reed, Stanton & Hibbard	Thoren, Christ
Mayo, L. (Luther) T.	Reif, A.	Todd, T.T.
McClurg, V. B. (Owner was original contr	Reliable Building & Realty Co.	Tyler & Co.
McCutcheon, W. A.	Reliable Building Co.	Tyler, A. W.
McGinnis, O. A.	Richards, Charles	Tyson, A..F.
McLaird, D. J.	Riverre, Rene R.	Veorhees, T. E. (sp?)
Meline Co., Frank	Robbins, H. G. (Owner)	Verity & Zimmerman
Mennell, E. R.	Roberts, A. R.	Waddle, J. A.
Miller, Thomas K. & Son	Robinson, R. S.	Wagner, Chariles
Mills, J. H.	Rosenthal, N.	Walker & Eisen
Milwaukee Building Co.	Rowe, Chariles W.	Walters, A.
Montgomery & Niebecker	Salish Brothers Co.	Walters, A. C.
More, L. Leroy	Sanders, Will	Ward, E. O.
Morgan, Landon	Scheffler, George	Weddle, J. A.
Morgenstern, H. F.	Schimmer Jr., J. L.	Wells, James B. (Owner)
Morocco, H.C. & Co.	Schwartz, S.	Wenger, P. A.
Morrow & Baer	Security Finance & Building Co.	Western Bldg. & Investment Co.
Morrow, W. (Owner built)	Shaffer Construction Co.	Western Construction Co.
Muck, Peter	Shanke, A.	Whiteley, H. H.
Mutter Brothers	Shapland, R. E.	Whitice, Paul C.
Nelson, Alf	Sharrard, L. A.	Williams Construction Co., O.C.
Nelson, N. J.	Sherwood, B.	
Nibecker, A. S., Jr.	Sherwood, C. & Son	
Nordquist, C. J.	Slabaugh-Mckay Co.	
Norton, Aaron F.	Sloan, G. F.	
Nulich, C. C. (Owner Built)	Sloan, G. L.	
O'Neal & Son	Sly Co., Elmer R.	
O'Neal Co., Birch	Sly, Elmer R.	
O'Neal, Birch	Smith & Smith	
Oakman, R. W.	Smith, G. R. (superintendent)	
Ohm, G.	Smith, George Williams	
Olerich, C. B.	Smith, Grant L.	
Olerich, Jack	Snell, Fred C.	
Olerich, Walter F.	Snyder, Chariles H.	
Olmstead & Hermanson	Souther Building & Moest Co. (sp?)	
Ottoron, Carl	Squires, Howard	
Parker, S. A. (Owner)	Stailey, J.	
Parker, W. S.	Stanlon & Raphael	
Pattinson, A. W.	Stanton Co., Reed	
Paxson & Baruch	Stanton, Reed & Hibbard	
Perry, F. L.	Stimson, G. Lawrence	
Petersen, Lars	Stingley, R.	
Pfahler, Fred A.	Stokes, N. F.	
Phillips, Harold E.	Stokes, W. A.	
Phillips, Lucius A.	Stokes, W. K.	
Phrens, Ralph H.	Stonehill Construction	



Windsor Square Survey Boundaries

The original Survey area comprises sixty-eight blocks with 1239 parcels⁴⁷ and is bounded by Beverly Boulevard on the north, Arden Boulevard on the west, Van Ness Avenue on the east, and the rear property lines of the commercial properties along Wilshire Boulevard on the south (See Figure 1). These boundaries include both sides of the primarily residential streets of Arden Boulevard and Van Ness Avenue. These boundaries were established by the Department of City Planning in conjunction with the neighborhood association, the Windsor Square Homeowners Association, and are consistent with the extent of development within historic tract boundaries.

Because of conflicting property type and land use issues, such as a substantial number of commercial parking lots and commercial buildings that have replaced the former single family residences north of the row of parcels along the north side of Wilshire Boulevard, the Planning Department has recommended that the HPOZ boundaries differ slightly from the original Survey boundaries. When the HPOZ was first adopted, this resulted in the removal of the commercially zoned properties along Larchmont Boulevard and the RD3 zoned properties along Norton Avenue. After further analysis, the Planning Department is also recommending that all of the R3 zoned properties on Norton, Van Ness, and Westminster Avenues and Beverly Boulevard be removed, resulting in the additional removal of 35 properties.

Los Angeles Municipal Code Section 12.20.3 Historic Resources Survey of the HPOZ ordinance states that *“The survey shall also consider whether a Preservation Zone possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.”* The Windsor Square Historic Resources Survey evaluated 1239 parcels, not including multiple parcels in condominium complexes. If the HPOZ boundaries are amended pursuant to the Planning Department recommendations, there will be 1,169 in the proposed Windsor Square HPOZ. Of these, 1045 parcels were identified as **Contributors** and 124 parcels were identified as **Non-Contributors**. Therefore, approximately 89% of the Windsor Square Survey area comprises buildings that contribute to the proposed HPOZ. The Survey identified historic landscape features such as mature trees, walls, walkways, yard steps, and streetlights. These are identified on the individual building inventory forms. Because of the high concentration of parcels with historic buildings and their quality and state of preservation, the survey area as a whole retains its associations with the historical development of this section of Los Angeles. The following table, pie chart, and map indicate the overall density and distribution of contributors within the Windsor Square HPOZ survey area.

⁴⁷ Not including multiple parcels in condominium complexes



**City of Los Angeles Department of City Planning
Windsor Square Historic Preservation Overlay Zone**

Table 6. Number of Resources

<i>HPOZ Criterion</i>	<i>Original Number of Parcels</i>	<i>Revised Number of Parcels</i>
a)	854	763
b)	2	2
c)	36	22
AS)	212	258
<i>Sub-Total: Contributing</i>	<i>1104</i>	<i>1,045</i>
NC)	135	124
<i>Total</i>	<i>1239</i>	<i>1,169</i>

The proposed Windsor Square HPOZ would be primarily a residential district, with the

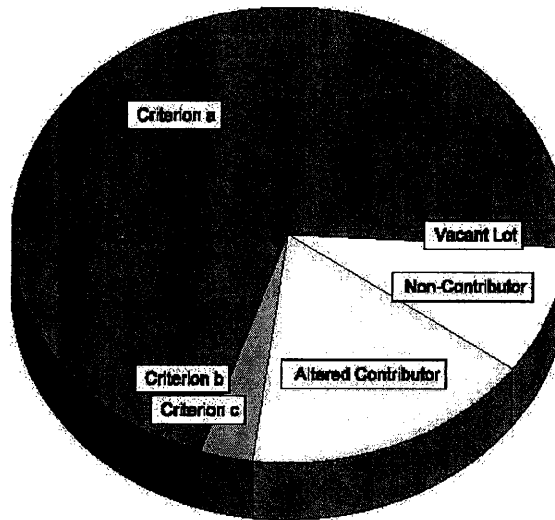


Figure 42: Number of parcels per HPOZ criteria.

exception of the commercial buildings that comprise Larchmont Village. The predominant building type is the single family residence, although multi-family buildings predominate the area along both sides of Norton, Westminster and Van Ness Avenues, between 3rd and 5th Streets. However, the Planning Department is recommending that these parcels be removed from the HPOZ. In addition, Robert Burns Park provides a large area of green space, on the former site of the Gilbert S. Wright House, and enhances the area.

While man-made entities are often considered the logical boundaries of historic districts, they are not necessarily the only factors that should be considered. The historical and physical development of a proposed HPOZ should also be analyzed before establishing the boundaries.



City of Los Angeles Department of City Planning ***Windsor Square Historic Preservation Overlay Zone***

As presented in this report, the Windsor Square Survey area retains the physical character-defining features that establish the historic significance of the neighborhood: the original grid street pattern that was delineated when the tracts were first laid out; the generous 40-foot building setbacks in Tract 1390, curvilinear streets of Tract 3743; scale and massing; several types of historic streetlights, a high concentration of well-preserved, predominantly 1910s and 1920s historic residential architecture in the Craftsman style and a variety of period revival styles; and mature landscaping, especially the uniformity of street trees located in the parkways, and in much greater variety of species on individual parcels. Well manicured gently sloped raised yards and well maintained yards are also characteristic of the Windsor Square HPOZ Survey area. For the reasons outlined above, the Windsor Square Survey area meets HPOZ criteria for designation.

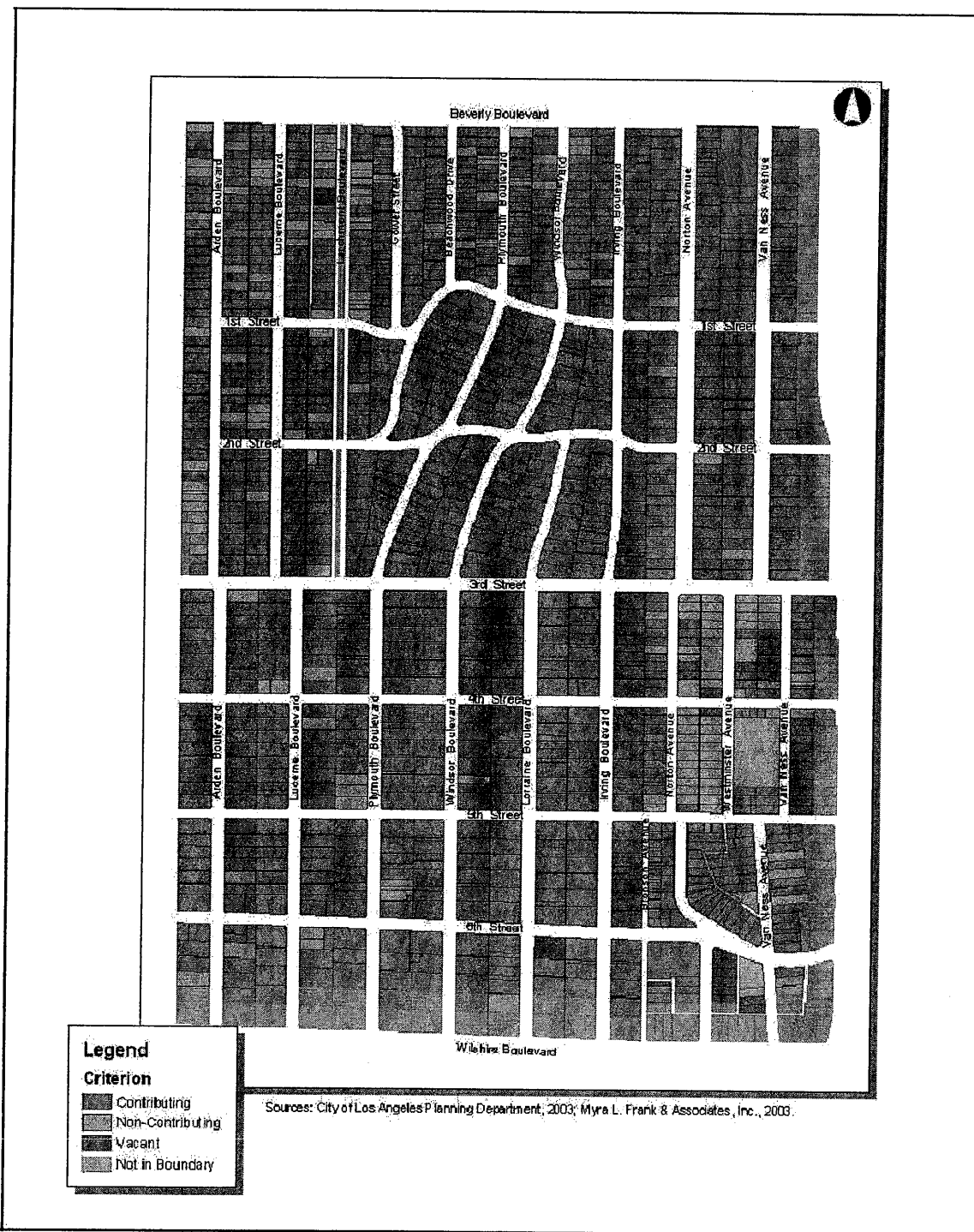


Figure 43: Map of Contributing, Contributing-Altered Structures, Non-Contributing, and Vacant Parcels in the Windsor Square HPOZ Survey Area



Finding of Contribution

The finding of contribution is addressed in *Sub-Section E.3. Finding of Contribution* (under *Procedure For Establishment, Change or Repeal of A Preservation Zone*) that states “To be contributing, such structures, landscaping, natural features or sites within the involved area or the area as a whole shall meet one or more of the following criteria: (a) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or (b) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or (c) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

The survey area clearly meets the HPOZ designation criteria. Windsor Square retains the physical character-defining features that establish the historic significance of the neighborhood: the original grid and curvilinear street pattern that was established when the tracts were first laid out; the generous 40-foot building setbacks, scale and massing; a high concentration of well-preserved structures from the development of this part of Los Angeles, which largely occurred during the 1910s and 1920s. The Contributing buildings retain their historic design and features depicting the array of period revival styles common during these decades, predominantly Craftsman, Colonial Revival, Tudor Revival, English Revival, Spanish Colonial Revival, and Mediterranean Revival, and mature landscaping in the form of street trees and shrubs as well as located in the parkways and on individual parcels and several types of period style street lights .

Therefore, because of “its unique location [and] singular physical characteristics,” Windsor Square “represents an established feature of the ... city” and it retains “the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.”

Windsor Square is an excellent example of a post-1900 residential neighborhood that was developed for the upper class. “[R]etaining the structure[s] would help preserve and protect an historic place or area of historic interest in the City.”

Without designation, the historic buildings could be demolished or substantially altered and the uniform and cohesive streetscapes could be destroyed by inappropriate and intrusive new development, including “mansionization” of smaller contributors, and inappropriate additions to take advantage of generous lot sizes. This has already been occurring in the southeast area along Norton and Westminster, and between Wilshire and 6th Street.

Windsor Square is the type of historic resource for which the city should encourage preservation. The quality and integrity of its architecturally distinctive homes, many designed by important architects in enduring period revival styles, are the same characteristics that attracted families to the neighborhood over 90 years ago when it was first developed by R.A. Rowan.



Procedures for Approval

To establish an Historic Preservation Overlay Zone, the Cultural Heritage Commission must approve the designation by “ (1) a majority vote and (2) a written finding that structures, landscaping, natural features and sites within the Preservation Zone meet one or more of criteria (1) through (3) inclusive” in *Procedure For Establishment, Change or Repeal of A Preservation Zone*. The Commission also must “certify the Historic Resources Survey as to its accuracy and completeness.”⁴⁸ After the Cultural Heritage acts on the HPOZ application, it is transmitted to the Planning Commission and then to the City Council for designation.

Individual Parcel Survey Pages

The results of the survey are provided in the following volumes. These volumes contain photos and evaluations of every property address and provide the OHP summary code indicating which buildings are Contributors, Contributor-Altered Structures, or Non-Contributors, as well as the applicable HPOZ criterion for each listing.

⁴⁸ Section E. 4 Cultural Heritage Commission Determination.

Windsor Square Historic Resources Survey

List of Re-Classified Properties

(Revised at Cultural Heritage Commission March 1, 2007 Meeting)

#	Address	Direction	Street	Original Designation	New Designation
1	4464-4468	W.	4th	Non-Contributor	Altered Contributor
2	4205	W.	6th	Altered Contributor	Non-Contributor
3	4518	W.	6th	Contributor	Non-Contributor
4	122	N.	Arden	Contributor	Altered Contributor
5	141	N.	Arden	Altered Contributor	Non-Contributor
6	142	N.	Arden	Contributor	Altered Contributor
7	146	N.	Arden	Contributor	Altered Contributor
8	151	N.	Arden	Contributor	Altered Contributor
9	217	N.	Arden	Contributor	Altered Contributor
10	100	S.	Arden	Altered Contributor	Non-Contributor
11	106	S.	Arden	Contributor	Non-Contributor
12	123	S.	Arden	Contributor	Altered Contributor
13	132	S.	Arden	Contributor	Altered Contributor
14	141	S.	Arden	Contributor	Altered Contributor
15	157	S.	Arden	Contributor	Altered Contributor
16	161	S.	Arden	Contributor	Altered Contributor
17	215	N.	Arden	Contributor	Altered Contributor
18	220	S.	Arden	Contributor	Altered Contributor
19	354	S.	Arden	Contributor	Altered Contributor
20	519	S.	Arden	Contributor	Altered Contributor
21	549	S.	Arden	Contributor	Altered Contributor
22	101	N.	Beachwood	Contributor	Altered Contributor
23	202	N.	Beachwood	Contributor	Altered Contributor
24	212	N.	Beachwood	Contributor	Altered Contributor
25	216	N.	Beachwood	Contributor	Altered Contributor
26	221	N.	Beachwood	Contributor	Altered Contributor
27	145	S.	Beachwood	Contributor	Altered Contributor
28	153	S.	Beachwood	Contributor	Altered Contributor
29	101	N.	Gower	Contributor	Altered Contributor
30	109	N.	Gower	Contributor	Altered Contributor
31	156	N.	Gower	Contributor	Altered Contributor
32	215	N.	Gower	Contributor	Altered Contributor
33	212-214	N.	Irving	Contributor	Altered Contributor
34	225-227	N.	Irving	Contributor	Altered Contributor
35	220	S.	Irving	Contributor	Altered Contributor
36	248	S.	Irving	Contributor	Altered Contributor
37	255	S.	Irving	Contributor	Altered Contributor
38	311	S.	Irving	Contributor	Altered Contributor
39	321	S.	Irving	Altered Contributor	Contributor
40	343	S.	Irving	Contributor	Altered Contributor
41	434	S.	Irving	Contributor	Altered Contributor
42	445	S.	Irving	Contributor	Altered Contributor
43	505	S.	Irving	Contributor	Altered Contributor
44	154	S.	Larchmont	Contributor	Altered Contributor
45	163	S.	Larchmont	Contributor	Altered Contributor
46	244	S.	Larchmont	Contributor	Altered Contributor
47	260		Lorraine	Contributor	Altered Contributor
48	340		Lorraine	Contributor	Non-Contributor
49	612		Lorraine	Contributor	Altered Contributor

EXHIBIT E-4

Windsor Square Historic Resources Survey

List of Re-Classified Properties

(Revised at Cultural Heritage Commission March 1, 2007 Meeting)

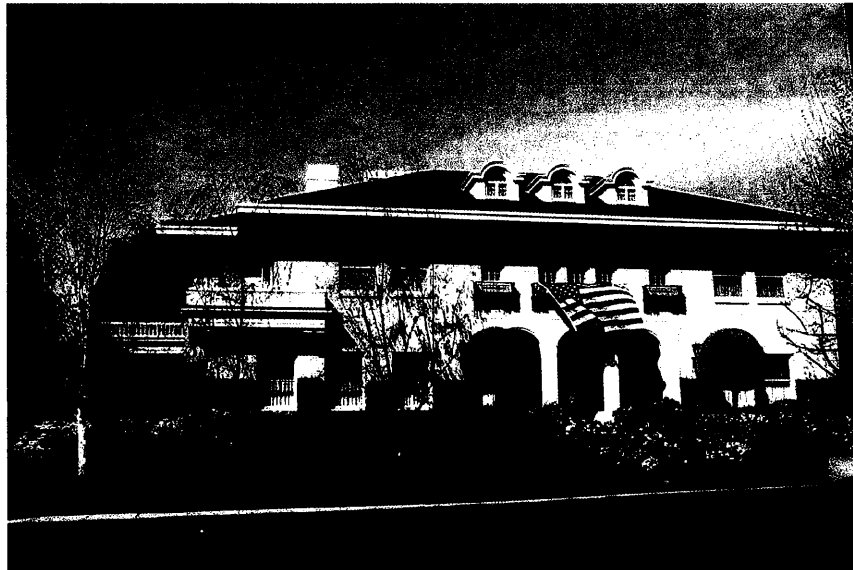
#	Address	Direction	Street	Original Designation	New Designation
50	621		Lorraine	Contributor	Altered Contributor
51	112	N.	Lucerne	Contributor	Altered Contributor
52	137	N.	Lucerne	Contributor	Altered Contributor
53	206	N.	Lucerne	Contributor	Altered Contributor
54	226	N.	Lucerne	Contributor	Altered Contributor
55	100	S.	Lucerne	Altered Contributor	Non-Contributor
56	101	S.	Lucerne	Contributor	Altered Contributor
57	116	S.	Lucerne	Contributor	Altered Contributor
58	163	S.	Lucerne	Altered Contributor	Non-Contributor
59	244	S.	Lucerne	Altered Contributor	Non-Contributor
60	409	S.	Lucerne	Contributor	Altered Contributor
61	520	S.	Lucerne	Contributor	Altered Contributor
62	549	S.	Lucerne	Contributor	Altered Contributor
63	129	N.	Norton	Contributor	Altered Contributor
64	132	N.	Norton	Contributor	Altered Contributor
65	153	S.	Norton	Contributor	Altered Contributor
66	216	S.	Norton	Contributor	Altered Contributor
67	227	S.	Norton	Altered Contributor	Non-Contributor
68	233	S.	Norton	Altered Contributor	Contributor
69	316	S.	Norton	Contributor	Altered Contributor
70	317	S.	Norton	Contributor	Altered Contributor
71	507	S.	Norton	Contributor	Altered Contributor
72	562	S.	Norton	Altered Contributor	Non-Contributor
73	215	N.	Plymouth	Altered Contributor	Non-Contributor
74	220	N.	Plymouth	Contributor	Altered Contributor
75	221	N.	Plymouth	Altered Contributor	Non-Contributor
76	114	S.	Plymouth	Altered Contributor	Contributor
77	147	S.	Plymouth	Contributor	Altered Contributor
78	245	S.	Plymouth	Contributor	Contributor
79	303	S.	Plymouth	Contributor	Altered Contributor
80	322	S.	Plymouth	Contributor	Altered Contributor
81	504	S.	Plymouth	Contributor	Altered Contributor
82	528	S.	Plymouth	Contributor	Altered Contributor
83	552	S.	Plymouth	Contributor	Altered Contributor
84	122	S.	Van Ness	Contributor	Altered Contributor
85	135	S.	Van Ness	Contributor	Altered Contributor
86	238	S.	Van Ness	Contributor	Altered Contributor
87	245	S.	Van Ness	Contributor	Altered Contributor
88	327	S.	Van Ness	Contributor	Altered Contributor
89	416	S.	Van Ness	Contributor	Altered Contributor
90	420	S.	Van Ness	Contributor	Altered Contributor
91	511	S.	Van Ness	Contributor	Altered Contributor
92	522	S.	Van Ness	Altered Contributor	Non-Contributor
93	548	S.	Van Ness	Contributor	Altered Contributor
94	340-342	S.	Van Ness	Contributor	Altered Contributor
95	406-408	S.	Van Ness	Contributor	Altered Contributor
96	426-426 3/4	S.	Van Ness	Contributor	Altered Contributor
97	440-444	S.	Van Ness	Altered Contributor	Non-Contributor

EXHIBIT E-4**Windsor Square Historic Resources Survey****List of Re-Classified Properties***(Revised at Cultural Heritage Commission March 1, 2007 Meeting)*

#	Address	Direction	Street	Original Designation	New Designation
98	346		Westminster	Contributor	Altered Contributor
99	111	N.	Windsor	Contributor	Non-Contributor
100	153	N.	Windsor	Contributor	Altered Contributor
101	207	N.	Windsor	Contributor	Non-Contributor
102	248	N.	Windsor	Contributor	Altered Contributor
103	125	S.	Windsor	Contributor	Altered Contributor
104	157	S.	Windsor	Contributor	Non-Contributor
105	241	S.	Windsor	Contributor	Altered Contributor
106	445	S.	Windsor	Contributor	Altered Contributor

Address Errors	Correct Address
4250 W. 6th Street	4205 W. 6th Street
215 S. Arden Blvd.	215 N. Arden Blvd.
145 S. Plymouth Blvd.	147 S. Plymouth Blvd.
NO CHANGE IN DESIGNATION:	245 S. Plymouth Blvd.

PROPOSED
WINDSOR SQUARE
HISTORIC PRESERVATION OVERLAY ZONE
PRESERVATION PLAN



Originally Prepared, September 2005
Revised, March 1, 2007

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1.0 Function of the Windsor Square Preservation Plan

1.1 Role of the Preservation Plan

This Preservation Plan is a City Planning Commission approved document that governs the implementation of the Windsor Square Historic Preservation Overlay Zone (HPOZ). Specifically prepared for the Windsor Square HPOZ, the plan, through its design guidelines, goals and objectives, aims to create a clear and predictable set of expectations as to the design and review of proposed projects within the HPOZ. The HPOZ and the Preservation Plan are not retroactive; applying only to projects submitted for review after the Windsor Square HPOZ takes effect.

The Windsor Square Preservation Plan serves as an implementation tool of the Wilshire Community Plan (a part of the land use element of the City's General Plan). HPOZs are one of many types of overlay districts, policies, and programs that serve to advance the goals and objectives of Community Plans.

The Plan provides guidelines for the Maintenance and Repair, Rehabilitation, Addition, Alteration, and Restoration of Contributing buildings and structures within the district, and the preservation of historic streetscape elements. All proposed work within the district is reviewed by the HPOZ Board, unless exempted from review or in cases where the authority to review has been delegated to the Director of Planning. In reviewing proposed work, each application will be reviewed against the applicable criteria and guidelines within this document.

The Windsor Square HPOZ Preservation Plan is used by the HPOZ Board to make recommendations on projects under their jurisdiction (as outlined below). The Plan is also used by the Department of City Planning as the basis for its determinations on Certificates of Appropriateness (COAs) and Certificates of Compatibility (CCMPs) and to review projects where the authority has been delegated to the Director (as outlined below). The Windsor Square Preservation Plan articulates the community's vision and goals regarding the HPOZ by setting clear guidelines for the development of properties within the district.

The Windsor Square Preservation Plan will serve as a resource for property owners planning repairs or alterations, as an educational tool for both existing and potential property owners, residents, and investors, and will also be used by the general public to learn more about the City of Los Angeles and its unique neighborhoods.

1.2 Organization of the Preservation Plan

The Preservation Plan is organized into the seven required elements (established by the HPOZ Ordinance), including: the Function of the Plan, Mission Statement, Goals & Objectives, the Historic Resources Survey (a separate document incorporated herein by reference), the Context Statement (a portion of the Historic Resources Survey), Design Guidelines, and the Preservation incentives/Adaptive reuse policies.

The Windsor Square HPOZ Preservation Plan begins with the Function of the Plan element, followed by Mission Statement and the statement of Goals and Objectives which state the community's aspirations for their Preservation Plan, what Goals it should accomplish, and specific programs or actions (Objectives) generally describing how the goals will be accomplished.

The Context Statement (a portion of the Historic Resources Survey) briefly outlines the history and significance of the community's development.

The Historic Resources Survey (Survey) serves as the foundation for the HPOZ, and identifies all Contributing and Non-Contributing buildings and structures, and vacant lots. Consistent with the HPOZ ordinance, buildings and structures not identified in the Survey, shall be considered Non-Contributing. The Survey also serves as the starting point for the Architectural Style pages and the Design Guidelines found within this Preservation Plan.

The Design Guidelines section of the Plan contains a chapter on Architectural Styles and several chapters of Design Guidelines for specific building elements. The Architectural Styles pages provide an overview of the variety of architectural styles present within the Windsor Square HPOZ area, and identify many of the character defining features of these styles. The Architectural Style pages are intended to work in concert with the applicable sections of the Design Guidelines for proposed projects.

An appendix of other useful information is included in the back of this Plan. This appendix includes HPOZ process charts, the HPOZ Ordinance, and the Master Plan of Parkway Trees 2000 for Windsor Square, and a map showing the Facade and Visible Area for each parcel in the Windsor Square HPOZ. The purpose of this map is to provide a clear, understandable, and precise delineation of what it means to be (1) "visible from the street" so as to be regulated by the HPOZ or (2) a "non-street facing façade" which per the City Council's approval of the Windsor Square HPOZ is to be excluded from review). Unless defined in this Plan, capitalized terms shall have the meaning set forth in the LAMC Section 12.20.3 (The HPOZ Ordinance).

1.3 Facade and Visible Area

An overriding goal of the Windsor Square Preservation Plan is to limit the HPOZ review authority to work that is visible from the street. To implement this concept in a straightforward manner, for each parcel in the Windsor Square HPOZ area, containing a Contributing Element, the Plan establishes an area called the "Façade and Visible Area". (see Map in the Appendix) This map indicates the specific *Facade and Visible Area* for each parcel located within the HPOZ. If there are perceived conflicts between the Façade and Visible Area Map and the Preservation Plan text, the text shall be used to interpret the map. The following criteria were used in determining the portions of each lot to include within the boundaries of the Facade and Visible Area:

1. Include all facades that are visible from a street, (or would be visible but are currently obscured by landscaping), which may include multiple facades on a corner lot.

2. Include all significant architectural features that are fully or partially visible from the street, so as to maintain their integrity. This includes character-defining features of the facades such as pitched rooflines, chimneys, gables, fireplaces, porches, porte cocheres, etc.
3. Exclude accessory structures that are at the rear of the lot (except for corner lots). On corner lots, accessory structures that are visible from the street shall be reviewed.
4. Exclude the side and rear facades if they are not directly visible from the adjacent street. This excludes side and rear facades that may be visible from another street due to steep topography, second stories that are visible over adjacent one story structures, etc.
5. Include undeveloped portions of a lot where new construction or additions would be directly visible from the street, such as the street-side side-yard of a corner lot, or front yard adjacent to the façade.

1.4 Exemptions

As instructed by the City Planning Commission, and City Council (notwithstanding LAMC 12.20.3 to the contrary), the following are exempt from HPOZ review In the Windsor Square HPOZ (unless it is located in the Right-of-Way or subject to an Historical Property Contract):

- a. Interior Improvements or interior remodels;
- b. Paint color;
- c. Lighting;
- d. Fences and Walls;
- e. Natural Features, Landscaping, pavement, and hardscape materials (in the existing footprint of walks and driveways);
- f. Grading and site development;
- g. Awnings, and shutters;
- h. Window boxes;
- i. Maintenance, Repair, and/or Rehabilitation of existing Foundations;
- j. Maintenance, Repair and/or Rehabilitation of existing Stucco;
- k. Gutters and downspouts, not otherwise regulated as part of an in-kind roof replacement;
- l. Decks, so long as no part of the deck is located within the Façade and Visible Area;

- m. Swimming Pools, so long as no part of the swimming pool or pool equipment is located within the Façade and Visible Area;
- n. Solar collectors, skylights, antennas, satellite dishes, and broadband internet systems (located outside of the Façade and Visible Area);
- o. HVAC equipment (not located on a roof or within the Façade and Visible Area);
- p. Additions to a Contributing building or structure that maintain the existing roofline that are located entirely outside the Façade and Visible Area. For purposes of this exemption “maintain the existing roofline” means the height of all parts of the Addition will be less than or equal to the height of the existing ridgeline of the existing roof of the building or structure, (immediately adjacent to the Addition) and maintaining all parts of the existing roof within the Façade and Visible Area, including but not limited to its slope, pitch and shape;
- q. The construction or alteration of detached accessory structures (e.g., garages, gazebos, potting sheds, and greenhouses,) that are not located within the Façade and Visible Area;
- r. Alteration, Maintenance and Repair, Reconstruction, Rehabilitation and Restoration of a Contributing building or structure where the work is located wholly outside the Façade and Visible Area;
- s. Demolition of a Non-Contributing Building or structure in response to a natural disaster;
- t. Security grills, so long as no part of the security grill is located within the Façade and Visible Area.
- u. Work that the Director determines qualifies for Conforming Work on Non-Contributing Elements pursuant to LAMC 12.20.3 J, unless such involves the relocation of buildings or structures dating from the Preservation Zone's Period of Significance onto a lot designated as Non-Contributing.

1.5 Delegated Authority to the Director of Planning

In the Windsor Square HPOZ, the review of the following type of work is delegated to the Director of Planning and therefore shall not require review by the HPOZ Board but the HPOZ Board shall receive notice of the Director of Planning's action or decision:

1. Maintenance and Repairs (using in-kind materials) and Restoration of a Contributing building or structure within the Façade and Visible Area.
2. The relocation of buildings or structures dating from the Preservation Zone's period of significance onto a lot designated as Non-Contributing, pursuant to LAMC 12.20.3 J.

3. HVAC equipment (not exempted In section 1.4, above).

4. Natural Features and Landscaping within the public right-of-way/easement.

1.6 HPOZ Board Review

In the Windsor Square HPOZ, the HPOZ Board will review work that the Director determines requires a Certificate of Appropriateness and/or work that requires a Certificate of Compatibility.

1.7 Windsor Square HPOZ Board Review Standards

The Board will issue their recommendations on applications submitted to it in accordance with LAMC Section 12.20.3 (as further specified in this Plan) and the applicable sections, Principles and Guidelines of this Plan.

Work that the Director determines requires a Certificate of Appropriateness and/or work that requires a Certificate of Compatibility will be referred to the HPOZ Board for review.

1. Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction of Existing “Contributing” Structures.

In accordance with LAMC Section 12.20.3, and as further specified by this Plan, the Windsor Square HPOZ Board shall base their recommendation; and the Director shall base a determination whether to approve, conditionally approve or disapprove a **Certificate of Appropriateness** considering whether the Project complies with the applicable Principles and Guidelines in this Plan and the following factors (applicable to the Project):

- a. Architectural design;
- b. Height, bulk, and massing of buildings and structures;
- c. Lot coverage and orientation of buildings;
- d. Color and texture of surface materials (but not paint or stucco color);
- e. Antennas, satellite dishes and solar collectors (not exempted in Section 1.4, above);
- f. Off-street parking;
- h. Public light fixtures and street furniture;
- i. Steps, doors, windows, screens and security grills;
- k. Yards and setbacks (but not landscaping);
- l. Signs; and

Whether the Project protects and preserves (as further specified in this Plan) the Historic and architectural qualities and the physical characteristics which make the building or structure, a Contributing Element of the Preservation Zone.

2. Standards for Issuance of Certificate of Compatibility for New Building Construction or Replacement, and the Relocation of Buildings or Structures *not* dating from the Preservation Zone's Period of Significance Onto A Lot Designated as A Non-Contributing Element.

In accordance with LAMC Section 12.20.3, and as further specified by this Plan, the Windsor Square HPOZ Board shall base their recommendation; and the Director shall base the determination whether to approve, conditionally approve or disapprove a **Certificate of Compatibility** considering whether the Project does not impair the essential form and integrity of the Historic character of its surrounding built environment; whether proposed new construction does not destroy Historic features or materials that characterize the property (that are located within the Façade and Visible Area as outlined in Section 1.3, above); and whether the Project complies with the applicable Principles and Guidelines in this Plan and the following factors (applicable to the Project):

- a. Architectural design;
- b. Height, bulk, and massing of buildings and structures;
- c. Lot coverage and orientation of buildings;
- d. Color and texture of surface materials (but not paint or stucco color);
- e. Antennas, satellite dishes and solar collectors (not exempted in Section 1.4, above);
- f. Off-street parking;
- g. Public light fixtures and street furniture;
- h. Steps, walls, fencing, doors, windows, screens and security grills;
- i. Yards and setbacks (but not landscaping); and
- j. Signs

3. Standards for Sign-off on Conforming Work Contributing Elements.

In addition to the review criteria in LAMC Section 12.20.3 I 2 (as further specified in this Plan), the Director shall consider the following:

Within the Windsor Square HPOZ, due to the concept of Façade and Visible Area, Conforming Work on Contributing Elements only includes Restoration work, Maintenance and Repair, within the Façade and Visible Area that maintain the existing roofline. For purposes of this Plan, "maintain the existing roofline" means the height of all parts of the Addition will be less than or equal to the height of the existing ridgeline of the existing roof of the building or structure, (immediately adjacent to the Addition) and maintaining all parts of the existing roof within the Façade and Visible Area, including but not limited to its slope, pitch and shape.

For the purposes of this Plan, *In kind roof replacement* includes the replacement of roofing finish material (i.e. composition shingles, wood shake, tile, or slate) with the same material in texture, composition, size,

shape, and design (i.e. tile replaced by tile, wood shake replaced by wood shake, etc.), and the replacement of underlayment/decking materials that will not result in a change to the visible roof structure or associated architectural elements, including gutters integral to the eaves (within the Façade and Visible Area). In kind replacement need not be the same color as the existing material.

2.0 Mission Statement

The principal purpose of the Windsor Square Preservation Plan is to maintain and enhance the aesthetic appearance of, and preserve the historic architectural character of Windsor Square, as viewed from the public streets and sidewalks. The Preservation Plan is intended to assist in maintaining and enhancing the district, by insuring that irreversible or historically inappropriate changes are not made to the street facing facades of Contributing buildings and structures in the district, and that new infill buildings and structures are compatible with the historic fabric of the district in terms of architectural context, setting, and environment. Further, this Plan intends to balance historic preservation with the promotion of individual property rights.

3.0 Goals and Objectives

- Goal 1 Preserve the historic character of Windsor Square.**
- Objective 1.1 Recognize that the maintenance, enhancement, and preservation of the character of the District as a whole takes precedence over the treatment of individual buildings, structures or sites.
- Objective 1.2 Safeguard the character of the Facade and Visible Area of Contributing buildings and structures.
- Objective 1.3 Ensure new construction within the District maintains the scale and character of the historic fabric.
-
- Goal 2 Preserve the historic streetscape of Windsor Square.**
- Objective 2.1 Promote the maintenance and enhancement of the traditional streetscape and parkways. Ensure that new parkway plantings are consistent with the Master Plan of Parkway Trees 2000 for Windsor Square.
-
- Goal 3 Preserve the historic appearance of the Facade and Visible Area of existing Contributing residential buildings and structures in the Windsor Square HPOZ.**
- Objective 3.1 Ensure that Maintenance, Repair and Restoration work on Facade and Visible Area is appropriate to the house.
- Objective 3.2 Ensure the retention of original architectural details and features on the Facade and Visible Area of Contributing buildings or structures.
- Objective 3.3 Recognize the importance of consistency in architectural detailing on Facade and Visible Area, and the use of materials appropriate to the style of the house.
- Objective 3.4 Provide guidelines for the Maintenance, Repair, and Restoration of the Facade and Visible Area of Contributing buildings and structures.
-
- Goal 4 Ensure that the Facade and Visible Area of new building construction or replacement, infill buildings and/or structures, will be compatible with the existing character of the District.**
- Objective 4.1 Ensure that the siting of new building construction or replacement, infill buildings and/or structures respect and complement the existing historic streetscape.

- Objective 4.2 Ensure that the scale, height, bulk and massing of the Facade and Visible Area of new building construction or replacement, infill buildings and/or structures are compatible with the existing context of the District.
- Objective 4.3 Ensure that new building construction or replacement, infill buildings and/or structures are construction which will be compatible with the other “contributing structures” in the neighborhood.
- Objective 4.4 Provide guidelines for the Facade and Visible Area of proposed additions to existing Contributing buildings and structures, new building construction or replacement, and infill buildings and/or structures.
- Goal 5 Assist in the effective implementation of the HPOZ ordinance.**
- Objective 5.1 Facilitate fair and impartial decisions regarding proposed projects within the District.
- Objective 5.2 Educate and inform property owners and residents about achieving District benefits through appropriate historic preservation.
- Objective 5.3 Promote education by encouraging interest in the cultural, social, economic, political and architectural history of Windsor Square.
- Objective 5.4 Create a resource of information on architectural styles found within the District.
- Objective 5.5 Encourage citizen involvement and participation in the Windsor Square HPOZ review process.
- Objective 5.6 Document issues and ideas that come before the Windsor Square HPOZ Board as a reference for other Windsor Square homeowners.
- Objective 5.7 Keep District residents, the preservation community, the general public and decision makers informed about historic preservation issues and initiatives, and facilitate public access to this information.
- Objective 5.8 Enhance District property values.

4.0 Historic Resources Survey

Once certified by the Cultural Heritage Commission, the Windsor Square Historic Resources Survey is to be incorporated herein by reference.

5.0 Context Statement

Once certified by the Cultural Heritage Commission, the Windsor Square Historic Resources Survey is to be incorporated herein by reference.

History of the Windsor Square HPOZ area

In 1868, a Canadian, Captain John C. Plummer and his wife, Cecelia, obtained 640 acres of homestead land from the City of Los Angeles. The boundaries were Temple Street (now Beverly Boulevard), Western Avenue, Wilshire Boulevard and Rancho La Brea (approximately Larchmont Boulevard). The City of Los Angeles experienced tremendous growth during the 1880's when the railroads offered cheap fares and people arrived ready to purchase land. In 1885, a group of men formed a syndicate called the Windsor Square Land Company, and bought 200 acres of the Plummer Homestead, bounded today by Plymouth, Bronson, Wilshire and Beverly. In 1911, the Windsor Square Investment Company, led by Robert A. Rowan surveyed and recorded the tracts which now make up Windsor Square. Initially, the "Square" began north from Wilshire Boulevard to Third Street, and east from Irving Boulevard to Plymouth Boulevard. This area was marketed as a successor to the older Victorian era neighborhoods close to downtown.

Windsor Square was the first area in the city to have power lines below ground, an extraordinary innovation for 1911. During the next several years, over \$200,000 was spent on improvements including streets (featuring unusual concrete surfaces which remain today), sidewalks and elaborate electroliers. The ornamental light standards were erected with the trademark "WS" at the base. These standards have been restored in cooperation with the City of Los Angeles. Several of the street names have an English heritage: Windsor and Plymouth Boulevards. Lorraine Boulevard, however, took its name from the developer's daughter, Lorraine Rowan. Irving Boulevard was named after a prominent local banker who agreed to move to Windsor Square if a street was named after him.

At the time there were dense groves of bamboo in the area that had to be removed before trees and gardens could be cultivated. Intervening walls or fences were discouraged so that one garden ran into another creating a park-like setting. Paul J. Howard, a well-known nurseryman, designed and planted most of the magnificent gardens of Windsor Square and supervised the planting of parkway trees. The trees in Windsor Square are predominantly sycamores, Canary Island palms, camphor, elm, magnolia, cypress and deodar cedar. The Windsor Square Association continues Paul J. Howard's vision with the "Tree Canopy" project that has involved the planting of over 400 trees throughout Windsor Square.

Large homes with generous setbacks and lots were constructed in period revival architectural styles such as Spanish Colonial Revival, Tudor Revival, English Revival, Mediterranean Revival and American "Colonial" Revival. Potential homeowners were advised to spend a minimum of \$10,000 on the construction of their new homes to ensure quality design and construction.

Windsor Square was home to many prominent Los Angeles residents of the time, such as comedian Harold Lloyd, actress Dolores Costello, developers Edwin and Peter Janss, Herman W. Frank of the clothing firm Harris and Frank, San Fernando Valley heir Isaac Van Nuys and interior designer Howard Verbeck. Consequently, Windsor Square contains homes designed by some of the greatest residential architects working in Los Angeles in the early twentieth century, including: John C. Austin, Theodore Eisen, Robert D. Farquhar, Feil & Verge, Elmer Grey, Arthur S. Heineman, Hunt & Burns, Johnson, Kaufman & Coate, R.D. Jones, Arthur Kelly, Albert C. Martin, Frank Meline, Meyer & Holler (Milwaukee Building Company), Morgan, Walls & Clements, Charles Plummer, Ruoff & Munson, Clarence J. Smale, Sumner Spaulding, Walker & Eisen, H.H. Whiteley and Paul Revere Williams.

Period of Significance

Windsor Square has a diverse developmental history. Consequently, the Windsor Square HPOZ Survey Area per the Myra F. Frank and Associates Historic Resources Survey is an exemplary representation of several phases of the architectural growth of Los Angeles. The earliest homes constructed in the area are predominately along Norton and Van Ness Avenues. These homes were for the most part designed in the Craftsman style and constructed in the teens. The next wave of construction appeared in the original "Square" which was subdivided in 1911. These homes include many grand examples of Beaux Arts or Classical Revival, Italian Renaissance Revival and Tudor Revival. When this older section of Windsor Square opened in 1913, it was decided that the area north of Third Street would be subdivided by 1915. However, World War I intervened, the opening was postponed and the New Windsor Square opened in April of 1920. The vast majority of the single-family residences in Windsor Square were constructed in one of the several Period Revival styles prevalent in the second or third decades of the twentieth century.

The area north of Third Street was marketed by Tracy E. Shoults and Company. "New Windsor Square" consisted of land bounded by Third Street, Larchmont Boulevard, Beverly Boulevard, Plymouth down to First Street and over to Irving and then back to Third Street. This tract was laid out on contour with meandering streets and irregular lots, as opposed to the grid pattern of the "original" Windsor Square south of Third.

The Windsor Square of today extends from Wilshire Boulevard to Beverly Boulevard and is bordered by Arden Boulevard on the west and Van Ness Avenue on the east. Windsor Square consists of two distinct tracts: Pre and Post World War I residences which reflect the end of the Edwardian era south of Third Street with formal architecture and the less formal architecture of the roaring 20's north of Third.

As concluded in the Historic Resources Survey, "Windsor Square meets the criteria for HPOZ designation because the majority of individual buildings and the neighborhood as a whole retain their association with the historic development of this part of Los Angeles."

6.0 Part II - Design Guidelines Overview

Introduction

Part II of this Preservation Plan consists of seven chapters. Chapter 6, Principles; Chapter 7, Architectural Styles, and the Design Guidelines which consists of Chapters 8 (Maintenance, Repair and Rehabilitation); 9 (Additions); 10 (Building Construction, Replacement, and Infill); 11 (Relocating Historic Structures), and 12 (the Public Realm). A brief overview of Chapter 7, Architectural Styles and the Design Guidelines chapters is provided below, followed by the User's Guide.

Preservation Principles

The following principles are distilled from the portions of the Secretary of the Interior's Standards and adapted to conform to specific goals and objectives of the Windsor Square HPOZ. The California Historical Building Code also supports these principles by providing an alternative set of building regulations to achieve code compliance. These are the basic principles on which these guidelines are based:

Principle 1:

The historic appearance of the Windsor Square HPOZ should be preserved. This appearance includes both the structures and their setting.

Principle 2:

The historic appearance of Contributing buildings and structures located within the Façade and Visible Area should be preserved.

Principle 3:

The historic fabric of contributing structures located within the Façade and Visible Area should be preserved. Repair should be attempted before replacement.

Principle 4:

Replacement elements (located within the Façade and Visible Area) should match the original in materials, design, and finish as closely as possible.

Principle 5:

If historic design elements have been lost, conjectural elements should not be used. Every effort should be made to ascertain the original appearance of the structure, and to replicate that appearance.

Principle 6:

New additions and new construction located within the Façade and Visible Area should be designed to be compatible with the massing, size, scale, and architectural features of an historic structure or site. Additions visible from the public realm should be designed to preserve the significant historic fabric of contributing structures or sites.

Architectural Styles

Chapter 7, Architectural Styles presents an overview of the development of the different architectural styles that exist in the Windsor Square HPOZ. These descriptions are intended to give property owners a starting point to identify the predominant style or styles of their buildings or structures, and assist in determining what types of work might be appropriate. The descriptions also provide a reliable safe harbor by giving property owners a clearer indication of what types of work is appropriate for the architectural style of their home. The Architectural Styles (Ch. 7.1) pages are intended to work in concert with the applicable chapters of the Design Guidelines.

Design Guidelines

The Design Guidelines are divided into five chapters: Chapters 8 (Maintenance, Repair, and Rehabilitation); 9 (Additions); 10 (Building Construction, Replacement, and Infill); 11 (Relocating Historic Structures); and 11 (the Public Realm).

The Design Guidelines are divided into five chapters:

- Maintenance, Repair, and Rehabilitation
- Additions
- Building Construction, Replacement, and Infill
- Relocating Historic Structures
- The Public Realm

Contributing or Non-Contributing?

To find out if a particular building or structure is contributing or non-contributing, consult the Historic Resources Survey, the Planner for the Windsor Square HPOZ area, or the Windsor Square HPOZ Board. The Historic Resources Survey is a document that identifies all Contributing and Non-contributing buildings and structures within the HPOZ. Depending on the Contributing/Non-Contributing status of a building or structure, different elements of the Guidelines should be used in the planning and review of projects.

Contributing Structures

Contributing buildings and/or structures are identified as contributing in the Historic Resources Survey for this HPOZ. Generally, “Contributing” structures will have been built within the historic period of significance of the HPOZ, and will retain features 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 buildings and/or structures are those structures or sites identified as non-contributing in the Historic Resources Survey for this 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 buildings and/or structures that date from the period of significance are structures that were built in the same time period as contributing structures, but have not retained their historic character through subsequent alterations or additions. As such, elements from both the rehabilitation guidelines chapter and the infill guidelines chapter can apply to these buildings and structures, where appropriate.

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

Non-contributing buildings and/or 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 in a different style. The infill guidelines will apply to these structures, as well as to new infill construction on vacant lots.

User's Guide

Table 1.0, below provides an overview of which chapter of the Design Guidelines to consult for specific project types. A particular project may incorporate many diverse elements, and as such may blend the boundaries between Design Guideline chapters.

You will also wish to consult the applicable Architectural Style (Ch. 7.1) pages to help determine what types of work for a specific building or structure are appropriate. Each Architectural Style page includes a general description and overview as well as a table listing many common character-defining features of the style.

For more information on which guidelines may apply to your project, contact the HPOZ Board and/or Planning Staff.

Table 1.0			
Project Type	Historic Resource Survey Classification	Applicable Guidelines	Refer to Section
Rehabilitation	Contributing	Rehabilitation Public Realm	Section 8, Section 12
Rehabilitation	Non-Contributing (within period of significance)	Infill Public Realm	Section 10 Section 12
Rehabilitation	Non-Contributing (not in period of significance or vacant lot)	Infill Public Realm	Section 10 Section 12
Addition	Contributing	Rehabilitation Addition Public Realm	Section 8, Section 9
Addition	Non-Contributing (within period of significance)	Infill Public Realm	Section 10 Section 12
Addition	Non-Contributing (not in period of significance or vacant lots)	Infill Public Realm	Section 10 Section 12
New Construction	Contributing	Rehabilitation Infill, Addition Public Realm	Section 8, 9, 10, and 12
New Construction	Non-Contributing (within period of significance)	Infill Public Realm	Section 10 Section 12
New Construction	Non-Contributing (not in period of significance or vacant lots)	Infill Public Realm	Section 10 Section 12

7.0 Architectural Styles

SECTION 7.0 ARCHITECTURAL STYLE HISTORY INTRODUCTION

19TH CENTURY STYLES

The nineteenth century architectural styles popular in Los Angeles included the Italianate, Queen Anne, Folk Victorian, and Eastlake/Stick styles. Most of these styles were transmitted to Los Angeles by means of pattern books or the experience of builders from the eastern United States, who brought these styles to Los Angeles. The prominent architects in Los Angeles in this period included Ezra Kysar, Morgan & Walls, Bradbeer & Ferris, Frederick Roehrig and Carroll Brown.

These 19th century styles were built most prolifically in the boom years of the 1880s, with consistent building continuing through the turn of the last century. These styles were concentrated in areas near today's downtown Los Angeles. Many examples of 19th century architectural styles have been lost through redevelopment or urban renewal projects. Surviving examples of 19th Century architectural styles are most commonly found in Los Angeles in the Angelino Heights, University Park, Boyle Heights, Lincoln Heights, and Highland Park areas. Surviving examples of the pure Italianate styles are rare in Los Angeles, although Italianate detail is often found mixed with the Eastlake or Queen Anne styles.

TURN OF THE CENTURY STYLES

Architectural styles popular in Los Angeles from the late 1890s through the 1910s included the Shingle style, early Colonial and Neoclassical Revival styles, the Transitional Arts and Crafts style, the early Craftsman and Craftsman/Ultimate Bungalow styles, the Foursquare and Hipped Roof Cottage styles, very early Mission and Spanish Colonial Revival styles, the Prairie Style, and the Beaux Arts style. In this period, Los Angeles was beginning to develop a broad base of prominent architects. Prominent architects in Los Angeles during this period included Henry and Charles Greene, the Heineman Brothers, Frank Tyler, Sumner Hunt, Frederick Roehrig, Milwaukee Building Co., Morgan & Walls, J. Martyn Haenke, Hunt & Burns, Charles Plummer, Theodore Eisen, Elmer Grey, Hudson & Munsell, Dennis & Farwell, Charles Whittlesby, and Thornton Fitzhugh.

These styles were concentrated in areas spreading from downtown Los Angeles into some of the area's first streetcar suburbs. Although many examples of these styles have been lost through redevelopment, fire, and deterioration, many fine examples of these styles still exist in Los Angeles.

SECTION 7.0 ARCHITECTURAL STYLE HISTORY INTRODUCTION

THE ECLECTIC REVIVAL STYLES—1920-1940

The period between the World Wars was one of intense building activity in Los Angeles, and a wide range of revival styles were built in the area during this period. The Eclectic Revival styles popular in Los Angeles between the First and Second World Wars include the Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, Mission Revival, French Eclectic, Chateausque, English and Tudor Revival, Italian Renaissance Revival, Mediterranean Revival, Neoclassical Revival, Egyptian Revival, Monterey and Hispano-Moresque styles. The Craftsman and Craftsman Bungalow styles continued to develop as popular styles through this period. Many of these styles were popular both as residential and commercial styles, with a few, particularly the Egyptian Revival and Chateausque styles, being particularly popular for use in small and large scale apartment buildings.

All of these styles were based on a free adaptation of previous historic or "foreign" architectural styles. The Los Angeles area is home to the largest and most fully developed collection of these styles in the country, probably due to the combination of the building boom that occurred in this region in the 1920s and the influence of the creative spirit of the film industry. Prominent architects working in these styles included Paul Revere Williams, Walker & Eisen, Curlett & Beelman, Reginald Johnson, Gordon Kauffman, Roland Coates, Arthur R. Kelley, Carleton M. Winslow, and Wallace Neff.

Many surviving examples of these styles exist in Los Angeles, particularly in the Hancock Park, Windsor Square, Lafayette Park, Spaulding Square, Larchmont Heights, Whitney Heights, Carthay Circle, South Carthay, Miracle Mile North, and Los Feliz areas.

THE EARLY MODERN STYLES—1900-1945

The period between the World Wars was also a fertile one for the development of architectural styles that were based on an aggressively modern aesthetic, with clean lines and new styles of geometric decoration, or none at all. The Art Deco, Moderne, and Modern styles all took root and flourished in the Los Angeles area during this period. The Prairie style and the work of Frank Lloyd Wright could also probably be included in this category. The influence of the clean lines of these styles also gave birth to another style, the Minimal Traditional style, that combined the spareness and clean lines of the Modern and Moderne styles with a thin veneer of the colonial or historic revival styles. Prominent architects in the Los Angeles region working in these styles included Richard Neutra, Paul R. Williams, R.M. Schindler, Stiles O. Clements, Robert Derah, Milton Black, Lloyd Wright, and Irving Gill.

SECTION 7.0 ARCHITECTURAL STYLE HISTORY INTRODUCTION

The Moderne and Art Deco styles were particularly popular in apartment buildings and commercial areas, although a few single-family residences in these styles were built. Areas where surviving examples of these architectural styles can be found include the Hollywood Hills, Los Feliz, and Silverlake areas of Los Angeles.

POST-WORLD WAR II

The period dating from 1945-1965 saw an enormous explosion in the development of single-family housing in the Los Angeles area. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments. Residential architectural styles popular in Los Angeles in this period included the Minimal Traditional, Ranch, Post and Beam, Contemporary, and Dingbat styles. This architectural guide also includes some examples of Post World War II commercial styles, such as the Googie style and the commercial strip development.

Prominent architects working in these styles in Los Angeles included Gregory Ain, A. Quincy Jones, J. R. Davidson, Cliff May, John Lautner, William Pereira, Rapahael Soriano, and H. Hamilton Harris, although many of these styles were builder-developed. Areas where these styles may be found in Los Angeles include Westchester, West Los Angeles, and the San Fernando Valley.

7.1 Introduction to Windsor Square Architectural Styles

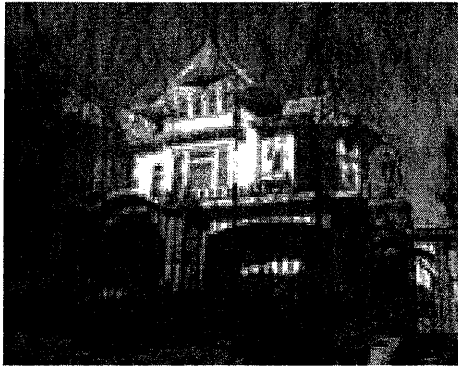
The Architectural Styles Chapter of this Plan is intended to give an overview of the predominant styles that may exist in the Windsor Square HPOZ. Each architectural style explanation has been divided into two sections, a textual overview of the style and its development, and a listing of some typical significant architectural features of that style. These descriptions are intended to assist property owners and the Windsor Square HPOZ Board in determining the predominant architectural style of a structure, and in understanding the elements of that style. These descriptions are not intended a comprehensive lists of significant features of any style, and are not and cannot be taken, as exhaustive lists of what features of anyone significant historic property should be preserved. Rather, they are intended as a starting point for discussion about what rehabilitation or restoration projects might be appropriate to a particular property.

The reader may note that each architectural style description contains a note on what architectural styles can commonly be found mixed together. This note is included because architectural styles are not always found in a pure state. Individual owners and builders quite often customized or mixed the elements of different architectural styles together in designing a structure. This may be because cultural tastes were transitioning between two styles, with some styles falling out of favor and new styles being introduced, or simply due to the personal taste of the designer. It is important to realize that these mixed style structures are no less architecturally significant than the "purer" form of a particular style, and that mixed styles structures are not "improved" through the remodeling with the goal of achieving a "pure" style. Windsor Square is particularly rich in inventive, "fantasy" structures that show a great deal of creativity on the part of the architect, owner, and builder, and this richness should be preserved.

The architectural style descriptions may contain some unfamiliar terms. Many of these terms are defined in the Definitions section of this Preservation Plan, or are illustrated in the corresponding section of the Residential Guidelines.

19th Century Styles

Queen Anne



The first Queen Anne Revival style buildings in the United States were built in the late 1800s. In Los Angeles, most Queen Anne buildings date from the late 1880s through 1910.

The Queen Anne, popularized in England in the late 1800s, was modelled loosely on Medieval Elizabethan and Jacobean architecture. The style was a reaction to the classical symmetry of earlier styles, and is characterized by its frank internal expression of an interior asymmetrical floor plan. In the United States, craftsman added their own touches with intricate spindles and other stylized wooden details.

The Queen Anne Revival style is exemplified by an asymmetrical floor plan, gabled roofs with exposed decorative trusses, towers, patterned wooden wall cladding, wrap-around porches, bay windows and patterned masonry. Queen Anne Revival buildings are typically one to two stories, with wide eaves and decorative brackets, rectangular windows, and frequently have towers.

The Queen Anne Revival style features can be found mixed with Italianate, Stick, Colonial Revival and Folk Victorian.

Queen Anne - Common character defining features

Windows

- One-over-one
- Multi-over-two
- Arched or curved tops
- Rectangular tops
- Arranged in pairs or threes
- Palladian Windows
- Leaded or stained glass

Porches

- Spindled posts
- Wrap-porches on first floor
- Recessed porches on upper floors

Doorways

- Paired and single
- Arched or rectangular

Roofs

- Hip
- Gable
- Irregular shape
- Roof crest spindle balustrades
- Large decorative eave brackets

Building Materials

- Decorative shingles
- Half-timbered gables
- Patterned masonry (cast concrete)
- Clapboard

Turn of the Century Styles

Airplane Bungalow



The Airplane Bungalow style dates from the early 1900's and became very popular in Los Angeles in the mid-teens.

The Airplane Bungalow is a residential style that grew out of the Craftsman movement. The Craftsman movement grew out of the English Arts and Crafts Movement, which emphasized natural materials, hand-craftsmanship, and honesty of design, often typified by the exposure of structural building elements. In California, this movement often incorporated elements of Oriental design. The Bungalow building type met the need to create a smaller, easy to maintain structure for the turn of the century middle class.



The Airplane Bungalow is similar to the Craftsman Bungalow, but the Airplane Bungalow is characterized by a "pop up" second floor, usually of one or two rooms. Both have a low-pitched, gabled roof, oversized eaves with exposed rafters, and bands of windows.

The Airplane Bungalow is typically found with Craftsman or Prairie style elements.

Airplane Bungalow - Common character defining features

Windows

- Three-over-one
- One-over-one
- Leaded glass
- Rectangular tops
- Arranged in bands or singularly

Porches

- Relatively restrained
- Small or large in size
- Sleeping porches
- Square posts

Doorways

- Single
- Large pane glazing
- Rectangular

Roofs

- Oversized eaves with exposed rafters
- Hipped
- Low-pitch
- Gables
- Dormers

Building Materials

- Clapboard
- Shingle
- Stone

Turn of the Century Styles

Beaux Arts



The Beaux Arts style in the United States dates from around 1885 to 1930. Windsor Square has some of the best examples of Beaux Arts style, which were built in the 1920's.

The Beaux Arts style is a combination of the Classical styles with Neo-Baroque and Renaissance elements. Residences in this style tend to be grandiose and ornately decorated, and exhibit several classical elements such as lateral symmetry and classical columns. The term "Beaux Arts" comes from "L'Ecole des Beaux Arts", the Parisian school of architecture where many American architects studied at the turn of the last century.

Beaux Arts structures are purposefully monumental in size, two or three stories, and symmetrical, with masonry walls, columns, quoins, and spandrel panels are typically decorated with garlands, floral patterns or shields. The style was quite popular for monumental public and commercial buildings.

Elements of the Beaux Arts style can be mixed with the Italianate, Neo Classical and Renaissance Revival styles.

Beaux Arts - Common character defining features

Windows

- Multi-over-one
- Rectangular tops
- Arched tops
- Specialty/decorative

Porches

- Elaborate Columns
- Piazzas
- Arcades

Doorways

- Paired or single
- Large Pane glazing
- Arched or rectangular
- Elaborate entablatures

Roofs

- Gabled
- Hipped
- Carved brackets

Building Materials

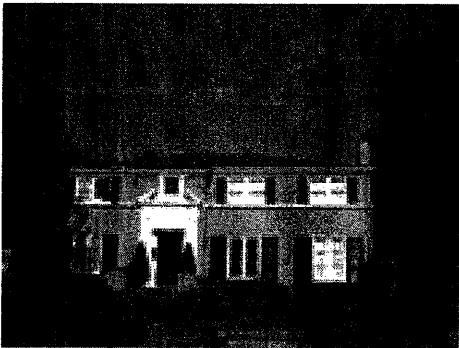
- Quoins
- Masonry

Turn of the Century Styles Colonial Revival



The Colonial Revival style dates from 1890 to 1955. The style became popular in Los Angeles around the turn of the last century.

The Colonial Revival style resulted from a rejection of the Queen Anne Revival style, and a desire to return to a more "traditional" American building type. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920's. This style draws from the simple building forms typical of early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles.



Colonial Revival residential structures are typically one or two stories, with hipped or gabled roofs and symmetrical facades. The entryway or porch is the primary focus, often highlighted with a decorative crown or pediment. Commercial structures are usually low in scale.

Elements of the Colonial Revival style are often found mixed with the Queen Anne and Craftsman architectural styles.

Colonial Revival - Common character defining features

Windows

- Four-over-four, Six-over-six
- Rectangular tops
- Arranged in pairs or threes
- Shutters

Porches

- Relatively restrained
- Small in size
- Square or round columns

Doorways

- Single
- Rectangular

Roofs

- Side gabled

Building Materials

- Shingles
- Clapboard

Turn of the Century Styles

Craftsman Bungalow



The Craftsman Bungalow dates from the early 1900's. Some of the earliest examples of the type are found in Los Angeles. The Craftsman bungalow is often referred to as the "California bungalow" in other areas of the country because of its popularity in this region.

The Craftsman Bungalow grew out of the Craftsman movement's desire to use traditional building materials and techniques, and to create smaller, easy to maintain structures for the turn of the century middle class. The Craftsman movement evolved from the English Arts and Crafts movement, which emphasized natural materials, hand-craftsmanship, and honesty of design, often typified by the exposure of structural building elements. In California, this movement often incorporated elements of Oriental design.



The Craftsman Bungalow is typically one to one-and-a-half stories tall, with a low-pitched, gabled roof, has oversized eaves with exposed rafters, and windows placed in groups or bands.

Elements of the Craftsman Bungalow are often mixed with the Prairie and Shingle Styles. Early examples often exhibit characteristics of the Transitional Arts and Crafts style.

Craftsman Bungalow- Common character defining features

Windows

- Multi-pane-over-one
- One-over-one
- Leaded glass
- Rectangular tops
- Arranged in bands or singularly

Porches

- Large in size
- Square or battered columns

Doorways

- Single
- Decorative glazing
- Rectangular
- Sidelights

Roofs

- Hipped
- Low-pitch
- Gables
- Dormers
- Oversized eaves
- Decorative rafters

Building Materials (

- Clapboard
- Shingle
- Stone
- Brick
- Clinker Brick

Turn of the Century Styles **Craftsman/Ultimate Bungalow**



The Craftsman/Ultimate Bungalow style dates from the early 1900's. Some of the earliest examples of the type are found in Los Angeles. The Craftsman style is the style that gave birth to the Craftsman Bungalow, but is not confined to the small scale that defines the typical bungalow. The Ultimate Bungalow style is a high-style variation of the Craftsman aesthetic incorporating many design elements pioneered by California architects Charles and Henry Greene, usually exhibiting strong horizontal lines.

Craftsman/Ultimate Bungalow style structures are usually two stories, with a low-pitched, gabled roof, oversized eaves with massive exposed rafter tails, and windows placed in groups or bands.

Craftsman style structures often exhibit elements of the Prairie and Shingle Styles.

Craftsman/Ultimate Bungalow- Common character defining features

Windows

- Multi-pane-over-one
- One-over-one
- Leaded glass
- Rectangular tops
- Arranged in bands or singularly

Porches

- Large in size
- Square or battered columns

Doorways

- Single
- Decorative glazing
- Rectangular
- Sidelights

Roofs

- Hipped
- Low-pitch
- Gables
- Dormers
- Oversized eaves
- Decorative rafters

Building Materials

- Clapboard
- Shingle
- Stone
- Brick
- Clinker Brick

Turn of the Century Styles

Prairie

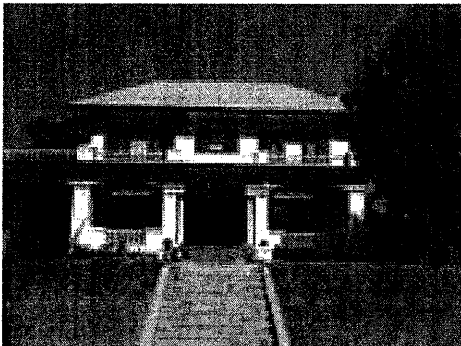


The first Prairie style houses were built in the United States in the late 1890's. The first Prairie style buildings in Los Angeles were built in the early 1900's, and the movement was most popular between 1900 and 1920.

The Prairie style originated in Chicago, growing from the work of Louis Sullivan and Frank Lloyd Wright, and was designed as an intentional break from traditional styles. The style reflects the midwestern prairie with an emphasis on horizontal lines, natural materials, and a subdued color palette.

The Prairie style structure is often box-shaped with an emphasis on horizontal lines and symmetry, wide over-hanging eaves, and windows with multi-paned leaded art glass.

Features of the Prairie style can be found mixed into the Craftsman and Airplane Bungalow, Foursquare and Art Deco/Moderne styles.



Prairie - Common character defining features

Windows

- Leaded art glass
- Casement windows
- Arranged in horizontal bands
- Rectangular tops

Porches

- Deeply recessed
- Small or large in size
- Entranceway

Doorways

- Paired or single
- Large pane glazing
- Leaded art glass
- Rectangular

Roofs

- Hipped
- Flat
- Wide, overhanging eaves
- Cantilevered eaves

Building Materials

- Brick
- Stucco
- Wood

Turn of the Century Styles **Shingle**



The Shingle style was popular from 1880-1910. In Los Angeles, the Shingle style was used in the 1890's and early 1900's.

The Shingle style is an eclectic American adaptation of the Queen Anne, Colonial Revival and Richardsonian Romanesque styles.

The Shingle style features walls and roofs clad in shingles, with asymmetrical facades. Structures are typically two stories, with steeply pitched roofs, gables, narrow eaves, and large porches. The extensive use of shingles de-emphasizes other elements of the façade, such as cornices and windows.

The Shingle style features are found mixed in with Queen Anne, Classical Revival, Stick, and Arts and Crafts styles.

Shingle - Common character defining features

Windows

- Six-over-one
- Arched or curved tops
- Rectangular tops
- Arranged in groups or singularly

Porches

- Large
- Turned posts
- Square stone piers
- Massive arches

Doorways

- Single
- Rectangular

Roofs

- Hipped
- Gables
- Asymmetrical
- Tower

Building Materials

- Shingles
- Stone

Turn of the Century Styles

Transitional Arts and Crafts



The Transitional Arts and Crafts style was popular from 1895-1915, primarily in Los Angeles and the surrounding areas.

The Transitional Arts and Crafts style, as the name suggests, is a transitional style between late 19th century Shingle and Queen Anne Styles, and the 20th century Craftsman and Colonial Revival styles. This style owes much to the English Arts and Crafts movement, with its insistence on organic color palettes and materials and handcraftsmanship, and the contributions of the California architects Charles and Henry Greene, who popularized the use of Oriental decorative elements.

The Transitional Arts and Crafts style often features walls and roofs clad in wood shingles, with asymmetrical facades. Structures are typically two stories, with steeply pitched roofs, gables, deep eaves with decorative brackets, corbels, and rafter tails, leaded or stained glass windows, and large porches.

The Transitional Arts and Crafts style is a mixed style, and can be found with elements of most revival styles popular at the turn of the last century.

Transitional Arts & Crafts- Common character defining features

Windows

- Multi-pane over single pane
- Leaded or stained glass
- Rectangular tops
- Arranged in groups or singularly

Porches

- Large
- Battered posts
- Square stone piers
- Massive arches

Doorways

- Massive
- Decorative glazing
- Rectangular

Roofs

- Hipped
- Gables
- Asymmetrical
- Dormers
- Deep eaves with corbels
- Decorative rafter tails
- Decorative vergeboards

Building Materials

- Shingles
- Stone
- Clapboard
- Clinker Brick

Eclectic Revival Styles - 1920-1930

Dutch Colonial Revival

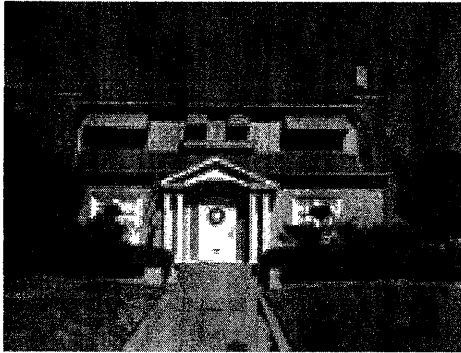


Dutch Colonial Revival buildings began to be built in the United States in the early 1900's. Dutch Colonial Revival buildings in Los Angeles generally date from the nineteen-teens to the nineteen-thirties.

The Dutch Colonial Revival style is imitative of early Dutch Colonial buildings in the Northeastern United States. Dutch immigrants brought the style to the United States and the basic shape of the building is the same as it was in Holland in the 1600s. The Dutch Colonial Revival style is part of the Revival or Romantic architectural movements that were popular in the United States at the end of the 19th and the early 20th centuries.

Dutch Colonial Revival structures are typically two-story, with a gambrel roof, shallow eaves, and sometimes sport Dutch doors or half-timbering.

Dutch Colonial Revival features are often mixed with Colonial Revival styles.



Dutch Colonial Revival - Common character defining features

Windows

- Four-over-four, Six-over-six
- Rectangular tops
- Arranged in pairs or threes
- Shutters

Porches

- Relatively restrained
- Small in size
- Square or round columns

Doorways

- Single
- Rectangular

Roofs

- Side gabled
- Gambrel

Building Materials

- Shingles
- Clapboard

Eclectic Revival Styles - 1920-1930

Classical Box/Foursquare



The Foursquare style dates from 1900-1920. It was common in Los Angeles from the turn of the last century through the nineteen-teens.

The Foursquare is a residential style related to the Craftsman and Prairie styles. It became a very popular style in American suburban development because it lent itself to low-cost design that maximized square footage while presenting a sober and dignified appearance.

The Foursquare is generally two stories, with a simple square or rectangular footprint, a low-pitched, often hipped roof, a front dormer, and a substantial porch.

Elements of the Foursquare are often found mixed with the Colonial Revival and Prairie styles.

Foursquare - Common character defining features

Windows

- One-over-One
- Multi-over-One
- Rectangular tops

Porches

- Rectangular
- Width of front façade or recessed at corner

Doorways

- Single
- Large pane glazing
- Leaded art glass
- Rectangular

Roofs

- Hipped
- Wide, overhanging eaves
- Front single dormer

Building Materials

- Brick
- Stucco
- Wood clapboard

Massing

- Two story rectangular solid

Eclectic Revival Styles - 1920-1930

French Eclectic

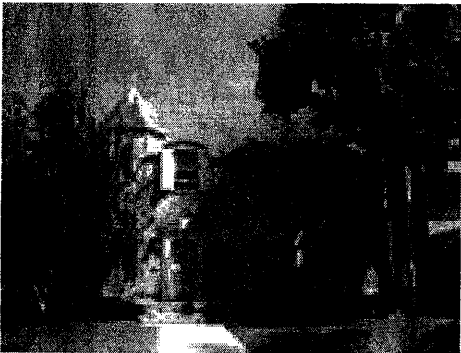


The French Eclectic style was popular in both the United States and Los Angeles beginning in the 1920's and continuing through the 1940's.

The French Eclectic style is characterized by tall, steeply pitched, hipped or cross gabled roofs, stucco or stone wall surfaces with minimal trim details, and often is elaborated with flared eaves, conical towers, and occasionally half-timbering.

The French Eclectic style became popular as one of the Eclectic Revival styles of the 1920's, and was intended to mimic the design of small monar houses and farmhouses of northwest France. It is likely that part of the popularity of this design is attributable to the many American servicemen stationed in France during World War I.

The French Eclectic style can often be found mixed with the English Cottage, English Revival, or Tudor Revival styles.



French Eclectic - Common character defining features

Windows

- Tall and Narrow
- Diamond-paned windows
- Multiple groups
- Rectangular tops
- Curved top three-bay

Porches

- Relatively restrained
- Arched

Doorways

- Paired or single
- Rectangular
- Arched

Roofs

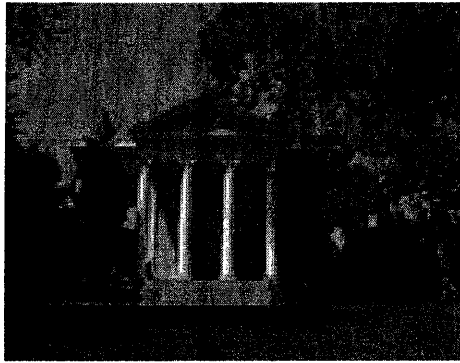
- Hipped
- Clipped Gable
- Steeply pitched
- Built-up roofing imitating thatch
- Side gables
- Turrets
- Asymmetrical

Building Materials

- Brick
- Stone
- Stucco

Eclectic Revival Styles - 1920-1930

Greek Revival



The first Greek Revival buildings in the United States were built in the mid 1820's. The style is still popular in civic and institutional buildings. In Los Angeles, the first Greek Revival style buildings were built from about 1840 to 1860.

The Greek Revival style began as the world took interest in Greece as the mother of civilization due to archeological exploration and the Greek civil war. The features of this style recall the proportions and styles of the ancient Greek temples and structures. This style was particularly popular in the United States, because the new American Republic was intellectually and metaphorically thought to be an inheritor of the traditions of Athens and Rome.

Greek Revival structures are square or rectangular, one or two stories, with low-pitched roofs, symmetrical proportions, a central triangular pediment, dental moldings, and classical columns.

Greek Revival style features can be found mixed with Italianate and Federal styles.

Greek Revival - Common character defining features

Windows

- Four-over four, and six-over-six
- Double-hung
- Rectangular
- Triangular pediment
- Arranged in groups of three or five

Porches

- Shallow and wide
- Classical columns

Doorways

- Transom lights
- Side lights
- Rectangular often with a triangular pediment and columns

Roofs

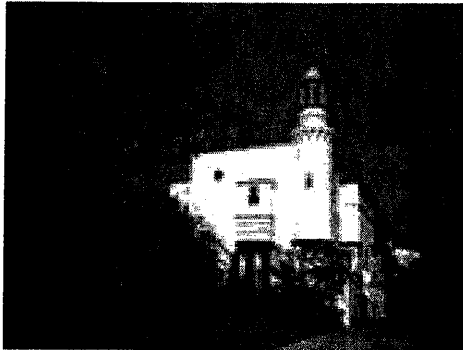
- Flat
- Gabled-front or side
- Hipped
- Triangular pediment over entryway

Building Materials

- Brick
- Stone
- Stucco
- Clapboard

Eclectic Revival Styles - 1920-1930

Hispano-Moorish Revival



The first Hispano-Moorish buildings in the United States were built in the 1770's. In Los Angeles, buildings built in the revival of this style date from the mid-1920's to the 1930's.

The Hispano-Moorish revival style is a reinterpretation of the traditional Hispano-Moorish style for secular buildings. These styles were brought from Spain, where they had originated through a mixture of traditional Spanish and Moorish, or Islamic, architectural styles as a result of many years of Moorish occupation of Southern Spain. The style originally developed from the Spanish missions in the Southwest and the Caribbean during the 1700's, which also incorporated local building materials and style elements.



Hispano-Moorish structures are two or three story stucco buildings, with flat roofs, arched arcades, bell towers, and incorporate Moorish detailing and windows.

The Hispano-Moorish Revival style features can be found mixed with the Monterey, Mission and Spanish Colonial Revival styles.

Hispano-Moorish Revival - Common character defining features

Windows

- One-over-one
- Arched or curved tops
- Decorative crowns
- Decorative grillwork

Porches

- Arcades
- Low arches
- Ogee Arches

Doorways

- Single
- Wooden
- Arched
- Decorative crowns

Roofs

- Flat
- Bell towers

Building Materials

- Adobe
- Stucco
- Tile

Eclectic Revival Styles - 1920-1930 **Mediterranean/Italian Renaissance Revival**



The first Mediterranean/Italian Renaissance Revival buildings were built in the United States starting in the early 1900's. These styles became popular in Los Angeles in the nineteen-teens.

The Mediterranean Revivla style is loosely based on Italian seaside villas from the sixteenth century. The style was particularly prevalent in Southern California, because of popular association of the California coast with Mediterranean resorts.

The Renaissance Revival style is loosely based on Italian palazzos of the sixteenth century. It was usually used in particularly grand homes where an imposing style was required. Part of the popularity of the Renaissance Revival style grew out of the vogue at the turn of the last century for the distinction and "polish" of familiarity with European architectural and artistic styles. These styles were usually mixed together, creating a hybrid style.

Mediterranean Italian Renaissance Revival structures tend to be relatively massive, with symmetrical primary facades, a recgtangular floorplan, Classical, Spanish or Beaux Arts details, and gardens.

Elements of the Mediterranean/Italian Renaissance Revival style can be found mixed with the Beaux Arts and Spanish Colonial Revival styles.

Mediterranean Revival - Common character defining features

Windows

- One-over-one, or two-over-two
- Rectangular tops

Porches

- Relatively restrained porticos
- Piazzas
- Arcades

Doorways

- Paired or Single
- Large pane glazing
- Arched or rectangular

Roofs

- Tile
- Flat
- Very low-pitched
- Hipped
- Carved brackets

Building Materials

- Stucco
- Iron details

Eclectic Revival Styles - 1920-1930

Mission Revival



The Mission Revival style was born in California in the 1890's. It has been an enduring architectural style, and examples of the style continue to be constructed into the present day, although in much smaller numbers than in its heyday in the nineteen teens and twenties.

The Mission Revival style owes its popularity in large part to the publication of "Ramona" in the late 19th century, the release of the Mary Pickford film of the same title in 1910, and the consequent romanticization of the Mission era in California and resurgence of interest in the Spanish heritage of the southwestern United States.

Mission Revival style residential structures are typically one to two-stories (commercial structures typically are no more than four), have low pitched roofs with gables and wide eaves, arched arcades enclosing large, front porches, a mixture of small square windows, and long, rectangular windows, quatrefoils, Moorish detailing and often towers.

The features of the Mission Revival style are often mixed with the Spanish Eclectic, Craftsman and Prairie styles.

Mission Revival - Common character defining features

Windows

- Arched or curved tops
- Rectangular tops
- Single
- Islamic ornament
- Quatrefoils
- Decorative crowns

Porches

- Large in size
- Arcaded entry
- Large, square piers

Doorways

- Single
- Wooden
- Arched or rectangular
- Decorative crowns

Roofs

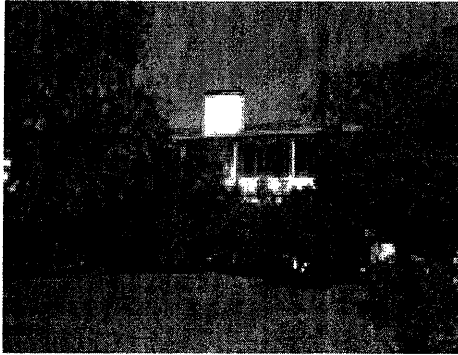
- Hipped
- Flat
- Red tile
- Tower
- Mission-shaped roof parapet or dormer

Building Materials

- Stucco

Eclectic Revival Styles - 1920-1930

Monterey



The first Monterey style houses were built in the 1920's, with California as the birthplace of the style.

The Monterey style is a revival of the American-influenced Spanish Colonial houses of Northern California. The structures are a blend of Spanish Adobe construction fused with English massing.

Monterey style structures are two stories with different cladding material for each floor, an "L" shaped plan, a low-pitched gabled roof, and a cantilevered second floor balcony. Earlier versions exhibit more Spanish Colonial detailing, while later versions contain more Anglo-colonial references.



The Monterey style features can be mixed with the Spanish Colonial, Hispano-Moorish, American Colonial, and Tudor Revival styles.

Monterey - Common character defining features

Windows

- Double-hung wood with mullions arranged in pairs or single
- Paired windows with shutters
- Rectangular tops

Porches

- Relatively restrained
- Second floor
- Square or turned posts

Doorways)

- Paired or single
- Wooden
- Rectangular

Roofs

- Low-pitched
- Gabled
- Occasionally-hipped
- Wooden shingles
- Tile

Building Materials

- Stucco
- Brick
- Clapboard
- Shingle
- Vertical Board-and-Batten

Eclectic Revival Styles - 1920-1930

Neoclassical Revival



The Neoclassical Revival style originated in the United States in 1895 and continued in popularity until 1950. In the Los Angeles area it was predominantly popular from 1895 through World War II.

The Neoclassical Revival style is closely related to both the Greek Revival and Colonial Revival styles. Hallmarks of the style are a rectangular building form, marked by a double height front portico with Ionic or Corinthian columns, and a symmetrically balanced facade. The Neoclassical Revival style is primarily distinguished from the Greek Revival or Colonial Revival styles by its ornate detail.

The style was popularized as a result of the Columbian Exposition of 1893, which took a classical theme in its architecture. The exposition received wide publicity, and its "classical" pavilions, which in reality mixed classical and colonial revival architectural elements, created a nation interest in the style.

The Neoclassical Revival style can often be found mixed with Colonial Revival elements.

Neoclassical Revival- Common character defining features

Windows

- Multi-over one
- Rectangular tops
- Arched tops
- Specialty/decorative

Porches

- Double-height porticos
- Elaborate Columns

Doorways

- Paired or single
- Large pane glazing
- Arched or rectangular

Roofs

- Gabled
- Hipped
- Carved brackets

Building Materials

- Quoins
- Clapboard
- Masonry
- Decorative Shingles

Eclectic Revival Styles - 1920-1930

Spanish Colonial Revival



The Spanish Colonial Revival style dates from 1915 to the present. In Los Angeles, the style dates from the late nineteen-teens, and continues in popularity today.

The Spanish Colonial Revival grew out of a renewed interest in the Spanish Missions in the Southwest and the Monterey Revival. The architectural features of this style are intended to reflect traditional Spanish architecture with local building materials, such as Adobe brick or stucco.

Spanish Colonial structures are typically one or two stories, and rectangular in floor plan. The buildings have low-pitched, tiled roofs, recessed openings, decorative ironwork and gardens.



The features of the Spanish Colonial Revival are often mixed with provincial northern Italian, Plateresque, Neo-Classical, and Moorish architecture.

Spanish Colonial Revival- Common character defining features

Windows

- Rectangular
- Casement
- Fixed
- Stained or leaded glass
- Arranged singularly
- Arched or rectangular tops
- Decorative bars

Porches

- Small in size
- Square posts

Doorways

- Single
- Arched or rectangular
- Decorative ironwork

Roofs

- Low pitched
- Tiled

Building Materials

- Stucco
- Decorative ironwork

Eclectic Revival Styles - 1920-1930

Tudor

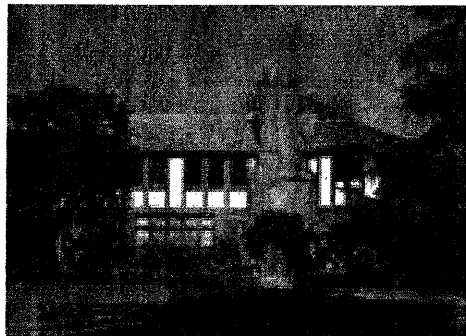


The first Tudor Revival buildings in the United States were built in the late 1890's. In Los Angeles, the first Tudor style buildings were built in the early 1900's, and the style was popular through the 1920's.

The Tudor style is another architectural style that grew out of the 19th century movement away from the "modern" industrial revolution and towards a more "romantic" historicism. The style is based on late Medieval English cottage styles. The English Revival Cottage is a smaller version of the Tudor with brick walls instead of stucco and less half-timbering.

Tudor style structures are typically two or three stories, with a steeply pitched hipped roof with side gables, stucco, half-timbered, tall, narrow, diamond-paned windows, and a massive chimney. The English Cottage is usually one to two stories, steeply-pitched hip roof, brick with some half-timbering, and diamond-paned windows. Both can be found in low scale commercial buildings.

The Tudor and English Revival styles elements can be found mixed with Shingle, Queen Anne Revival, and Stick and Eastlake styles.



Tudor - Common character defining features

Windows

- Tall and Narrow
- Diamond-paned windows
- Multiple groups
- Rectangular tops

Porches

- Relatively restrained
- Decorative brackets

Doorways

- Paired or single
- Rectangular

Roofs

- Hipped
- Steeply pitched
- Built-up roofing imitating thatch
- Side gables
- Asymmetrical

Building Materials

- Brick
- Stone
- Stucco
- Clapboard
- Shingle

The Early Modern Styles **Contemporary**



The Contemporary style first emerged in the United States and Los Angeles after World War II and was popular in Los Angeles into the mid 1970's.

The Contemporary Style evolved from European Modernism and the International Style of the 1920's and 30's. In the post WWII years new architects re-invented Modern architecture creating a "contemporary" style, integrating ideas of the International Style with American domestic influences such as the organic architecture of Frank Lloyd Wright. They also utilized off the shelf industrial parts and experimented with new materials recently made available from the war effort, such as plate glass, concrete, stainless steel, plastic laminates, alloys, plywood and composites.

Contemporary structures generally have broad and extended overhanging flat or low pitched roofs with generous amounts of plate glass on exterior walls sometimes with steel or aluminum framing and mullions, solid wall panels, weathered or stained flush mounted or tongue in groove wood siding, clean building profiles, and exposed wood or steel support posts.

Features of the Contemporary style are often mixed with the Ranch style.

Contemporary - Common character defining features

Windows	Porches	Doorways
<ul style="list-style-type: none"> ▪ Large fixed panes ▪ Floor to ceiling fixed "walls of glass" ▪ Sliding glass with aluminum framing ▪ Casement ▪ Louvered ▪ Clerestory ▪ No decorative moldings or framing 	<ul style="list-style-type: none"> ▪ Broad extended roof plane or canopy ▪ Sometimes no porch at all 	<ul style="list-style-type: none"> ▪ Solid with no detailing ▪ Sliding glass ▪ Rectangular
Roofs	Accessory Structures	Building Materials
<ul style="list-style-type: none"> ▪ Flat ▪ Gently pitched ▪ Exposed wood and steel beams 	<ul style="list-style-type: none"> ▪ Attached two car or attached car port 	<ul style="list-style-type: none"> ▪ Glass ▪ Concrete ▪ Stucco ▪ Brick ▪ Wood laminate ▪ Wood

Early Modern Styles **Ranch**



The Ranch style began in the United States during the late 1920's and early 1930's, with designs inspired by the early adobe houses of the ranchos and pueblos built during the Spanish and Mexican periods in California from approximately 1824-48.

The style was originally associated with and popularized through, the designs of architect Cliff May and the "California living" lifestyle promoted through Sunset Magazine in California and the west.

Ranch style structures are usually one story, rectangular in plan with broad tiled or wood or composition shingled roofs often with a side gable or gable on hipped roof extension, and also broad hipped roofs with overhanging eaves and exposed rafters. There are various subtypes with more decorative theming: the Farm House and Chalet theme with decorative Rick-Rack wood work on eaves, fascia boards, window frames, bird house cupolas and faux dove cotes, and the Asian, on hipped wood shingled roofs with lifted shingles at the hip rafter ends and sometimes extended outigger style ridge beams.

Ranch features are sometimes found mixed with Minimal Traditional and contemporary styles.

Ranch - Common character defining features

Windows

- Front facing picture window often with rusticated or rick-rack frame
- One-over-one, two-over-two, and four-over-four
- Double hung wood sash
- Diamond-paned
- Projecting bays
- Fixed decorative shutters

Roofs

- Hipped
- Gabled on hipped
- Front or side gabled
- Broad eaves

Porches

- Recessed
- Extended
- Rusticated decorative wood supports posse

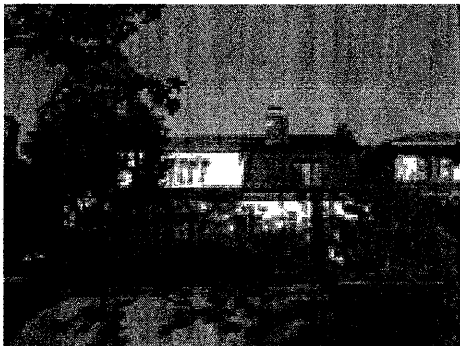
Doorways

- Single
- Rectangular
- Solid and partial glazed single pane

Building Materials

- Stucco
- Clapboard
- Board & Batten
- Shingle
- Concrete block, adobe, slump stone

Post - World War II **Minimal Traditional**



The Minimal Traditional style began in the United States during the mid 1930's and lasted until the early 1950's. In Los Angeles, this style emerged in the 1930's but was most prevalent immediately following World War II, from 1946 to 1951.

The Minimal Traditional style was a response to the economic Depression of the 1930's, conceived and developed by agencies and associations including the Federal Housing Administration (FHA) and the National Association of Real-estate Boards, and by manufacturers and modern community builders who promoted and financed the construction of efficient, mass-produced and affordable houses.

Minimal Traditional structures are boxy, with relatively flat wall surfaces, a central block with slightly recessed or stepped room wings, attached or detached one and two car garages, intermediate hipped, gabled or gabled on hipped roofs. The style was loosely based on the Tudor Revival and Eclectic revival styles of the 1920's and 1930's, but with much less ornamentation and decorative detailing.

Minimal Traditional features are sometimes mixed with Ranch styles.

Minimal Traditional - Common character defining features

Windows

- Front facing picture
- Double hung wood sash
- Diamond-Paned
- Projecting bays
- Decorative shutters

Porches

- Minimal
- Recessed
- Extended
- Wood support posts

Doorways

- Single
- Rectangular
- Solid and partial glazed single pane

Roofs

- Hipped
- Gabled on hipped
- Front or side gabled
- Closed eaves

Building Materials

- Smooth
- Stucco
- Clapboard
- Board 7 Batten
- Shingle

8.0 Design Guidelines Maintenance, Repair and Rehabilitation

REHABILITATION GUIDELINES - INTRODUCTION

“Rehabilitation” is the act or process of returning a property to a state of utility, through repair or Alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its Historical, architectural and Cultural values.

The Maintenance, Repair and Rehabilitation Guidelines are intended to aid property owners planning work (not exempted in Section 1.4, above) on buildings and/or structures that are identified as Contributing or as Non-Contributing (from the period of significance) in the Windsor Square Historic Resources Survey (Survey). The Maintenance, Repair and Rehabilitation Guidelines are also used by the HPOZ Board and the Department of City Planning to review projects involving Contributing buildings and structures.

“Contributing” buildings or structures, typically, were built within the historic period of significance of the Windsor Square HPOZ, and retain features that identify them as belonging to that period. The historic period of significance is the time period in which the majority of construction in the Windsor Square HPOZ area occurred. In some instances, buildings and 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, have also been designated by the Survey as “Contributing”.

The Maintenance, Repair and Rehabilitation Guidelines are divided up into seven sections, each of which discusses an element of the design of historic buildings, structures, and sites. For instance, if you are planning a project that involves work on your roof, refer to both the Architectural Styles chapter of the Plan (to determine the style of the building or structure), and then at the “Roofs” section of this chapter. Refer to the Table of Contents for other sections that might pertain to your project.

The guidelines include information on all types of projects that may be reviewed by either the Director of Planning or the Windsor Square HPOZ Board. In some instances, the Design Guidelines will not apply, because the type of project may be Exempted in Section 1.4 of this Plan.

8.1 Design Guidelines - Windows

PURPOSE AND INTENT

Windows can define the character of a building or structure's design. These openings define character through their shape, size, construction, arrangement on the façade, materials, and profile. Important defining features of a window include the sill profile, the height of the rails, the pattern of the panes and muntins, the arrangement of the sashes, the depth of the jamb, and the width and design of casing and the head. In some cases, the color and texture of the glazing are also important to a window's appearance.

Most windows found in Windsor Square are wood-frame true divided light windows. True divided light windows have multiple panes of glass. These windows are usually double-hung, fixed, or casement style windows. Double-hung windows have operable sashes that slide vertically. Casement windows open either outwards or inwards away from the wall. In some areas, metal frame casement or fixed divided light windows are common. These windows range from simple one-over-one windows to windows with panes in specialty shapes or leaded and stained glass.

GUIDELINES

1. When practical, repair windows instead of replacing them.
2. When replacement of windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction, and profile. True divided-light windows should usually be replaced with true divided-light windows, and wood windows with wood windows.
3. If a window is missing entirely, replace it with a new window in the same design as the original if the original design is known. If the design is not known, the design of the new window should be compatible with the size of the opening, and the style of the building.
4. Historic windows were not dual glazed. The state Historic Building Codes allows new or replacement windows that do not meet today's energy code requirements to be used, if desired by the homeowner.
5. The materials and design of historic windows and their surrounds, including hardware should be preserved.
6. The historic pattern, location, size and proportions of windows within the Facade and Visible Area should be maintained and preserved.
7. Filling in or altering the size of historic windows within the Facade and Visible Area is inappropriate.
8. Adding new windows openings within the Facade and Visible Area is generally inappropriate.

9. New windows within the Façade and Visible Area of Additions should match the rhythm and scale of the existing windows on the historic façade.
10. The installation of 'greenhouse' type kitchen windows within the Facade and Visible Area, is generally inappropriate.
11. Soundproof windows or windows to protect unique historic windows should match the existing window trim in finish color. Soundproof windows should either be composed of one large pane of glass covering the entire window, or, if operable, the sash size and placement should match that of the window on which it is mounted.
12. Burglar or safety bars should preferably be installed outside the Façade and Visible Area. However to respect reasonable safety and security concerns, any necessary bars within the Facade and Visible Area should be installed on the interior of a window or opening; if possible or match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.
13. Decorative bars or grillwork that is original to the building or structure's Facade and Visible Area should be retained.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Inappropriate replacement of windows can compromise the integrity of a building and have a serious negative effect on the character of a structure. Generally, historic windows should not be replaced unless they cannot be repaired or rebuilt. If windows must be replaced, the replacement windows should match the originals in dimension, material, configuration and detail. Because it is often difficult to find off-the-shelf windows that will match historic windows in these details, replacing historic windows appropriately often requires having windows custom built.

Maintaining historic windows makes good economic sense, as they will typically last much longer than modern replacement windows. Problems with peeling paint, draftiness, sticking sashes, and loose putty are all problems that are easy to repair. Changing a sash cord, re-puttying a window, or waxing a window track are repairs that most homeowners can accomplish on their own to extend the life of their windows.

8.2 Design Guidelines - Doors

PURPOSE AND INTENT

The pattern and design of doors are major defining features of a building or structure. Changing these elements in an inappropriate manner can have a strong negative impact on the historic character of the structure. Doors define character through their shape, size, construction, glazing, embellishments, arrangement on the façade, hardware, detail and materials, and profile.

In many cases doors were further distinguished by the placement of surrounding sidelights, fanlights, or other architectural detailing. Preservation of these features is also important to the preservation of a house's architectural character.

GUIDELINES

1. Where historic doors exist within the Façade and Visible Area preserve the materials and design of historic doors and their surrounds.
2. The size, scale, and proportions of historic doors on a façade should be maintained.
3. Filling in historic doors is inappropriate.
4. Adding new door openings within the Facade and Visible Area is generally inappropriate.
5. When replacement of doors is necessary, replacement doors should match the historic doors in size shape, scale, glazing, materials, method of construction, and profile.
6. When original doors have been lost and must be replaced, designs should be based on available historic evidence. If no such evidence exists, the design of replacement doors should be based on a combination of physical evidence (indications on the building or structure itself) and evidence of similar doors on houses of the same architectural style in the District.
7. Painting historic doors that were originally varnished or stained and are not currently painted is not appropriate.
8. Original hardware, including visible hinges, doorknockers, and latches or locks should not be removed. Repairing original hardware is preferable; if replacing hardware is necessary, hardware that is similar in design, materials, and scale should be used. The State Historic Building Code allows locking mechanisms that do not meet current building codes to remain in use, If desired by the homeowner.
9. Single front doors with sidelights should not be replaced with double doors, unless consistent with the architectural style of the building.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Replacing or obscuring doors can have a serious negative effect on the character of a structure. Generally, where existing, historic doors and their surrounds should not be replaced unless they cannot be repaired or rebuilt. If a door must be replaced, the replacement door and its surrounds should match the originals in dimension, material, configuration and detail. Because it is often difficult to find standard doors that will match historic doors in these details, replacing historic doors appropriately often requires having doors custom built or requires searching for appropriate doors at architectural salvage specialty stores.

Maintaining historic doors makes good economic sense, as they will typically last much longer than modern replacement doors. Problems with peeling paint, draftiness, sticking, and loose glazing, are all problems that are often quite easy to repair. Applying weather stripping, reputtying a window, or sanding down the bottom of a door are repairs that most homeowners can accomplish on their own.

Screened doors were often historically present on many houses, and appropriately designed screened doors can still be obtained. However, installing a metal security door which blocks your door from view is inappropriate, and should be avoided.

8.3 Design Guidelines - Porches

PURPOSE AND INTENT

Historically, residential porches in their many forms (stoops, porticos, terraces, entrance courtyards, porte cocheres, patios, or verandas) served a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entryways and allow for the development of architectural detail.

Porch design, scale, and detail vary widely between architectural styles. To help determine what elements are particularly important on your porch, consult the Architectural Styles chapter of this Plan, or contact the HPOZ board for a consultation.

GUIDELINES

1. Historic porches should be preserved in place.
2. Decorative details that help to define an historic porch should be preserved. These include balusters, balustrades, columns, and brackets. The State Historic Building Code allows balustrades and railings that do not meet current building code heights to remain if they do not pose a safety hazard.
3. If elements of the porch, such as decorative brackets or columns, must be replaced, replacement materials should match the originals in design and materials as closely as possible.
4. If porch elements are damaged, they should be repaired in place wherever possible, instead of being removed and replaced.
5. When original details have been lost and must be replaced, such replacements should match the original details in design and materials as closely as practical. Where possible, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) or evidence of similar elements on houses of the same architectural style in the district. In each case, proposed replacement details should be considered acceptable to the extent the proposed replacement details or changes, are consistent with the character the architectural style of the structure as viewed from the street.

However, when replacing or changing decorative details (which can include balusters, balustrades, columns, and brackets) and elements, any of which help define an historic porch, such replacements or changes should match the originals in design and materials as closely as practical, in each case, as determined from the view from the street; provided that replacement or other changes are acceptable to the extent the replacements or changes, as determined from the view from the street, are consistent with the character of Windsor Square or the architectural style of the structure.

6. Additional porch elements should not be added if either they historically did not exist on the residence or were not historically found with the architectural style of the residence. For instance, the addition of decorative “gingerbread” brackets to a Craftsman-style porch is inappropriate.
7. In many instances, historic porches did not include balustrades, and these should not be added unless there is evidence that a balustrade existed on a porch historically if it is consistent with the specific historical style.
8. Enclosure of part or all of an historic porch is, usually, inappropriate.
9. When possible, alterations for handicapped access should be done at a side or rear entrances
10. Addition of a handrail on the front steps of a house for safety or handicapped access reasons may be appropriate, if the handrail design is consistent with the architectural style of the residence.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Porches are a major character-defining feature of most historic residential buildings, and their preservation is of great importance. Retaining porches provides a mediating outdoor living space for residents, and encourages community interaction and socialization. Retaining porches can also make economic sense, because the shade provided by a porch may greatly reduce energy bills.

Porch elements, which have deteriorated due to moisture or insect damage, should be carefully examined to determine if the entire element is unsalvageable. If only a part of the element is damaged, then piecing in or patching may be a better solution than removal and replacement. If replacement is necessary, the element to be removed should be carefully documented through photos and careful measurements before the element is discarded. Having these photos and measurements will assist you in finding or making a replica of the element you are replacing.

When porch foundations fail, the underlying cause is often ground subsidence or a build-up of moisture around the foundation. In these cases, a careful analysis should be made to locate the causes of the failure, and eliminate them as a part of the project.

Please refer to the Appendix for additional assistance and resources.

8.4 Design Guidelines - Roofs

PURPOSE AND INTENT

The character of the roof is a major feature for most historic buildings and structures. Similar roof forms repeated on a street help create a sense of visual continuity for the District. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof. The location and design of chimneys are also often character defining roof features. Many historic houses originally had wood shingle roofing, which has usually been replaced with composition shingle.

Certain roof forms and materials are strongly associated with particular architectural styles; for instance, built-up faux thatch roofs are often found on English Revival Cottages. Consult the architectural styles guide of these guidelines for more specific information about the roof of your house.

GUIDELINES

1. Maintain and Preserve the historic character defining roof forms. For instance, a complex roof plan with many gables should not be simplified. Period revival details such as gable end details, parapets or spires should be preserved.
2. Maintain and Preserve the historic character defining eave depth and configuration.
3. Roof and eave details, such as rafter tails, vents, corbels, built in gutters and other architectural features should be maintained and preserved. If these elements have deteriorated, they should be repaired in place if possible. If these elements cannot be repaired in place, match the originals in design, materials, and details to the extent practical.
4. When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.
5. Where still existing, historic, specialty roofing materials, such as tile, slate, built-up shingles, or shake, should be preserved in place or replaced in kind, when possible. If the structure originally had a wood roof, the State Historic Building Code allows replacement of the wood roof even though the wood roof does not meet the current building code. However, a wood roof is not required.
6. Replacement roof materials should be substantially similar in appearance to those used originally (when viewed from a distance of a public sidewalk) and should convey a scale, texture, tint and tone similar to those used originally.
7. Light tinted asphalt shingle is generally inappropriate. Earth tones, such as rusty reds, greens, browns, and grays, are generally appropriate.

8. Skylights or solar panels should be on Non Facade and Visible Area.
9. Existing chimney massing, details, and finishes within the Facade and Visible Area should be retained. If replacement is necessary (e.g. due to earthquake damage), the new chimney should look similar to the original in location, massing and form.
10. Existing roof dormers should not be removed.
11. Rooftop additions should be designed so as to minimize their impact on visible roof form.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Important elements of your historic roof that are strongly encouraged to be preserved include the roof form, the eave and cornice design, and any decorative or structural details that contribute to the style of your house. Before undertaking any work on your roof, first consider photographing the areas where work will be done. Some of these elements may have to be removed while the work is done, and it can be helpful to have a record of what they looked like before work started when the time comes to put them back in place.

When re-roofing, it is important to make sure that important elements of your roof, such as historic box gutters, are not lost. Historic eave details, such as brackets and soffits, and decorative metalwork should not be removed or covered over for the convenience of the roofers. Similarly, it is important to make sure that complex roof forms will not be altered.

Finally, careful consideration should be given to the texture of the roofing materials to be used. If a house originally had a terra-cotta tile roof, replacing that roof with composition shingle will dramatically alter the character of the roof. While most houses which originally were roofed with wood shingle no longer retain that roofing, utilizing composition shingles in natural earth tones will preserve or restore some of the character of the original wood shakes. If desired by the homeowner, the Historic Building Code allows for the restoration of wood shake or shingle roofs.

8.5 Design Guidelines - Architectural Details

PURPOSE AND INTENT

Historic architectural details and features can showcase superior craftsmanship and architectural design, add visual interest, and distinguish certain building styles and types. Architectural features such as lintels, brackets, and columns were often constructed with materials and finishes that are associated with particular styles, and can be character-defining features, in their own right.

Determining the architectural style of your house can help you to understand the importance of any remaining architectural details or features on your home. The Architectural Styles section of these guidelines, the Windsor Square HPOZ Board, or Department of City Planning staff can help you determine what architectural details existed historically on your house.

GUIDELINES

1. Original architectural details or features on Facade and Visible Area should be preserved and maintained. The removal of non-historic architectural features is encouraged.
2. When practical, deteriorated materials or features should be repaired in place. For instance, deteriorated wood details can be repaired with wood filler or epoxy in many cases.
3. When it is necessary to replace materials or features due to deterioration, such replacements should significantly match the originals in design, materials, and texture as closely as practical.
4. When historic original details or features have been lost and must be replaced, reasonable efforts should be made to identify illustrative historical evidence of the original detail or feature (e.g., historic photographic evidence). If no such evidence exists or is not obtainable, the design of replacement details should be based on a combination of physical evidence (indications on the building or structure) and evidence of similar details or features on other buildings or structures of the same architectural style in the District.
5. Even though paint color is exempt from review, painting materials, such as masonry, which were not originally painted or sealed, is not appropriate.
6. Original building materials, details, and/or features within the Facade and Visible Area should not be covered with stucco, vinyl siding, or other materials.

7. Architectural details and features that are not appropriate to the architectural style of a building or structure should not be added. For example, decorative spindlework should not be added to a Craftsman-style balcony.
8. Decorative details that are expressed through the pattern of materials used in the construction of the house, such as the pattern of decorative shingles or masonry patterns, should be maintained and preserved, or replaced in kind. Covering or painting these details in a manner that obscures these patterns is inappropriate.
9. Architectural details on new building Additions should be consistent with the architectural style of the existing building or structure.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Decorative details should be maintained and repaired in a manner that enhances their inherent qualities and maintains as much as possible of their original character. A regular inspection and maintenance program involving cleaning, and painting will help to keep problems to a minimum.

Repair of deteriorated architectural detail may involve selective replacement of portions in kind, or it may involve the application of an epoxy consolidant to stabilize the deteriorated portion in place. These options should be carefully considered before architectural detail is replaced, since matching architectural details often requires paying a finish carpenter or metalworker to replicate a particular element, which can be a major expense.

Please refer to the Appendix for additional assistance and resources.

8.6 Design Guidelines - Building Materials and Finishes

PURPOSE AND INTENT

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building or structure. For example, the scale of wood shingle siding is so distinctive from the early Craftsman period, it plays an important role in establishing the scale and character of these historic buildings. In a similar way, the finish texture of historic stucco is an important feature of Mission Revival homes.

GUIDELINES

1. Original building materials within the Facade and Visible Area should be preserved, whenever possible.
2. Repairs through consolidation or "patching in" are preferred to replacement.
3. Use of materials and finishes should be compatible with the historic style and period of the building or structure.
4. If replacement is necessary, replacement materials should match the original in material, scale, finish, details, profile, and texture.
5. Original building materials should not be covered with vinyl, stucco, or other finishes.
6. If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Before you replace exterior building materials, make sure that replacement is necessary. In many cases, patching in with repair materials is all that is needed. For instance, warped wooden clapboards or shingles can be removed, and new materials can be

pieced in. Sometimes, epoxy or similar filler can be used to repair small areas of damage.

Replacement of deteriorated building materials requires careful attention to the scale, texture, pattern, and detail of the original material. The three-dimensionality of wood moldings and trim, the distinctive texture of weatherboards, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. When repairing or refreshing stuccoed finishes, it is important to understand the role the texture of the stucco finish plays in the design of the structure. Different architectural styles were characterized by different finishes, and care should be taken to replicate the original finish when stuccowork is needed. Replacing or concealing exterior wall materials with substitute materials is not appropriate. For example, placing synthetic siding or stucco over original materials results in a loss of original fabric, texture, and detail. In addition, installation of such surfaces may trap or conceal moisture or termite damage or other causes of structural deterioration from view.

8.7 Design Guidelines - Mechanicals

PURPOSE AND INTENT

The usefulness and longevity of historic structures in the modern world is often increased by updating these structures with modern heating and cooling systems, windows, electrical systems, satellite television or broadband internet systems, and other mechanical appurtenances that require the location of equipment outside of the historic building or structure itself. While the location of any one of these elements may not seem to make a significant negative impact on a structure or neighborhood, the visible location of many of these elements along the streetscape can have a significant negative effect on the historic character of the District.

GUIDELINES

1. Satellite television dishes and other mechanical appurtenances should not be located within the Facade and Visible Area.
2. Satellite dishes may be located on Facade and Visible Area only if they cannot be installed and function effectively elsewhere.
3. Satellite dishes and other appurtenances should be mounted using the least invasive method, without damaging significant architectural features.
4. Ground mounted Mechanical apparatus and equipment should be located outside the Facade and Visible Area, whenever possible.
5. Ground mounted Mechanical apparatus and equipment may be installed within the Facade and Visible Area if there is no other technically and economically feasible location for installation and if appropriate landscape screening is proposed and installed as a part of the project.
6. Utilities should be placed underground where feasible.
7. Electrical masts, headers, and fuse boxes should be located outside the Facade and Visible Area, where possible.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4, above.
2. Repair and maintenance of existing equipment apparatus, utilities and equipment.

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5, above.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

With careful planning, many mechanical appurtenances, accessories, and equipment can be located on Non Façade and Visible Area. Air conditioning units can be placed in the rear yard or through rear windows. Attic vents can be placed on the rear elevations of a roof, in a rear dormer, or ganged together in a portion of the chimney, or a false chimney. Satellite television dishes can usually be placed in the rear yard or on a rear elevation of the roof. Junction boxes can be placed on rear façades. Wiring for cable or telephone equipment or electrical lines can be run through the interior walls of a structure along the exterior of the structure.

Even when mechanical equipment must be placed within the Façade and Visible Area, landscaping can help to conceal these incompatible elements.

9.0 Design Guidelines - Additions

PURPOSE AND INTENT

Nothing can alter the appearance of an historic building or structure more quickly than an ill-planned addition. Additions cannot only radically change the appearance of a structure, but can also result in the destruction of much of the significant historic material in the original structure. New additions, including second story additions within the HPOZ are appropriate, as long as they do not destroy significant character-defining features of the building or structure, and are compatible with both the neighborhood and the building to which they are attached.

Careful planning of additions will allow for the adaptation of historic buildings and structures to the demands of the current owner, while preserving their historic character and materials.

The purpose of this section is to ensure that the scale, height, bulk and massing of an Addition is compatible with the existing context of the historic structure and compatible with the other “contributing structures in the neighborhood”, as viewed from the street. Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within the house. The height and massing of historic structures in an intact historic neighborhood will generally be fairly uniform along the blockface. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard. Common setbacks in the front and sideyards help ensure these orderly progressions. Preservation of these progressions is essential to the preservation of the historic residential character of the structures and neighborhoods. Preservation of these progressions is often essential to the maintenance of the historic neighborhood street as a functioning resource around which the neighborhood interacts.

GUIDELINES

1. Additions to the primary residential structure should be located outside of the Façade and Visible Area, whenever possible.
2. Additions, including second story additions to accessory structures, should be compatible in size, scale and massing with the original building or structure, and should harmonize in scale and massing with the existing historic structures in the surrounding blocks.
3. Additions that will be larger than their neighbors should be subordinate to the original main structure, with the greater part of the mass located away from the main façade to minimize the bulk of the perceived structure. To the extent possible two-story additions to one-story buildings should be located outside the Façade and Visible Area.

4. Additions should use similar or otherwise compatible finish materials and fenestration patterns as the original building or structure. A stucco addition to a wood clapboard house, for example, would be inappropriate.
5. Addition roof forms and materials should be consistent with those of the original structure.
6. The original rooflines within the Facade and Visible Area of a building or structure should remain readable and not be obscured or altered by an Addition.
7. Rooftop additions should be located outside of the Facade and Visible Area.
8. Additions should be designed to be sensitive to the style and character of the existing building or structure.
9. The depth of the front and side yards in the Façade and Visible Area should be preserved.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4, above.

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5, above.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

In planning a new addition to an historic house, it is necessary to plan carefully so that you can avoid significantly altering the house's historic character. The impact of an addition on the original building can be significantly diminished by keeping the location and volume of the addition subordinate to the main structure. An addition should never overpower the original building through height or size. The form, design, placement of windows and doors, scale, materials, details, colors, and other features of new additions should be carefully planned for compatibility with the original building.

Please refer to the Appendix for additional assistance and resources.

9.1 Design Guidelines - Constructing New Garages and Accessory Structures and Restoration, Maintenance, Repair, and Additions to Existing “Contributing” Garages and Accessory Structures

PURPOSE AND INTENT

Garages and accessory structures can make an important contribution to the character of an historic neighborhood. Although high style “carriage houses” did exist historically, garages and other accessory structures were typically relatively simple structures architecturally, with little decorative detail. Quite often these structures reflected a simplified version of the architectural style of the house itself, and were finished in similar materials.

Unfortunately, many historic garages and accessory structures have not survived to the present day, perhaps because the structures were often built flush with the ground, without a raised foundation. Therefore, many homeowners in historic areas may need to confront the issue of designing a new accessory structure.

The guidelines in this section apply to the Addition or Reconstruction of accessory structures within the Façade and Visible Area. Consult the appropriate sections of this Plan to determine the placement, dimensions, and massing of such structures on lots with existing historic buildings.

GUIDELINES

1. New accessory structures and garages should be similar in character to those that historically existed in the area.
2. New garages or accessory structures should be designed not to compete visually with the historic residence.
3. Detached garages are preferred. Attached garages should be located to the rear of the house.
4. Historically, there were no garages below natural grade in Windsor Square. Therefore, a subterranean garage is generally inappropriate.

5. New accessory structures and garages should be similar in character to those that historically existed in the area, but may be larger to accommodate the realities of 21st century living, including larger and more vehicles, and second story additions.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to Section 1.4, above.

WORK REVIEWED BY PLANNING STAFF

1. Refer to Section 1.5, above.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

If an historic garage or accessory structure exists (i.e., it is specifically identified as Contributing in the Survey), it should be treated in the same way as any other historic building or structure for the purposes of rehabilitation. If, however, an historic accessory structure is missing and must be replaced, or a new structure is desired, the first consideration is where the new structure will be placed.

Typically, garages were placed to the rear of the house, with access from the street. Please consult the Site Design section of these guidelines for more information on garage placement. Other accessory structures, such as gazebos, potting sheds, and greenhouses, were historically placed in the rear or rear side yards, and new accessory structures should follow this pattern.

The style of new accessory structures should be designed as a simplified version of the architectural style of the main house, in the same or compatible materials, but with more restrained level of detail.

Please refer to the Appendix for additional assistance and resources.

10.0 Design Guidelines - Building Construction, Replacement, and Infill

INTRODUCTION

"Infill" is the process of building a new structure on a vacant site within an existing neighborhood. These Infill Guidelines are intended for the use of property owners planning new structures on vacant sites. These guidelines are also applicable to the review of alterations to existing Non-Contributing building or structures, where such alterations are not exempted in Section 1.4, above,

These guidelines are intended to help ensure that such new construction and alterations recognize and are sensitive to their historic context, and that new infill buildings and structures are compatible with the historic fabric of the district in terms of architectural context, setting, and environment.

FORMAT

The Infill Guidelines are divided into 7 sections, each covering a specific building design element. Elements from all sections will be important when planning or evaluating proposed new construction, alterations to existing Non-Contributing buildings and structures, and the planning and review of most projects involving new structures.

10.1 DESIGN GUIDELINES - INFILL

THE DESIGN APPROACH

In addition to following these guidelines, successful new construction should take cues from its context and surroundings. One of the first steps in designing a new building within an historic district is to look at other buildings on the block, and other similar buildings in the neighborhood. It is important that the design of new construction in an historic district be consistent with the design of surrounding historic structures and sites. Design elements that are important in establishing this consistency include massing, materials, scale, siting, roof form, and the pattern of door and window openings.

Different architectural styles or types generally exhibit common architectural design elements. If you are considering a project that involves new construction on a vacant lot, the first step in designing a new building is to determine what style elements are present in other building on the block. If the existing buildings are all of the same or similar styles, common design themes should emerge. The Architectural Styles section of this Plan contains sections detailing common design elements of each style. The Residential Infill Guidelines that follow point out various design elements that need special attention to insure that new construction is compatible with the historic streetscape.

Contemporary architectural designs for new in-fill construction are not necessarily discouraged within the HPOZ. A compatible design must respond to siting with respect to prevailing lot use patterns, orientation of building to the lot, height, massing, pattern of window and door fenestration, materials and detail. Most importantly, each project should respond to its surrounding context and help to create a seamless transition from building type to building type.

MULTI-FAMILY STRUCTURES

Often owners of vacant lots in residential areas find it financially desirable to building multi-family housing if it is allowed by the zoning code. New Multifamily housing should follow the Infill Guidelines contained in this section. The Windsor Square HPOZ contains examples of several multifamily architectural styles that are compatible with surrounding architectural styles or style groups that might be successfully duplicated in new multifamily construction.

The Residential Duplex/Triplex/Fourplex

In the period when Windsor Square was developed, low-density multi-family structures in residential neighborhoods often were developed in the same architectural styles and with similar massing as single-family residences in the same area. The Craftsman and Renaissance Revival styles, in particular, lent themselves to the development of 2- to 4-unit structures, often with simple rectangular massing. Usually, the only external indication that these structures were not single-family dwellings was the multi-door entryway, often designed with the same porch form as single-family neighbors.

These multi-family structures were usually developed with the same setbacks, height, and often the same roof-forms as their neighbors. In some cases, individual entryways were concealed in a foyer or lobby beyond a common entry door, rendering these structures indistinguishable from single-family residences in the same neighborhood. In historic residential neighborhoods composed primarily of two-story single-family structures, this architectural style may be a useful model for low-density multi-family development.

Special Notes for building in the Duplex/Triplex/Fourplex form:

1. The scale, roof form and architectural style of the structure should be consistent with these residential infill guidelines and with surrounding historic residential structures.
2. Entryways should be located on the street-facing facade of the structure, and should be designed to read as a single entryway. This may be achieved through the location of doorways around a central recessed entry, or through the use of a single exterior doorway leading to an interior entry hall or courtyard.
3. Entryways should be defined by a single, traditionally styled porch.
4. Parking areas should be located to the rear of the structure.
5. Paving front yard areas is inappropriate.
6. Setbacks should be consistent with surrounding historic single-family structures.

The Bungalow Court

A low-scale multi-family housing solution popular in the pre-World War II era, bungalow courts were classically composed as a cluster of small one story residential structures of a common architectural style organized, usually in two parallel lines, around a central courtyard arranged perpendicular to the street, and often anchored by a two story complex at the back of the courtyard.

Important elements of this design style that ensure its compatibility with historic residential development patterns include the small scale of the bungalows, the quality of their architectural detailing, the choice of an architectural style compatible with surrounding residential development, and a treatment of the facades on the bungalows facing the primary street that includes details like porches, entryways, overhanging eaves and other details which emphasize reliance on traditional single-family residential design elements. This type of development may be appropriate in areas composed predominantly of small single story cottages or duplexes where multi-family development is permitted by the zoning code. A useful resource for planning a bungalow court is Courtyard Housing in Los Angeles by Stephanos Polyzoides, Roger Sherwood (a resident of Windsor Square), and James Tice.

Special Notes for building in the Bungalow Court form:

1. All buildings within the court should be designed in a cohesive architectural style which reflects an architectural style common in the surrounding neighborhood.
2. Entryways within the court should be marked by porches that face onto a central courtyard.
3. The central courtyard should be arranged perpendicular to the street, with a central axial path leading through the development.
4. The scale of the bungalows should reflect the scale of the surrounding historic residential structures.
5. The location of entryways on bungalow facades that face the street is preferred.

The Courtyard Apartment

Courtyard apartments were a popular multi-family housing style in Los Angeles from the 1920s-1950s. Typically, these complexes were designed as two-story L or U shaped structures or clusters of structures that wrapped around a central entry courtyard. These complexes were typically built in a romantic style, often Spanish Colonial Revival or Mediterranean Revival. Later examples were often built in the Minimal Traditional style, often with French Eclectic or Chateausque details.

The defining feature of these complexes is the central courtyard, which was typically the central entryway to individual apartments. Complexes with an L-shaped plan were typically designed in a smaller scale, with individual exterior entryways for each unit. Typically, in these structures second-story entryways were designed as romantic

balconies or loggias. Quite often, the street-facing end of the L was marked with large, elaborate windows.

In the U shaped variant of this style, the central courtyard typically led to a central entryway, and each unit was accessed from an interior hallway. These U shaped structures sometimes rose to three stories or higher. A useful resource for planning a courtyard apartment building is Courtyard Housing in Los Angeles by Stephanos Polyzoides, Roger Sherwood, and James Tice.

Special Notes for building in the Courtyard Apartment form:

1. New Courtyard Apartment structures should reflect the scale of surrounding historic residential structures.
2. Structures should be arranged on their lots in an L or U shape around a central courtyard that is open to the street.
3. Lower scale structures may have individual exterior entryways for each unit. These entryways should each be marked by its own porch. Common balconies or porches spanning more than two entryways are discouraged.
4. The architectural style and materials of the new structure should reflect an architectural style appropriate to the surrounding historic area.
5. Parking areas should be located to the rear or beneath the structure.

10.2 Design Guidelines - Setting, Massing and Orientation

PURPOSE AND INTENT

The site design of an historic structure is an essential part of its character. The architects, planners and civil engineers who designed the Windsor Square tract in the early 1900's envisioned homes built in a park-like setting. This design concept includes the streetscape, the planting strip along the street, setbacks, drives, walks, retaining walls and the way a structure sits on its lot in relation to other structures and the street. While many of the historic structures in the Windsor Square HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

The purpose of this section is to provide guidelines that ensure that new construction visible from the street respect and complement the existing historic streetscape. Also to ensure that the scale, height, bulk and massing of the new construction visible from the street is compatible with the existing context of historic structures and the neighborhood. This section provides guidelines only for work on private properties, guidelines for work in the public right-of-way/easement are found in Section 6.4.0 Public Realm.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. The height and massing of historic structures in an intact historic neighborhood will generally be fairly uniform along a blockface. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard. Common setbacks in the front and side yards helped ensure these orderly progressions. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods. Preservation of these progressions is often essential to the maintenance of historic neighborhood streets as functioning resource around which a neighborhood interacts.

GUIDELINES

1. New buildings and structures should harmonize in scale and massing with the existing historic structures in surrounding blocks.
2. The depth of front and side yards should be preserved, consistent with other structures on the same block face.
3. Additions and new structures that will be larger than their neighbors should be subordinate to the original main structure, with the greater part of the mass located away from the main facade to minimize the perceived bulk of the structure.

4. Additions and renovations should maintain the original orientation of the front door and major architectural facades to the primary street, and not to the side or rear yard.
5. A progression of public to private spaces from the street to the residence should be maintained. One method of achieving this goal is to maintain the use of a porch to create a transitional space from public to private.
6. Historic topography and continuity of grade between properties should be maintained.
7. Attached garages that face the street are generally inappropriate; garages should be located to the rear of the residence.
8. Parking areas and driveways should be located to the side or rear of a structure.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Refer to section 1.4, above.

REVIEW DELEGATED TO PLANNING STAFF

1. Refer to section 1.5, above.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

The pattern, rhythm and design of site features in an historic neighborhood should be preserved through maintenance, and the introduction of new or replacement features which are compatible with the character of the neighborhood and the site itself. While introduction of compatible elements is often of benefit to the neighborhood, additions that change the design of a site should be considered carefully.

Please refer to the Appendix for additional assistance and resources.

10.3 Design Guidelines - Location and Site Design

PURPOSE AND INTENT

The spacing and location of historic structures within an historic neighborhood usually establish a rhythm that is essential to the character of the neighborhood. This vocabulary of front yards and side yards must be maintained by new construction within historic neighborhoods so that the character of these neighborhoods is not lost.

GUIDELINES

1. New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located.
2. Large expanses of concrete and parking areas in the front and side yards are inappropriate.
3. Paving and parking areas should be located to the rear of new residential structures whenever possible.
4. Attached garages that face the street are inappropriate in new construction.

10.4 Design Guidelines - Massing and Orientation

PURPOSE AND INTENT

The height and massing of historic structures in an intact historic neighborhood will generally be fairly uniform along a blockface. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard.

GUIDELINES

1. New structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. For instance, a narrow 2.5-story structure generally should not be built in a block largely occupied by 1-story bungalows.
2. New structures that will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main facade to minimize the perceived bulk of the structure.
3. New structures should present their front door and major architectural facades to the primary street, and not to the side or rear yard.
4. In some cases on corner lots, a corner entryway between two defining architectural facades may be appropriate.
5. A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.

10.5 Design Guidelines - Roof Forms

PURPOSE AND INTENT

It is often true that the structures on one block of an historic neighborhood share a common architectural style. This common style frequently is articulated by a common roof form, which helps establish a common character for the block.

GUIDELINES

1. New residential structures should echo the roof forms of the surrounding historic buildings and structures.
2. Roofing materials should appear similar to those used traditionally in surrounding historic residential structures.
3. Dormers and other roof features on new construction should echo the size and placement of such features on historic structures within the District.
4. New construction should incorporate roof edge details such as corbels, rafter tails, or decorative vergeboards found on historic structures within the District.

10.6 Design Guidelines - Openings

PURPOSE AND INTENT

The pattern of windows, doors, and other openings on the facades of an historic building or structure can strongly define the character of the structure's design. These openings define character through their shape, size, construction, arrangement on the façade, materials, and profile. Repetition of these patterns in the many historic structures of an historic district helps to define the distinctive historic character of the area. It is important, therefore, that new construction in these areas reflect these basic historic design patterns.

GUIDELINES

1. When viewed from the street, the facades on new construction should have a similar solid-to-void ratio to those found in surrounding historic buildings and structures. Generally, large expanses of glass facing the street are inappropriate.
2. When viewed from the street, windows should be similar in shape, scale, and proportion to those found in surrounding historic buildings and structures.
3. If dormers are proposed, they should be similar in scale to those found on existing historic structures in the area.
4. The placement of a porch to define the front entryway is encouraged.
5. Garage doors on street-Facing Façades of homes are generally out of scale to the historic streetscape of Windsor Square.

10.7 Design Guidelines - Materials and Details

PURPOSE AND INTENT

Traditionally, the materials used to form the major facades of a residential structure were intended to work in harmony with the architectural detail of the building to present a unified architectural style. Often, this style is repeated with subtle variations on many structures within an historic district. It is essential that new construction within an historic area reflect the character of the area by reflecting the palette of materials and design details historically present in the neighborhood.

GUIDELINES

1. When viewed from the street, new construction should incorporate materials similar to or otherwise compatible with those used traditionally in historic structures in the area.
2. Materials used in new construction should be in units similar in scale to those used historically. For instance, bricks or masonry units should be of the same size as those used historically.
3. Architectural details such as newel posts, porch columns, rafter tails, etc., should echo architectural details on surrounding historic structures.
4. The use of simplified versions of traditional architectural details and features may be appropriate.

11.0 Design Guidelines - Relocating Historic Structures

PURPOSE AND INTENT

In most cases, the proposed relocation of an historic structure to a location within an historic district should be evaluated in much the same way as a proposed new infill construction project. There are, however, several additional considerations that should be taken into account when evaluating this type of project to ensure that the historic importance of both the structure to be moved and the district in which it will be relocated are preserved.

GUIDELINES

1. If feasible, relocate a building or structure to a lot within its original neighborhood.
2. Relocation of the building or structure to a lot similar in size and topography to the original is strongly preferred.
3. The building or structure to be relocated should be similar in age, style, massing, and size to existing historic structures on the blockfront on which it will be placed.
4. The building or structure to be relocated should be placed on its new lot in the same orientation and (if consistent to the District) with the same setbacks to the street as its placement on its original lot.
5. The preparation of a relocation plan is encouraged. Prior to relocation to ensure that the least destructive method of relocation will be used.
6. Alterations or additions to the historic building or structure proposed to further the relocation process should be evaluated in accordance with the Design Guidelines (as limited by this Plan).
7. The appearance, including materials and height, of the new foundations for the relocated historic structure should match those original to the building or structure as closely as possible, taking into account applicable codes.

12.0 Design Guidelines - Public Realm

PURPOSE AND INTENT

Public spaces and buildings also contribute to the unique historic character of the District. Public spaces include streetscapes and parks. Public buildings cover a broad variety of buildings such as police stations, libraries, post offices, and civic buildings.

Streetscapes add to the character of each HPOZ through the maintenance and preservation of historic elements. Character defining elements of streetscapes may include historic street lights, signs, street furniture, curbs, sidewalks, walkways in the public right-of-way, public planting strips and street trees. Street trees in particular contribute to the experience of those driving or walking through an HPOZ area. The City and the Windsor Square Association have both adopted the Master Plan of Parkway Trees 2000 for Windsor Square that includes specific tree species to be planted in the parkways (see Appendices). The master plan builds upon the street trees that were originally planted in Windsor Square. Portions of Windsor Square contain historic street light standards that contain the trademark “WS” at the base. In addition Windsor Square was the first area in the City to have power lines below ground.

There is one park in Windsor Square: Robert Burns Park on Van Ness Avenue. Traditional elements in parks should be preserved and maintained, and the addition of new elements should be compatible with the historic character of the District.

Additions to public buildings may require the installation of ramps, handrails and other entry elements that make a building entrance more accessible. These elements should be introduced carefully so that character-defining details or features are not obscured or harmed. Guidelines relating to public buildings covering Americans with Disabilities Act (ADA) requirements and location of parking lots are covered in this section.

GUIDELINES

Landscaping

1. Encourage the maintenance of mature trees so that the existing canopies are preserved.
2. Ensure that new street trees to be located in the parkways are consistent with the Master Plan of Parkway Trees 2000 for Windsor Square (See Appendices).
3. Discourage the planting of excessive hardcape or other plantings (except for lawns) and the designated street trees.
4. Encourage the use of Landscaping to screen public parking lots from view of public streets.

Signage

1. New street signage should be placed so that historic features are least obstructed.
2. New street signage should be compatible with the original signage present in the District.

Street Furniture

1. New street furniture should be compatible in design, materials and scale with the character of the District.
2. New street furniture, such as benches, bike racks, drinking fountains, and trash containers, should be compatible in design, color and material with the historic character of the District. Encourage the use of traditional designs constructed of wood or cast iron.

Utilities

1. New utility lines should be placed underground to reduce impacts to the historic character of the District. If it is infeasible to place new utility poles underground, then they should be placed in the least obtrusive location.
2. Preserve and maintain existing historic streetlights.
3. New street lighting should be consistent with existing historic streetlights. If there are no existing historic streetlights, new lights should be compatible in design, materials, and scale with the historic character of the District.

Sidewalks

1. New sidewalks should be compatible with the historic character of the streetscape.
2. Curb cuts should be limited to one driveway per lot.

Public Buildings

1. Construction of new public buildings should be designed to be compatible with existing historic buildings in the District.
2. Introduce accessible ramps and entry features so that character-defining details and features of the building's entryways are impacted to the least extent possible.
3. Locate new parking lots and parking structures to the rear of public buildings to reduce impacts on District character.

Parks

1. Preserve and maintain any existing historic elements such as walkway materials, mature trees, plantings, park benches and lighting.
2. Replace in-kind historic elements that cannot be repaired.
3. New elements such as public benches, walkways, drinking fountains, and fencing should be compatible with the existing historic character of the District.
4. New buildings and structures should be compatible with the existing historic character of the District.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

N/A

DELEGATED AUTHORITY TO THE PLANNING STAFF

1. Natural Features and Landscaping within the public right-of-way/easement.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

The Public Works Department has jurisdiction over any work in the public right-of-way/easement. These guidelines are intended to provide direction to the Department regarding work in right-of-way areas of the Windsor Square HPOZ.

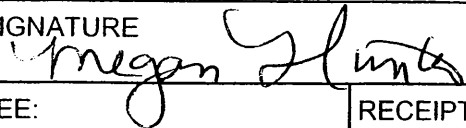
Preserve and maintain historic elements of the streetscape on an ongoing basis. For example, street trees should be inspected regularly for disease and damage. Street trees should be trimmed appropriately to preserve the foliage canopy.

If historic elements must be replaced, they should be replaced in-kind. Introduction of accessible ramps at the entrances to public buildings should be minimally intrusive on character defining details and features. Consult specialists in this area or refer to the Department of Interior's website for more information on locating ramps and other entry elements.

Parking lots with wide expanses of asphalt detract from the historic character of a District. When possible, new parking lots should be located to the rear of public buildings. If located adjacent to a public sidewalk, parking lots should be screened with plant materials. Multiple overhead utility lines also detract from historic character. New utility wires should be placed underground.

EXHIBIT E-6

COUNTY CLERK'S USE	CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 615, CITY HALL EAST LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION (Article 19 of the California CEQA Guidelines)	CITY CLERK'S USE																								
<p>Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.</p>																										
LEAD CITY AGENCY: City of Los Angeles Department of City Planning		COUNCIL DISTRICT 4																								
PROJECT TITLE: Windsor Square Historic Resources Survey, Historic Preservation Overlay Zone, & Preservation Plan		LOG REFERENCE ENV-2007-662-CE CPC 2007-660-HPOZ-MS																								
PROJECT LOCATION: The proposed project is the certification of the Windsor Square Historic Resources Survey and re-initiation of the Windsor Square Historic Preservation Overlay Zone (HPOZ) and Preservation Plan, which encompasses only single-family and two-family zoned lots in the area is generally bounded by Beverly Boulevard on the north, both sides of Van Ness Avenue on the east, both sides of Arden Boulevard on the west, and the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south.																										
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Establishment of a Historic Preservation Overlay Zone (HPOZ) and Preservation Plan in Windsor Square.																										
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:																										
CONTACT PERSON Megan Hunter	AREA CODE 213	TELEPHONE NUMBER 978-1194																								
EXT. 																										
EXEMPT STATUS: (Check One)																										
<table style="width: 100%;"><thead><tr><th style="width: 40%;"></th><th style="width: 30%; text-align: center;">STATE CEQA GUIDELINES</th><th style="width: 30%; text-align: center;">STATE EIR GUIDELINE</th></tr></thead><tbody><tr><td><input type="checkbox"/> MINISTERIAL</td><td></td><td>Sec. 15268</td></tr><tr><td><input type="checkbox"/> DECLARED EMERGENCY</td><td></td><td>Sec. 15269</td></tr><tr><td><input type="checkbox"/> EMERGENCY PROJECT</td><td></td><td>Sec. 15269</td></tr><tr><td><input type="checkbox"/> GENERAL EXEMPTION</td><td></td><td>Sec. 15061 (b) (3)</td></tr><tr><td><input checked="" type="checkbox"/> CATEGORICAL EXEMPTION</td><td>Article 19 , Sec. 15308 & 15331</td><td>Sec. 15300 <i>et seq.</i></td></tr><tr><td colspan="3">Classes <u>8 & 31</u> Category _____ (California CEQA Guidelines)</td></tr><tr><td colspan="3"><input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.</td></tr></tbody></table>				STATE CEQA GUIDELINES	STATE EIR GUIDELINE	<input type="checkbox"/> MINISTERIAL		Sec. 15268	<input type="checkbox"/> DECLARED EMERGENCY		Sec. 15269	<input type="checkbox"/> EMERGENCY PROJECT		Sec. 15269	<input type="checkbox"/> GENERAL EXEMPTION		Sec. 15061 (b) (3)	<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Article 19 , Sec. 15308 & 15331	Sec. 15300 <i>et seq.</i>	Classes <u>8 & 31</u> Category _____ (California CEQA Guidelines)			<input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.		
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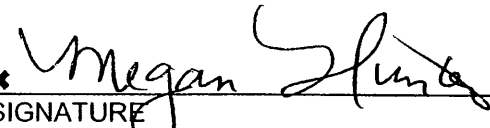
JUSTIFICATION FOR PROJECT EXEMPTION: See attached narrative.			
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.			
SIGNATURE 		TITLE City Planning Associate	
DATE February 22, 2007			
FEE: N/A	RECEIPT NO. N/A	REC'D. BY N/A	DATE N/A

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98) (P.C. 5/02)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:

Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

✱Megan Hunter
NAME (PRINTED)

✱
SIGNATURE

WINDSOR SQUARE CATEGORICAL EXEMPTION NARRATIVE

PROJECT DESCRIPTION

The proposed project is the certification of the Windsor Square Historic Resources Survey and re-initiation of the Windsor Square Historic Preservation Overlay Zone (HPOZ) and Preservation Plan, which encompasses only single-family and two-family zoned lots in the area generally bounded by Beverly Boulevard on the north, both sides of Arden Boulevard on the west, both sides of Van Ness Avenue on the east, and the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south. All commercially and multiple-family zoned lots except the R2 lots have been removed from the proposed Windsor Square Historic Preservation Overlay Zone (HPOZ). The land use designations of the proposed project include Very Low II, Low I, and Low II, and Low Medium I and the area is located within the Wilshire Community Plan.

The City's HPOZ Ordinance allows an HPOZ to adopt a Preservation Plan that clarifies the Secretary of Interior Standards for Rehabilitation and tailors these guidelines to the unique conditions of a particular neighborhood. The Windsor Square Neighborhood chose to develop a Preservation Plan in conjunction with the establishment of the Historic Preservation Overlay Zone. Although the proposed Windsor Square HPOZ and Preservation Plan would place the subject area under design regulations, it would not change the underlying zoning or prohibit or generate construction activities. Moreover, all construction activities within the designated area requiring discretionary approval would be subject to project-specific environmental analysis. The addition of the Windsor Square HPOZ would bring the total number of parcels in the City, which are located in an HPOZ to approximately 14,000 total parcels, slightly over 1.5% of the City of Los Angeles' 880,000 parcels.

PROJECT HISTORY

On October 13, 2004 the City Council adopted the Windsor Square Historic Preservation Overlay Zone and instructed that the ordinance take effect once a Preservation Plan for the area was adopted by the City Planning Commission. At the City Planning Commission meeting on September 8, 2005, a Preservation Plan for the Windsor Square community was adopted and the Windsor Square HPOZ finally took effect.

During this time, a legal challenge to the Windsor Square HPOZ had been initiated. On December 28, 2006, the Superior Court of California, County of Los Angeles, issued the City a peremptory writ of mandate, which "commanded the City of Los Angeles to set aside and vacate the Cultural Heritage Commission's February 4, 2004 approval of the Windsor Square Historic Resources Survey; set aside and vacate Ordinance No. 176246, establishing the Windsor Square Historic Preservation Overlay Zone and approving a CEQA general exemption with respect thereto; and set aside and vacate the City Planning Commission's September 8, 2005 approval of the Windsor Square Preservation Plan". This writ was based upon the Court's October 20, 2006 decision, which found that in adopting a General Exemption for the Windsor Square Historic Preservation Overlay Zone and Preservation Plan, the City failed to consider the environmental impacts of the project. The Court also found that the Survey's "economic miracle" standard used to determine whether alterations were reversible was too vague and arbitrary.

In response to the Court's judgment, the City Council repealed Ordinance No. 176,246, which established the Windsor Square Historic Preservation Overlay Zone and directed the Cultural Heritage Commission to set aside its February 4, 2004 approval of the Windsor Square Historic Resources Survey and the City Planning Commission to set aside its September 8, 2005

approval of the Windsor Square Preservation Plan. After the Council acted, the Director of Planning initiated another Historic Preservation Overlay Zone and Preservation Plan for the Windsor Square neighborhood consistent with the goals and objectives of the Wilshire Community Plan, a land use element of the General Plan, on February 7, 2007.

HISTORIC RESOURCES SURVEY

The Los Angeles Department of City Planning contracted with Myra L. Frank and Associates (now, part of the firm Jones & Stokes) to conduct a Historic Resources Survey of Windsor Square in order to research the historic development of the neighborhood and determine eligibility as a Historic Preservation Overlay Zone (HPOZ). The Historic Resources Survey analyzes every parcel in the neighborhood and identifies those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Windsor Square Historic Resources Survey was conducted by Myra L. Frank and Associates from July 2001 through March 2002, and was revised in August 2003. The Planning Department held a Public Workshop regarding the proposed HPOZ on November 13, 2003. During the Public Workshop, the Public had an opportunity to review the Historic Resources Survey and notify the Planning Department of any errors. As a result, the Planning Department received numerous Survey pages from property owners with suggested changes. Errors that were identified through this process were corrected immediately after the Public Workshop.

After the Court's decision regarding the standard used to determine the reversibility of an alteration in the original Historic Resources Survey, the City Planning Department re-examined the Survey, comprised of 1,239 parcels, in order to re-initiate the Windsor Square HPOZ and Preservation Plan. Instead of using the "economic miracle" standard, which the court found "vague and meaningless", the Department of City Planning utilized the Secretary of Interior's National Register Bulletin 15 and the Standards for Rehabilitation, used by all professional historians and architectural historians undertaking historic resource surveys, to determine whether alterations were reversible.

The relevant text in National Register Bulletin 15¹ providing guidance for evaluating altered structures² is as follows:

"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. A property that has lost some historic materials or details can be eligible [read: contributing] if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible [read: contributing], however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style...If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be [contributing] if the significant form, features, and detailing are not obscured."

Buildings that are altered but still convey their historic architectural style according to the guidance set forth in National Register Bulletin 15 were assigned the evaluation code and criterion of "AS—Contributing Altered Structure" in the Windsor Square HPOZ Historic Resources Survey.

¹ U.S. Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Date of Publication: 1990, revised 1991, 1995, 1997, 1998.

² Ibid. Pages 47 and 48.

Federal guidance has also been provided for ways to alter and rehabilitate historic buildings in an acceptable manner. Alterations that meet the relevant Secretary of the Interior's Standards for Rehabilitation [36 CFR '68.3(b)] would allow a building to contribute to the HPOZ. Alterations or additions that do not destroy important character defining features or that have been undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property remains are considered reversible. The applicable Secretary's Standards regarding additions and alterations are as follows:

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Examples of some typical alterations to Contributing—Altered Structures

- Stucco coating was applied on a building originally clad in wood, but other historic detail remain such as original windows, doors, the porch, dormers, and rafters.
- Stucco was resurfaced or texture coating was applied to a building that was originally clad in stucco, but may have had a different surface finish.
- Porch area was enclosed or in-filled, but the original form of the structure is still evident.
- A porte cochere was attached to the side of the building.
- Windows were replaced, but the openings were not reconfigured and historically compatible examples of missing windows are found on the building or other buildings in the HPOZ.
- Roof surface, including tiles, were removed.
- Addition(s) of appropriate scale and location.

Although the Court only found fault with the evaluation of those properties using the "economic miracle" standard, the Department opted to re-evaluate all 1,239 parcels to ensure consistency among all three designations: 1) Contributing, 2) Contributing-Altered, and 3) Non-Contributing. The Department also conducted additional site visits to capture work undertaken on properties after the original Survey was completed. As a result of the re-study of the Historic Resources Survey, Department of City Planning staff re-classified 106 properties as follows:

- 84 properties were changed from Contributors to Altered Contributors.
- 12 properties were changed from Altered Contributors to Non-Contributors.
- 6 properties were changed from Contributors to Non-Contributors.
- 3 properties were changed from Altered Contributors to Contributors
- One (1) property was changed from a Non-Contributor to an Altered-Contributor.

It should be noted that eight of these changes were due to survey error caused by a mistakenly checked box on the database. Twelve changes were a result of work undertaken on properties after the original survey was conducted. The vast majority of the changes were from Contributing to Altered-Contributing, mainly to call out minor alterations to a structure and ensure that the Survey was consistent in its identification of Altered-Contributors. In terms of the establishment and implementation of an HPOZ an Altered-Contributor is treated the same as a Contributor. Consequently, only eighteen (18) properties out of 1239 were re-classified as Non-Contributors, representing a little over 1% of surveyed parcels. These changes are so

insignificant that they do not result in any appreciable change to the percentage of Contributing structures in Windsor Square.

In addition to these designation changes, the Planning Department is recommending that the R3 zoned parcels be removed from the HPOZ. This would result in the elimination of the parcels along Westminster Avenue, the eastern half of Norton Avenue from 5th Street to 3rd Street, and a small section of the western half of Van Ness Avenue from 5th Street to 3rd Street. In this area, there are two large condominium/apartment complexes that take up an entire block on Westminster Avenue and Van Ness Avenue. Although there are several contributing structures in this area it lacks the historic integrity, architectural style, and period of significance of the remainder of Windsor Square, which is dominated by single-family period revival residences. There are thirteen (13) Non-Contributing properties in this area or approximately 37% of all properties. More importantly, the vast majority of land is dedicated to Non-Contributing condominium and apartment complexes. Approximately 474,000 square feet of land in the R3 zone is developed with Non-Contributors as compared to 105,000 square feet of land with Contributors. These Contributors are much smaller in scale and are scattered among Non-Contributors of various heights and styles. As a result, this area lacks the cohesiveness and historic integrity of the remainder of the proposed Windsor Square HPOZ.

Finally, the original Staff Report did not subtract properties that were removed from the HPOZ boundaries when reporting on the number of parcels within the proposed Windsor Square Historic Preservation Overlay Zone. Commercial properties and some multi-family properties around Norton Avenue and Wilshire Boulevard were removed from the HPOZ boundaries in 2004, resulting in the exclusion of thirty-five (35) properties, six (6) Contributors, thirteen (13) Altered-Contributors, and fifteen (15) Non-Contributors.

As a result of the re-study of the area and removal of seventy (70) properties from the HPOZ boundaries, the Survey comprises approximately 66 blocks with 1,169 parcels of which 1,046 were identified as contributing (over 89%) and 125 as non-contributing. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

(1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time;

(2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

(3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

The Survey concluded that the Windsor Square area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1910s and 1920s. Many contributing buildings retain their historic design features depicting the array of period revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, English Revival, and Craftsman. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles.

ENVIRONMENTAL REVIEW

The City Council originally adopted the ordinance establishing the Windsor Square Historic Preservation Overlay Zone subject to a General Exemption under CEQA. Since then, Department of City Planning staff has conducted considerable additional research and concluded that Categorical Exemptions Class 8 and 31 of the State CEQA Guidelines are appropriate and the exceptions to categorical exemptions do not apply. Categorical Exemption, Article 19, Section 15308, Class 8 “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment”. Categorical Exemption, Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior’s Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer”. A number of cities in California have used either or both of these categorical exemptions in the establishment of their historic districts. Pasadena, Berkeley, and Santa Rosa have used Class 8. Long Beach, San Diego, and Santa Monica have used Class 31 and Oakland has used both Class 8 and Class 31.

Staff has also evaluated both the environmental impact categories of the Initial Study Checklist Form and the assertions made by the petitioners in the Windsor Square Lawsuit.

Individual construction projects that are subject to the HPOZ and Plan are still required to go through project specific environmental review if required under CEQA. Thus, the establishment of an HPOZ does not supersede the California Environmental Quality Act, or other Los Angeles Municipal Code requirements.

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment”.

The certification of the Windsor Square Historic Resources Survey in conjunction with the establishment of a Historic Preservation Overlay Zone and Preservation Plan regulates construction activities to ensure the protection of a City historic resource: the Windsor Square neighborhood. In fact, the purpose of the proposed HPOZ is to prevent significant environmental impacts to a historic and cultural resource identified in the Wilshire Community Plan. Without regulation of construction activities in Windsor Square, the historic integrity of the neighborhood could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The design guidelines in the Windsor Square Preservation Plan are based upon Secretary of Interior’s Standards of Rehabilitation and provide guidance on the historically appropriate construction activities in order to ensure the continued preservation of the Windsor Square neighborhood. The use of Categorical Exemption Class 8 from the State CEQA Guidelines is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource.

State of California CEQA Guidelines, Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior’s Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer”.

The establishment of the Windsor Square HPOZ and Preservation Plan falls under Categorical Exemption Class 31 for historic resource restoration and rehabilitation. Construction projects within the Façade and Visible Area of the HPOZ would be reviewed for conformity with the Windsor Square Preservation Plan, which implements the Secretary of Interior's Standards for Rehabilitation. The Preservation Plan explicitly draws from the Secretary of Interior's Standards for Rehabilitation by calling for the preservation and repair of historic features and materials, before replacement. Whenever replacement of historic features is necessary due to deterioration, the Plan requires that new features match the original in size, shape, appearance, and material. For example, Section 8.3, Design Guidelines – Porches states "If porch elements are damaged, they should be repaired in place wherever possible, instead of being removed and replaced. If elements of the porch, such as decorative brackets or columns, must be replaced, replacement materials should match the originals in design and materials as closely as possible." This guideline conforms to the Secretary of Interior's Standards in that replacement features are to match the original in size, appearance, and whenever possible materials. The proposed HPOZ would effectively require projects to adhere to the Windsor Square Preservation Plan, which elaborates and clarifies the Secretary of Interior's Standards for Rehabilitation as it relates to the unique conditions of the Windsor Square neighborhood. This will protect Windsor Square from construction activities that could damage its historic integrity and ensure that maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction is conducted in a historically appropriate manner.

Exceptions to the Use of Categorical Exemptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project and determined that none of these exceptions apply as explained below:

Cumulative Impact - *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

There are no successive projects of the same type planned in the Windsor Square neighborhood. It should be noted that while the City is re-initiating the Windsor Square HPOZ and Preservation Plan, the original HPOZ and Preservation Plan has been repealed and is no longer in effect. Thus, the re-initiation of this project does not have any cumulative impact.

Moreover, the existing and pending HPOZs in the Wilshire Community Plan Area, where the proposed Windsor Square HPOZ is located, do not result in cumulative impacts. There are three adopted HPOZs in the Wilshire Community Plan Area: Carthay Circle, South Carthay, and Miracle Mile North and two pending HPOZs: Windsor Square and Hancock Park. The parcels of both adopted and pending HPOZs in the Wilshire Community Plan have generally been developed to the maximum zoning capacity. The vast majority of these lots located 709.5 out of 775 acres are located in Very Low II, Low I, and Low II land use designations, which are essentially single-family zones. The remaining 65.5 acres are located in Low Medium I, Low Medium II, and Medium, multiple-family zones. Of this multi-family HPOZ acreage, over half is designated Low Medium I and almost exclusively zoned R2 for two family dwellings. Like the single-family zones, the majority of these multiple family zoned lots are developed to capacity. Consequently, the cumulative impact of the HPOZ program on development within the Wilshire Community Plan Area is insignificant.

Significant Effect - *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances. Examples include projects which may affect scenic or historical resources.*

Just like the other twenty HPOZs in the City, the proposed Windsor Square HPOZ and Preservation Plan would not result in any potential environmental impacts, but rather through its design regulations would protect an identified historic resource. To ensure that the project will not have any significant impacts due to unusual circumstances that has not been considered, Planning Staff evaluated all categories on the Initial Study Checklist including: Aesthetics, Agricultural, Air Quality, Biological, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Circulation, Utilities, and Mandatory Findings of Significance. For example, the proposed HPOZ and Preservation Plan do not require the preservation of potentially hazardous materials such as lead-based paint or asbestos. The proposed HPOZ and Preservation Plan also do not require that potentially hazardous materials be removed from a property, nor do they require that structural components containing such hazardous materials as asbestos or lead based paints be preserved or restored. In fact, the Los Angeles Housing Department is working with twelve properties located within Historic Preservation Overlay Zones to safely remove or encapsulate lead-based paint. A written analysis considering unusual circumstances regarding any of these can be found in the section titled Additional Factual Support for a Categorical Exemption. appendix of this document.

Scenic Highway - *Projects that may result in damage to scenic resources within a duly designated scenic highway*

The proposed Windsor Square HPOZ does not contain any State or City designated scenic highway or parkway. Thus, the proposed Windsor Square HPOZ and Preservation Plan would not negatively impact scenic resources within a duly designated scenic highway. Rather the proposed HPOZ and Preservation Plan would protect the unique character of the neighborhood, which retains much of its original design, street grid pattern, and generous building setbacks.

Hazardous Waste Site - *Projects located on a site or facility listed pursuant to California Government Code 65962.5*

The Department of Toxic Substances Control (DTSC) has not listed any parcel in Windsor Square as a hazardous material site.

Historical Resources - *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The proposed project would not cause an adverse change in the significance of a historical resource as defined in State CEQA 15064.5; rather, the proposed project would protect identified historic structures through the Historic Preservation Overlay Zone (HPOZ). The proposed HPOZ would ensure that exterior work in the Façade and Visible Area of the proposed Windsor Square HPOZ is consistent with the Secretary of Interior Standards for Rehabilitation as clarified and elaborated in the proposed Preservation Plan and would require an additional level of review (prior to obtaining other Planning entitlements and building permits), so that new additions or alterations are conducted in a historically appropriate manner so that the historic integrity of the property and its environment is preserved.

ADDITIONAL FACTUAL SUPPORT FOR CATEGORICAL EXEMPTIONS

Planning staff considered all categories on the Initial Study Checklist and claims made by the petitioners and to demonstrate that no CEQA exceptions apply to the proposed Windsor Square HPOZ and Preservation Plan.

Aesthetics

This proposed HPOZ and Preservation Plan will have no aesthetic environmental effects. The project is located in a fully urbanized part of the city and there are no scenic vistas that would be impacted. Scenic vistas are generally defined as panoramic public views to natural features, including views of the ocean, striking or unusual natural terrain, or unique urban or historic features. Moreover, the project area does not contain any State or City designated scenic highway or parkway. Thus, the proposed Windsor Square HPOZ and Preservation Plan would not negatively impact these scenic resources, but would protect the unique character of the neighborhood, which, as one of the first planned communities in Los Angeles, retains much of its original design, street grid pattern, and generous building setbacks.

The establishment of the proposed HPOZ and governing preservation plan would ensure that maintenance, repair, rehabilitation, and restoration are conducted in a historically appropriate manner, consistent with the existing historic character of the Windsor Square neighborhood. Moreover, the proposed HPOZ would require that major additions and major alterations to contributing structures be reviewed and approved by the Director of Planning and demolitions of contributing structures be reviewed and approved by the Central Area Planning Commission. Thus, the proposed project would protect historically significant structures and the surrounding neighborhood from incompatible construction, which could substantially degrade the visual character of the site and neighborhood.

The establishment of the proposed HPOZ and preservation plan would not in itself result in new construction that could introduce a new source of substantial light. New construction in the proposed Windsor Square HPOZ through the preservation plan would be required to be compatible materials common to the neighborhood, which include wood siding, stucco, and non-reflective glass. Thus, glare, which is caused by the reflection of sunlight or other light sources by highly polished surfaces, would be minimized through the adoption of the HPOZ and preservation plan. Potential impacts from specific projects will be captured in project-specific environmental assessments.

Agricultural

The proposed project is located in a fully urbanized part of the city and there is no existing zoning for agricultural uses in the project area. Consequently, the proposed project does not contain any farmland or agricultural land that could potentially be impacted.

Air Quality

The proposed project would not conflict with or obstruct the implementation of the SCAQMD or congestion management plan, violate any air quality standard, or contribute substantially to an existing or projected air quality violation. There would not be cumulatively considerable net increases of any criteria pollutant for which the air basin is in non-attainment. Moreover, the proposed project would not expose any sensitive receptors to substantial pollutant concentrations, nor create any odors. Development that would occur under the proposed project would occur otherwise. The proposed project simply places regulations on exterior design. Therefore, any individual development proposal subject to discretionary approval would

still require project-specific environmental analysis. As a result, potential impacts from these projects would be captured through this analysis and mitigated accordingly.

Biological Resources

The proposed project is located in a fully urbanized area of the city. There will be no changes in conditions that could yield an incremental increase in potential impacts to any species identified as a candidate, sensitive, or special status species. There are no biological resources, including riparian habitat, other sensitive natural community or federally protected wetlands, native resident or migratory fish/wildlife species that would be impacted. The proposed project would not result in direct removal, filling, or hydrological interruption to any resource and there are no known local policies, habitat conservation plans, or ordinances protecting biological resources in the proposed project area. Thus, the proposed project would not affect any biological resources.

Cultural Resources

The proposed project would not cause an adverse change in significance of a historical resource as defined in State CEQA 15064.5. In fact, the proposed project would enhance the significance of certain historical resources as defined in State CEQA 15064.5, by protecting those structures deemed as "Contributing" through the Historic Preservation Overlay Zone (HPOZ). The proposed HPOZ would ensure that exterior work in the proposed Windsor Square HPOZ is consistent with the Secretary of Interior Standards for Rehabilitation as tailored and elaborated in the proposed preservation plan and would require an additional level of review (prior to obtaining other Planning entitlements and building permits), so that new additions or exterior alterations do not destroy historic materials, but preserve the historic integrity of the property and its environment.

The proposed project will not cause an adverse change in significance of an archaeological resource, paleontological resource, site, or unique geologic feature, or any human remains. Any individual project with a potential impact to archaeological or paleontological resources would be required to conduct project-specific environmental analysis.

Geology and Soils

The proposed project in and of itself will not pose any risks of human injury and property damage due to potential regional earthquakes. As is common in the Southern California region, there will be continued risks of human injury and property damage because of potential regional earthquakes, but none posed specifically by the proposed HPOZ and preservation plan. No Alquist-Priolo special study zone areas, designated by the state of California Division of Mines and Geology, are located within the Project Area. While generally the potential exists for geologic hazards due to geologic and seismic conditions in the project area, this specific project proposes no changes that would alter these conditions.

The project site is not in a state-designated liquefaction area. The project proposes no land use changes and thus there would be no changes in topography or surface relief features beyond what would otherwise occur. In fact, the proposed project discourages changes in topographical features that contribute to the historic significance of a community. In the proposed preservation plan, Section 10.2, Design Guidelines – Setting, Massing, and Orientation state, "Historic topography and continuity of grade between properties should be maintained". Moreover, the project area is an urbanized area and the majority of the land is developed and consequently, would not result in substantial soil erosion or loss of topsoil. The proposed Windsor Square HPOZ and Preservation Plan are not located within an area that is

considered a geologic unit or has unstable soil. All parcels within the proposed boundaries have access to sewers and wastewater disposal.

Hazards and Hazardous Materials

The proposed project would not result in the routine transport, use, production, or disposal of hazardous materials. The proposed HPOZ and Preservation Plan do not require the preservation of potentially hazardous materials such as lead-based paint or asbestos. In fact, the Los Angeles Housing Department is working with twelve properties located within Historic Preservation Overlay Zones to safely remove or encapsulate lead-based paint. Moreover, the proposed HPOZ and Preservation Plan also do not require that potentially hazardous materials be removed from a property, nor do they require that structural components containing such hazardous materials as asbestos or lead based paints be preserved or restored. Requirements such as these are the jurisdiction of the Building and Safety Department.

The proposed HPOZ and preservation plan would merely impose design regulations and would not involve the use of potentially hazardous materials that could create a significant public hazard through the accidental release of hazardous materials into the environment. Any individual project involving hazardous materials would be subject to project-specific environmental analysis and would be mitigated accordingly.

The Department of Toxic Substances Control (DTSC) has not listed any parcel in Windsor Square as a hazardous material site.

Some properties are located within a methane buffer zone common within the Wilshire Community Plan Area. Since the proposed HPOZ and preservation plan would not generate construction, but is rather regulatory in nature, there would not be an impact as a result of location within a methane buffer zone. Rather, individual development proposals would be subject to project-specific environmental analysis and any potential methane impacts would be evaluated at that time. The proposed project is not within an airport land use plan, or within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. The proposed project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed project is located in a fully urbanized area and would not expose people or structures to wildland fires.

Hydrology and Water Quality

The proposed project would not violate any water quality standards or waste discharge requirements, nor would it have a substantial impact on groundwater supplies or recharge. The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Moreover, the proposed project would not substantially alter the existing drainage pattern of the area. In fact, the proposed Preservation Plan exempts items that may facilitate proper drainage, such as downspouts and gutters, from review altogether.

The proposed project would not create or contribute to runoff water or substantially degrade water quality. The proposed project is not located within the 100- year flood plain as mapped on federal flood hazard boundary or flood insurance rate map or the flood hazard delineation map. Therefore, the proposed project does not place structures that would impede or redirect flows within a one hundred year flood plain.

The proposed project is not near a levee or dam, and thus would not threaten to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The proposed project is approximately 12 miles from the Pacific Ocean. Impacts due to seismic-related tidal phenomena are not of concern at such a

distance from the coastline. Thus, the proposed project would not cause inundation by seiche, tsunami, or mudflow. Individual development projects that could impact hydrology or water quality would be subject to project-specific environmental analysis and mitigated accordingly.

Land Use and Planning

The proposed HPOZ and Preservation Plan would merely impose design review regulations intended for the protection and preservation of the historic character of the Windsor Square community. The establishment of an HPOZ does not, in any way, impose any physical changes on any community and therefore would not physically divide the Windsor Square community neither within itself, nor from the surrounding communities.

The proposed project would not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project. A small portion of the proposed Windsor Square HPOZ falls within the boundaries of the Park Mile Specific plan, which also has a design review component. However, properties in the HPOZ are developed with single-family residences, which are expressly exempted from the provisions of the Park Mile Specific Plan. Therefore, the Park Mile Specific Plan and the Windsor Square HPOZ do not overlap or conflict.

The establishment of the proposed Windsor Square HPOZ and Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the City of Los Angeles General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the General Plan:

Conservation Element of the General Plan

Cultural and Historical Objective – to “protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes.”

Policy - to “continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.”

Adoption of the proposed HPOZ and preservation plan would require that the Director of Planning review and approve major modifications to contributing structures, major additions, and new infill construction. Demolitions of historically significant structures would be required to be reviewed and approved by the Central Area Planning Commission. Projects that negatively impact historically significant resources could be denied by the Director, thereby protecting these resources.

Housing Element of the General Plan

Objective 2.2 - to “maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible.”

Policy 2.2.1 - to “promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources.”

Through the proposed HPOZ and Preservation Plan, all major modifications, new construction, and demolitions are reviewed by the HPOZ Board. This HPOZ Board is composed of historic preservation professionals, contractors, and architects that can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

Objective 2.4, to “develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character.”

The proposed preservation plan establishes a clear and predictable set of design standards that will help preserve historically significant single and multiple-family housing and ensure that new infill construction will be compatible with the area’s architectural and historic character.

Objective 6.2, to identify and protect “architecturally and historically significant residences and neighborhoods.”

As a result of the Windsor Square Historic Resources Survey, which was prepared by a professional historic preservation consultant firm, all of the architecturally and historically significant structures within the proposed boundaries have been identified. Through the implementation of the HPOZ and preservation plan, these historically significant buildings and the neighborhoods in which they are located will be protected by regulating alterations, additions, or demolitions, which could negatively affect these historic resources.

The establishment of the proposed Windsor Square HPOZ is specifically called out in the goals and objectives of the Wilshire Community Plan, and therefore, is in substantial conformance with the purposes, intent, and provisions of the Wilshire Community Plan, a land use element of the General Plan. The establishment of the proposed HPOZ and Preservation Plan will be in conformity with public necessity, convenience, general welfare and good zoning practice because it implements the following goals and objectives of the Wilshire Community Plan:

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Program: Develop Historic Preservation Overlay Zones for the Windsor Square and Hancock Park neighborhoods, and other neighborhoods as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support;

The establishment of the proposed HPOZ for Windsor Square is specifically called out in the Wilshire Community Plan.

Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character.

Policy: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.

Program: Continue to apply the City’s zoning regulations, which provide for the documentation and establishment of the Historic Preservation Overlay Zones.

Through the Historic Resources Survey approximately 89% of the structures within the proposed HPOZ were identified as “Contributing” or historically significant. This Historic Resources Survey concluded that the Windsor Square area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1910s and 1920s. Many contributing buildings retain their historic design features depicting the array of period revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean

Revival, Tudor Revival, English Revival, and Craftsman. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. The proposed HPOZ and preservation plan would provide for the preservation and enhancement of Windsor Square, which has been documented as a distinct and historically significant neighborhood.

Objective 17-3: Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Support the creation and implementation of Hancock Park, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.

This objective in the Wilshire Community Plan also called for the creation and implementation of an HPOZ for the Windsor Square neighborhood.

There are no conservation plans or natural community conservation plans within the boundaries of the proposed Windsor Square HPOZ, nor within the boundaries of the Wilshire Community Plan.

Wilshire Community Plan **Planned Land Use Designations**

The Wilshire Community Plan Area includes three Historic Preservation Overlay Zones that are currently in effect. These three HPOZs are Carthay Circle, Miracle Mile North, and South Carthay. To effectively evaluate the potential impact of the proposed Windsor Square HPOZ on land use and planning, acreage and land use designations were also evaluated for the proposed Windsor Square and Hancock Park HPOZs.

The vast majority of acreage in an HPOZ within the Wilshire Community Plan is zoned for single family and therefore affects a very small percentage of the overall population. For example, 709.5 out of 775 HPOZ acres within the Wilshire Community Plan are located in Very Low II, Low I, and Low II land use designations, which are essentially single-family zones. The remaining 65.5 acres are located in Low Medium I, Low Medium II, and Medium or multiple-family zones. Of this multi-family HPOZ acreage, over half is designated Low Medium I and almost exclusively zoned R2 for two family dwellings. Because of the low density of these parcels, most have been fully developed; therefore the impact on housing and population is negligible.

Mineral Resources

The project site does not contain any known mineral resource and the project would not result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site. All individual development proposals would be subject to project-specific environmental analysis and any mineral resource impacts would be evaluated at that time.

Noise

The proposed project would not result in the exposure of persons to or generation of noise levels in excess of standard levels. Furthermore, the proposed project would not result in the

exposure of people to or generation of excessive ground borne vibration or ground borne noise levels or creates a substantial periodic or permanent increase in ambient noise levels. The proposed HPOZ and preservation plan is not located within an airport land use plan or in the vicinity of a private airstrip. Thus, there would not be impacts on any noise levels as a result of this project. Rather, individual projects would be subject to project-specific environmental analysis and any noise impacts would be evaluated at that time.

Population and Housing

The proposed Windsor Square HPOZ and Preservation Plan would not meaningfully impact the distribution of population and housing in the zone or Citywide. The proposed project does not specifically induce or limit development and the number of units or bedrooms would not be considered under design review. In the subject area, existing zoning already limits the development of new units on the majority of parcels. In the proposed Windsor Square HPOZ, additions not visible from the public thoroughfare are largely exempt from the HPOZ process altogether. Other types of regulated work to the exterior do not affect population or housing.

In Windsor Square, the vast majority of the subject area is zoned for single-family development (1208 parcels). Therefore the proposed HPOZ would not appreciably affect the (already limited) ability to add units and thereby affect the forecasted demographic patterns in the area. In areas where zoning allows additional units, projects would be reviewed according to the bulk, massing, design and material compatibility standards in the Preservation Plan. In most cases, projects can be modified to meet preservation standards as well as the applicant's project goals. Additional units in the rear yard are routinely approved in other Los Angeles historic districts, often up to the maximum zoning allowances. Moreover, Non-contributing structures may be demolished and replaced with more housing units than within the existing structure.

The majority of rear yard additions, which could also affect an area's population, would not be affected by the proposed HPOZ. The proposed Windsor Square Preservation Plan stipulates that rear additions and other work not affecting the visible street façade would be exempt from the HPOZ process altogether. On most area homes, this would allow for the construction of several bedrooms without delay or design restrictions. On the minority of smaller homes, where very large or second-story additions may not be exempt, plans would be reviewed according to their consistency in character with the given structure and surrounding environment. Given these exemption and visibility provisions, the Windsor Square HPOZ would be more permissive of rear yard development than in other HPOZs. However, even in similar single-family historic zones in Los Angeles without similar exemption provisions, like Miracle Mile North and Whitley Heights, city records show that more than 90% of all proposed additions and/or new construction applications have been approved through the HPOZ process³.

There is little expense or delay involved with the historic preservation review processes that might affect development or demographic patterns. Many rear yard projects in Windsor Square would be completely exempt from review, according to the provisions of the proposed Preservation Plan. Those projects not exempt but involving maintenance or repair are processed free of charge, without paperwork (beyond communicating the scope of work) and the review must be completed within 21 days. Larger development projects, including new construction, demolition or visible additions, require a Certificate of Appropriateness, which is processed with a 75-day timeline, at an approximately \$250 charge for completion of an application package. For large projects such as these, this represents a relatively small

³ The Department of City Planning reviewed all new construction and addition proposals in the Miracle Mile North and Whitley Heights HPOZ since 2001 (when computer records are available). It found that 27 of 29 proposals were approved.

additional cost of time and money and has not been shown to discourage potential applicants from pursuing their projects.

Public Services

The proposed project would not result in any new or physically altered governmental facilities and thus there would be no impacts associated with the provision of such facilities. All individual development proposals would be subject to project-specific environmental analysis and any impacts to public services facilities would be evaluated at that time.

Recreation

The project does not affect or include recreational facilities. All individual development proposals would be subject to project-specific environmental analysis and any recreational facilities would be evaluated at that time.

Transportation/Circulation

The proposed HPOZ and Preservation Plan would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system. The proposed project only pertains to the exterior design of structures. Any increases in traffic with new development that would otherwise occur and would not be caused by design review. All projects must comply with the relevant Los Angeles Municipal Code sections, including those pertaining to transportation and parking.

The proposed project would not exceed a level of service standard established by the county congestion management agency for designated roads or highways. The proposed project would not result in a change in air traffic patterns. Since the proposed HPOZ and preservation plan only pertain to private property, it would not affect street design, which could potentially increase traffic hazards. Moreover, the proposed HPOZ and preservation plan do not regulate use and thus, would not promote incompatible uses that could also increase traffic hazards. Emergency access and parking requirements would be subject to the provisions of the Los Angeles Municipal Code. Consequently, the proposed project would not supersede these code requirements and would not result in inadequate emergency access or parking capacity. All individual development proposals would still be subject to project-specific environmental analysis and any impacts to transportation or traffic would be evaluated at that time.

The proposed HPOZ and preservation plan does not regulate any public thoroughfare and does not include any guidelines that would conflict with adopted policies, plans or programs supporting alternative transportation.

Utilities

The proposed project would not encourage nor limit construction, but rather regulate the design of construction that would otherwise occur to ensure its compatibility with the neighborhood. Therefore, the proposed HPOZ and preservation Plan would not impact utilities and service systems. The proposed project would not exceed wastewater treatment requirements of the applicable regional water quality control board, nor require the construction of new water or wastewater treatment facilities. The proposed project would not require the construction of new storm water drainage facilities or expansion of existing facilities. The proposed project would not have an effect on water supplies, nor affect wastewater treatment. Moreover, the proposed project would not have any solid waste disposal needs or generate any solid waste disposal itself.

The proposed HPOZ and preservation plan do not discourage the use of energy efficiency technology, which could help reduce waste and dependence on utilities. For example, the Planning Department approved of the installation of solar panels on the Mayor's residence, which is located in the Windsor Square HPOZ. This approval was granted at the time that the Interim Control Ordinance was in effect, which operated much like other HPOZs. The proposed Windsor Square HPOZ and Preservation Plan are much less restrictive. In fact, the proposed project exempts solar panels from review altogether if not located within the façade and visible area. In addition, of the forty-five projects that were reviewed during the time the Windsor Square HPOZ was in effect, several planned on using energy efficient doors and windows and still received approval. Finally, the Secretary of Interior Guidelines for Rehabilitation, the centerpiece of the Preservation Plan includes guidelines for energy efficiency. These guidelines demonstrate that historic preservation and energy efficiency are not mutually exclusive.

Mandatory Findings of Significance

The proposed project would not substantially degrade environmental quality, substantially reduce fish or wildlife habitat, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The proposed project would not have an impact which is individually limited but cumulatively considerable. As highlighted above, all of the existing and proposed HPOZs in the Wilshire Community Plan predominantly impact single-family zones that are already developed to capacity. Of those HPOZs located in multiple-family zones, over half are in the R2 zone for two family dwellings. Again, these zones have been developed to capacity. This is not a cumulatively considerable impact. Moreover, the proposed HPOZ and preservation plan would only affect the exterior of existing structures and design of infill construction. It does not affect the underlying zoning. Thus, it is still possible to maximize the underlying zoning and adhere to the Secretary of Interior Standards for Rehabilitation.

The proposed project would not have environmental effects which could cause substantial adverse effects on human beings, either directly or indirectly as outlined before. Individual development projects would still be subject to environmental review and any potential environmental effects adverse to human beings, either directly or indirectly would be evaluated at that time.

FUTHER ANALYSIS IN RESPONSE TO THE WINDSOR SQAURE LAWSUIT

As a result of the Windsor Square lawsuit judgment, the City of Los Angeles Planning Staff has conducted a more thorough environmental analysis than is otherwise required to employ Categorical Exemptions. While most California jurisdictions simply cite the applicable Categorical Exemptions, City of Los Angeles Planning Staff also evaluated both the environmental categories of the Initial Study Checklist and the assertions made by the petitioner in the lawsuit.

1. *The added expense and delay related to the Historic Preservation Overlay Zone deters homeowners from making improvements and repairs to their home, and may force some to move elsewhere.*

The proposed Windsor Square Preservation Plan has been carefully drafted to streamline the review process so that approvals are granted quickly. In the proposed Windsor Square Preservation Plan, twenty types of projects are exempted from review altogether, including non-visible exterior work. Projects that involve maintenance, repairs, and/or restoration consistent with the preservation plan guidelines, drawn from the Secretary of Interior's Standards for Rehabilitation, are delegated to the Director of Planning for approval. In most cases, approvals for this type of work are granted on the same day staff is contacted. Only projects that could potentially impact a historic resource such as alterations to the front façade of a historically significant structure or new construction on a vacant lot would require more extensive review. However, these types of projects generally are already required to go through a more extensive plan check process, often requiring plans from a licensed architect or structural engineer. Thus, the imposition of the HPOZ process would not add much time or cost to the approval process. Moreover, the HPOZ ordinance has set time limits on the processing of HPOZ applications. With more extensive Certificate Work (Certificate of Appropriateness and Certificate of Compatibility), the Planning Department is required to render a determination within 75 days.

The Historic Preservation Overlay Zone and Preservation Plan are educational tools meant to help property owners achieve a particular project goal while preserving the character of their property. This guidance can often help these property owners save time and money. For example, an applicant in the Pico Union HPOZ applied to have five wood windows replaced with new vinyl windows, because the contractor told her the windows were no longer operable. The cost of the labor, window replacements, and the building permit was over \$2,000. After speaking with Planning Department Staff, the property owner learned that her window cords were broken: she, therefore did not require a building permit and the total cost was approximately \$500 for the labor of a carpenter. The four recommended treatments in the proposed Preservation Plan advocate that the easiest and most cost-effective methods are attempted first. In doing so, following the guidelines in the Preservation Plan often is the most cost effective rehabilitation solution.

There is no evidence that the imposition of an HPOZ deters homeowners from making improvements or repairs to their home. In fact, the case history of Windsor Square during the time that the HPOZ was in effect indicates that HPOZ did not serve as a deterrent. Since November of 2005, forty-five HPOZ cases were filed in Windsor Square, eighteen of which were considered major work. All of these cases were approved. In addition, approximately fifty types of exterior work were deemed exempt from HPOZ review and approved immediately.

Finally, many major studies, including well-known published studies in Texas, New York, and Pennsylvania, found that property values in areas with historic district designation increase on average between 5 percent and 20 percent. In addition, these studies have found that historic districts generally have lower owner turnover rates than comparable neighborhoods without this designation.

Historic preservation has been shown across the country to have positive economic effects on designated neighborhoods. A recent overview of nationwide research titled *Economics and Historic Preservation* by the Brookings Institution found that, "the economics literature clearly comes down in favor of a positive effect of historic districting on property values." A recent study in New York found "overall price appreciation from 1975 through 2002 was greater for houses inside historic districts. A Planning Department study of the Miracle Mile North HPOZ in Los Angeles showed that values in the historic zone have increased 28% more over the last 10-years, as compared with the zip code as a whole. Home values in the area also rose faster than an architecturally comparable district to the north⁴.

2. *There are less restrictive ways to limit "mansionization" and teardowns to preserve the neighborhood.*

According to the City of Los Angeles, the purpose of the HPOZ Ordinance (175,891) is to:

- "Protect and enhance the use of buildings, structures, natural features, and areas, which are reminders of the City's history, or which are unique and irreplaceable assist to the City and its neighborhoods, or which are worthy examples of past architectural styles;"
- "Develop and maintain the appropriate settings and environment to preserve these buildings, structures, landscaping, natural features, and areas;"
- "Enhance property values, stabilize neighborhoods and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;"
- "Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history;"
- "Promote the involvement of all aspects of the City's diverse neighborhoods in the historic preservation process; and"
- "To ensure that all procedures comply with the California Environmental Quality Act (CEQA)."

These goals do not state that the purpose of the HPOZ is to limit mansionization; rather, the core purpose of the HPOZ is to preserve the historic resource, the Windsor Square neighborhood. The Windsor Square Preservation Plan Mission Plan also states that its core purpose is historic preservation.

"The principal purpose of the Windsor Square Preservation Plan is to maintain and enhance the aesthetic appearance of, and preserve the historic architectural character of Windsor Square, as viewed from the public streets and sidewalks. The Preservation Plan is intended to assist in maintaining and enhancing the district, by insuring that irreversible or historically inappropriate changes are not made to the street facing facades of Contributing buildings and structures in the district, and that new infill buildings and structures are compatible with the historic fabric of the district in terms of architectural context, setting, and environment. Further, this Plan intends to balance historic preservation with the promotion of individual property rights."

Other city mansionization ordinances, including one that the City of Los Angeles is currently developing, merely limit bulk, massing, and the floor area ratio or lot coverage. These ordinances do nothing to address historic preservation, which is at the crux of an HPOZ. Without an HPOZ, the unique historic character of the neighborhood would not be protected. For instance, character-defining features such as stained glass windows or grand porches could be removed. A Tudor revival homes with steep roof pitches, brick detailing, and leaded glass

⁴ Using Zillow.com, the Department compared the gain in estimated market value between 1997 and 2006 between 22 Miracle Mile North properties and the 90036 zip code as a whole. Values in Miracle Mile North increased 449% versus 350% for the entire zip code. The comparable area to the north of Miracle Mike North is bounded by Melrose, Beverly, Gardner and Detroit and features homes of a similar size, age and architecture.

windows could be replaced with a stucco box home with vinyl windows and roughly the same size. This clearly would degrade the visual appearance of the neighborhood by removing what sets Windsor Square apart from other Los Angeles neighborhoods: its historically intact Period Revival architecture.

3. *The limits on expansions and additions deter larger families from living in the neighborhood, forcing them to live elsewhere.*

Neither the proposed Windsor Square HPOZ, nor the Preservation Plan places a limit on the size of expansions and additions. In fact, in the Windsor Square Preservation Plan work outside of the façade and visible area is completely exempt from review and could be as large as the homeowner desires as long as it complied with other City of Los Angeles regulations. Moreover, when the Windsor Square HPOZ was in place, three large additions averaging over 1287 square feet each and affecting the Façade and Visible area were approved. In two of these cases, these additions resulted in new second stories on homes that originally were single story. During the time the Windsor Square HPOZ was in effect no HPOZ applications were rejected.

4. *The limits imposed by the HPOZ and Preservation Plan inhibit environmental preservation by discouraging the removal of toxic lead paint and other lead-based construction materials and discouraging the use of energy-saving doors, windows, solar technology and other building materials.*

The proposed HPOZ and preservation plan do not discourage the use of energy efficiency technology. For example, the Planning Department approved of the installation of solar panels on the Mayoral residence, which is located in the Windsor Square HPOZ. This approval was granted at the time that the Interim Control Ordinance (ICO) was in effect, which operated much like other HPOZs. The proposed Windsor Square HPOZ and Preservation Plan is much less restrictive than the ICO and would have exempted this project from review altogether, because the solar panels were not located within the façade and visible area. Energy efficient doors and dual-glazed windows in the façade and visible area have been approved when the Windsor Square HPOZ was in effect. The Secretary of Interior Guidelines for Rehabilitation, the centerpiece of the Preservation Plan, includes guidelines for energy efficiency. These guidelines demonstrate that historic preservation and energy efficiency are not mutually exclusive. Finally, it should be noted that historic properties were built with energy efficiency in mind. Porches were often designed to save energy by shading the south and west sides of the house.

The proposed Windsor Square HPOZ and Preservation Plan do not prevent or impede the removal of potentially hazardous materials such as lead-based paint or asbestos. In fact, the Los Angeles Housing Department is actively working with twelve properties located within Historic Preservation Overlay Zones to safely remove or encapsulate lead-based paint. Moreover, in the proposed Windsor Square Preservation Plan paint is exempt from review altogether. Thus, a property owner can decide to remove or paint over lead-based paint in compliance with other Building & Safety Codes. Finally, it should be noted that emergency or hazardous conditions always supersede the HPOZ per the HPOZ ordinance, which states that "The correction of emergency or hazardous conditions where the Department of Building and Safety, Housing Department, or other enforcement agency has determined that emergency or hazardous conditions currently exist and the emergency or hazardous conditions must be corrected in the interest in public health, safety and welfare" are exempt from review.

5. The effects on density of restricting parcels zoned for multi-family uses.

The proposed Windsor Square HPOZ and Preservation Plan would not impact density by restricting development on multi-family zoned lots. In Windsor Square, the vast majority of the subject area is zoned for single-family development (1,118 out of 1,169 parcels). The remaining 51 parcels are zoned R2 for two family dwellings. Of these R2 zoned properties, only nine lots are not fully developed to this zone. Moreover, the regulations of an HPOZ do not specifically limit the number of units or bedrooms allowed on a property. It merely imposes design regulations on exterior work. As a result, it is possible to subdivide a property within an existing structure, thereby increasing the density. However, since it does not involve exterior alterations, it would be exempt from HPOZ review. For example, in the Pico Union HPOZ at 1421 Alvarado Terrace, a single-family structure was subdivided into 5 units. The HPOZ planner signed off on the permit as exempt since it does not involve any work to the exterior of the property.

6. The piecemeal effects of establishing numerous HPOZs throughout the City, including immediately adjacent to the Windsor Square without any environmental review.

Although the City of Los Angeles currently has twenty-one HPOZs, all of these HPOZs combined only affect approximately 14,000 parcels, a little over 1.5% of the approximately 880,000 parcels within the City.

In the Wilshire Community Plan, where there is a greater concentration of HPOZs with three existing and two proposed HPOZs totaling nearly 5,000 parcels. The parcels in the Wilshire Community Plan that would be affected generally have been developed to the maximum zoning capacity. The vast majority of lots located within an HPOZ in the Wilshire Community Plan, 709.5 out of 775 acres are located in Very Low II, Low I, and Low II land use designations, which are essentially single-family zones. The remaining 65.5 acres are located in Low Medium I, Low Medium II, and Medium, multiple-family zones. Of this multi-family HPOZ acreage, over half is designated Low Medium I and almost exclusively zoned R2 for two family dwellings. Like the single-family zones, the majority of these multiple family zoned lots are developed to capacity. Consequently, the cumulative impact of the HPOZ program within the entire City and within the Wilshire Community Plan Area is insignificant.

While the City of Los Angeles does have a substantial preservation program, which includes the establishment of historic districts, it is not the only California city to do so. As historic preservation becomes more popular nationally, a greater number of cities are establishing historic districts. A number of cities in California have established historic districts, determining that their establishment is categorically exempt from the California Environmental Quality Act. Pasadena, Berkeley, and Santa Rosa have used Categorical Exemption Class 8. Long Beach, San Diego, and Santa Monica used Categorical Exemption Class 31 and Oakland used both Class 8 and Class 31 Categorical Exemptions. Cities such as San Diego and Long Beach have multiple historic districts affecting approximately the same percentage of properties as Los Angeles and have used categorical exemptions for their entire historic district program.

Windsor Square Historic Resources Survey

List of Re-Classified Properties

(Revised at Cultural Heritage Commission March 1, 2007 Meeting)

#	Address	Direction	Street	Original Designation	New Designation
1	4464-4468	W.	4th	Non-Contributor	Altered Contributor
2	4205	W.	6th	Altered Contributor	Non-Contributor
3	4518	W.	6th	Contributor	Non-Contributor
4	122	N.	Arden	Contributor	Altered Contributor
5	141	N.	Arden	Altered Contributor	Non-Contributor
6	142	N.	Arden	Contributor	Altered Contributor
7	146	N.	Arden	Contributor	Altered Contributor
8	151	N.	Arden	Contributor	Altered Contributor
9	217	N.	Arden	Contributor	Altered Contributor
10	100	S.	Arden	Altered Contributor	Non-Contributor
11	106	S.	Arden	Contributor	Non-Contributor
12	123	S.	Arden	Contributor	Altered Contributor
13	132	S.	Arden	Contributor	Altered Contributor
14	141	S.	Arden	Contributor	Altered Contributor
15	157	S.	Arden	Contributor	Altered Contributor
16	161	S.	Arden	Contributor	Altered Contributor
17	215	N.	Arden	Contributor	Altered Contributor
18	220	S.	Arden	Contributor	Altered Contributor
19	354	S.	Arden	Contributor	Altered Contributor
20	519	S.	Arden	Contributor	Altered Contributor
21	549	S.	Arden	Contributor	Altered Contributor
22	101	N.	Beachwood	Contributor	Altered Contributor
23	202	N.	Beachwood	Contributor	Altered Contributor
24	212	N.	Beachwood	Contributor	Altered Contributor
25	216	N.	Beachwood	Contributor	Altered Contributor
26	221	N.	Beachwood	Contributor	Altered Contributor
27	145	S.	Beachwood	Contributor	Altered Contributor
28	153	S.	Beachwood	Contributor	Altered Contributor
29	101	N.	Gower	Contributor	Altered Contributor
30	109	N.	Gower	Contributor	Altered Contributor
31	156	N.	Gower	Contributor	Altered Contributor
32	215	N.	Gower	Contributor	Altered Contributor
33	212-214	N.	Irving	Contributor	Altered Contributor
34	225-227	N.	Irving	Contributor	Altered Contributor
35	220	S.	Irving	Contributor	Altered Contributor
36	248	S.	Irving	Contributor	Altered Contributor
37	255	S.	Irving	Contributor	Altered Contributor
38	311	S.	Irving	Contributor	Altered Contributor
39	321	S.	Irving	Altered Contributor	Contributor
40	343	S.	Irving	Contributor	Altered Contributor
41	434	S.	Irving	Contributor	Altered Contributor
42	445	S.	Irving	Contributor	Altered Contributor
43	505	S.	Irving	Contributor	Altered Contributor
44	154	S.	Larchmont	Contributor	Altered Contributor
45	163	S.	Larchmont	Contributor	Altered Contributor
46	244	S.	Larchmont	Contributor	Altered Contributor
47	260		Lorraine	Contributor	Altered Contributor
48	340		Lorraine	Contributor	Non-Contributor
49	612		Lorraine	Contributor	Altered Contributor

Windsor Square Historic Resources Survey
List of Re-Classified Properties
(Revised at Cultural Heritage Commission March 1, 2007 Meeting)

#	Address	Direction	Street	Original Designation	New Designation
50	621		Lorraine	Contributor	Altered Contributor
51	112	N.	Lucerne	Contributor	Altered Contributor
52	137	N.	Lucerne	Contributor	Altered Contributor
53	206	N.	Lucerne	Contributor	Altered Contributor
54	226	N.	Lucerne	Contributor	Altered Contributor
55	100	S.	Lucerne	Altered Contributor	Non-Contributor
56	101	S.	Lucerne	Contributor	Altered Contributor
57	116	S.	Lucerne	Contributor	Altered Contributor
58	163	S.	Lucerne	Altered Contributor	Non-Contributor
59	244	S.	Lucerne	Altered Contributor	Non-Contributor
60	409	S.	Lucerne	Contributor	Altered Contributor
61	520	S.	Lucerne	Contributor	Altered Contributor
62	549	S.	Lucerne	Contributor	Altered Contributor
63	129	N.	Norton	Contributor	Altered Contributor
64	132	N.	Norton	Contributor	Altered Contributor
65	153	S.	Norton	Contributor	Altered Contributor
66	216	S.	Norton	Contributor	Altered Contributor
67	227	S.	Norton	Altered Contributor	Non-Contributor
68	233	S.	Norton	Altered Contributor	Contributor
69	316	S.	Norton	Contributor	Altered Contributor
70	317	S.	Norton	Contributor	Altered Contributor
71	507	S.	Norton	Contributor	Altered Contributor
72	562	S.	Norton	Altered Contributor	Non-Contributor
73	215	N.	Plymouth	Altered Contributor	Non-Contributor
74	220	N.	Plymouth	Contributor	Altered Contributor
75	221	N.	Plymouth	Altered Contributor	Non-Contributor
76	114	S.	Plymouth	Altered Contributor	Contributor
77	147	S.	Plymouth	Contributor	Altered Contributor
78	245	S.	Plymouth	Contributor	Contributor
79	303	S.	Plymouth	Contributor	Altered Contributor
80	322	S.	Plymouth	Contributor	Altered Contributor
81	504	S.	Plymouth	Contributor	Altered Contributor
82	528	S.	Plymouth	Contributor	Altered Contributor
83	552	S.	Plymouth	Contributor	Altered Contributor
84	122	S.	Van Ness	Contributor	Altered Contributor
85	135	S.	Van Ness	Contributor	Altered Contributor
86	238	S.	Van Ness	Contributor	Altered Contributor
87	245	S.	Van Ness	Contributor	Altered Contributor
88	327	S.	Van Ness	Contributor	Altered Contributor
89	416	S.	Van Ness	Contributor	Altered Contributor
90	420	S.	Van Ness	Contributor	Altered Contributor
91	511	S.	Van Ness	Contributor	Altered Contributor
92	522	S.	Van Ness	Altered Contributor	Non-Contributor
93	548	S.	Van Ness	Contributor	Altered Contributor
94	340-342	S.	Van Ness	Contributor	Altered Contributor
95	406-408	S.	Van Ness	Contributor	Altered Contributor
96	426-426 3/4	S.	Van Ness	Contributor	Altered Contributor
97	440-444	S.	Van Ness	Altered Contributor	Non-Contributor

EXHIBIT E-4**Windsor Square Historic Resources Survey****List of Re-Classified Properties***(Revised at Cultural Heritage Commission March 1, 2007 Meeting)*

#	Address	Direction	Street	Original Designation	New Designation
98	346		Westminster	Contributor	Altered Contributor
99	111	N.	Windsor	Contributor	Non-Contributor
100	153	N.	Windsor	Contributor	Altered Contributor
101	207	N.	Windsor	Contributor	Non-Contributor
102	248	N.	Windsor	Contributor	Altered Contributor
103	125	S.	Windsor	Contributor	Altered Contributor
104	157	S.	Windsor	Contributor	Non-Contributor
105	241	S.	Windsor	Contributor	Altered Contributor
106	445	S.	Windsor	Contributor	Altered Contributor

Address Errors

4250 W. 6th Street

215 S. Arden Blvd.

145 S. Plymouth Blvd.

Correct Address

4205 W. 6th Street

215 N. Arden Blvd.

147 S. Plymouth Blvd.

NO CHANGE IN DESIGNATION:

245 S. Plymouth Blvd.