



ANAHEIM COLONY
HISTORIC DISTRICT
PRESERVATION PLAN
1999



INTRODUCTION

The Anaheim Colony Historic District was established on October 21, 1997 by Anaheim City Council Resolution No. 97R-194, one hundred and forty years after Anaheim was founded in 1857. More than 1,100 buildings are on the Qualified Historic Structures List and are deemed “contributors” to the District. These buildings were chosen either for the original architectural character of their specific time period or for the histories of the people who once lived in them.



A Victorian reconstruction at 900 E. Cypress Street (1882)
(See also page 30)

Historic *preservation* is vital to maintaining the community’s character and identity. *Preservation* * of *historic resources* fosters civic and neighborhood pride, forms the basis for a unique community identity, and enhances the visual character of the City. Historic *preservation* has been shown to improve property values within historic areas.

Maintaining and *reusing* historic structures conserves building materials and energy resources. *Preservation* also serves as a tool in comprehensive planning efforts.



A Spanish Colonial style at 601 N. Clementine Street (1928)

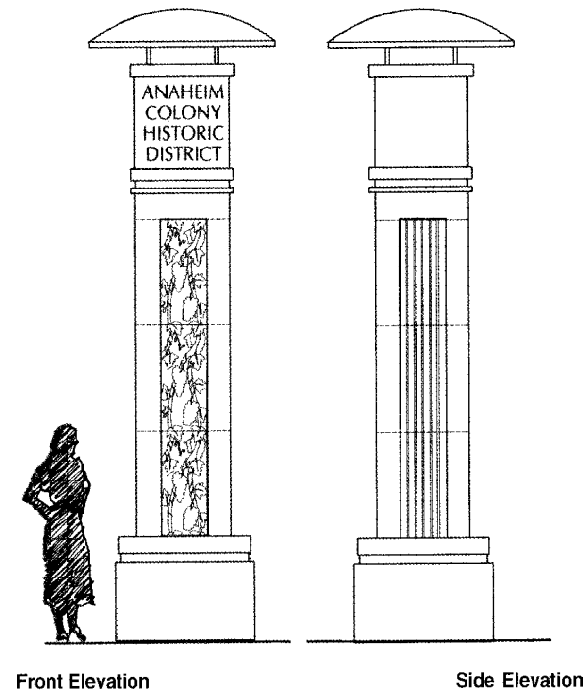
The Historic Preservation Plan, with basic guidelines, encourages property owners to take special care in preserving, protecting, or enhancing these historic buildings. While the guidelines are not mandatory, the Preservation Plan will help homeowners understand why any alteration or addition should reflect the historic fabric or features of the building. Homeowners are encouraged to undertake any alterations in accordance with these guidelines, and seek financial assistance, incentives, or *preservation* resources made available by City Staff, preservationists, and neighbors within the District.

* The words *italicized* in this Preservation Plan are defined in the Glossary

GOALS AND OBJECTIVES

The goals and objectives of the Preservation Plan are:

1. To promote the importance of preserving and protecting historic buildings in order to enhance the architectural integrity of the District.
2. To promote a design approach that reflects the City's architectural diversity as opposed to the growing trend toward architectural homogeneity in new construction; commit to recapturing and maintaining a "village" character (comprised of residential and commercial uses) and pedestrian friendly environment; retain designated and potentially significant historic neighborhoods.
3. To provide basic design principles and assistance to property owners so as to avoid alterations and additions that do not reflect the unique features of their historic home.
4. To educate property owners as to why being on the Qualified Historic Structures List is important and beneficial to the property values of their homes and surrounding neighborhoods.
5. To provide and assist property owners with incentives that may be available such as financial resources and technical assistance. See Assistance to Property Owners page, 27.
6. To educate property owners as to the importance of receiving a *Certificate of Recognition* upon compliance with the Anaheim Colony Historic District Preservation Plan.
7. To stimulate the economic health of the area and enhance property values by encouraging investment and new construction that is compatible with the scale, style, and character of the neighborhoods within the District.
8. To avoid demolition, inappropriate alteration, and neglect of houses that contribute to the character of the District.
9. To retain historic street patterns, landscape features, and pedestrian friendly amenities. To identify and maintain public views from parks and other publicly owned properties.
10. To assist and encourage *preservation* activities, public involvement, and awareness in the *preservation* process, such as house tours and newsletters.
11. To develop a plaque program for the identification of designated landmarks and districts.
12. To provide an opportunity for property owners within neighborhoods to propose more specific standards for the *preservation* of their historic homes.



Historic monument
Concept sketch of historic monument



ACKNOWLEDGMENTS



ANAHEIM CITY COUNCIL

Tom Daly	Mayor
Shirley McCracken	Mayor Pro Tem
Tom Tait	Council Member
Frank Feldhaus	Council Member
Lucille Kring	Council Member

ADMINISTRATION

James D. Ruth	City Manager
Elisa Stipkovich	Community Development Executive Director
Richard Bruckner	Community Development Deputy Executive Director
Brad Hobson	Redevelopment Manager
Bertha Chavoya	Housing Manager
Brent Schultz	Redevelopment / Housing Development Manager
Phyllis Mueller	Neighborhood Development Coordinator
Joel Fick	Planning Department Planning Director
Greg Hastings	Zoning Division Manager Planning Department

HISTORIC PRESERVATION COMMITTEE

Mitchell Caldwell	Chairperson
Phyllis Boydston	Judy Olesen
Micky Caldwell	Brad Pettigrew
Gail Eastman	Bob Renzo
Ron Eastman	Patty Rodriguez
Barbara Gonzalez	Jennifer Tucker
Alone Larsen	Mike Tucker

REDEVELOPMENT & HOUSING COMMISSION

John Karczynski	Chairperson
Mary Ruth Pinson	
Constantine Proussalis	
Katherine Tikker	
Jan Wohlwend	
Donald Yvaska	
David Romero	

PLANNING COMMISSION

Steve Bristol	Chairperson
Paul Bostwick	
Phyllis Boydston	
Alden Esping	
John Koos	
Robert Napoles	

CONSULTANTS

Architechural Resources Group	San Francisco
Historic Resources Group	Hollywood

PHOTOGRAPHY & GRAPHIC ART

Gail Eastman	Photography
Michael L. Welch	Photography
Glenna Mazurowski	Graphic Art

COVER PHOTO: *A Spanish Colonial at 900 W. Broadway
(1921)*

ANAHEIM COLONY HISTORIC DISTRICT PRESERVATION PLAN

TABLE OF CONTENTS

INTRODUCTION	1	Vine Plantings	25
GOALS AND OBJECTIVES	2	Lawns	
ACKNOWLEDGMENTS	3	Fencing	
HISTORIC SIGNIFICANCE	5	Front Yard Fences	
Public, Institutional and Commercial Buildings. . .	8	Side Yard and Rear Yard Fences	26
DESCRIPTION	10	Public Landscape Guidelines	
Contributing Houses		Streetscape Guidelines	27
Non Contributing Houses			
DESIGN CONSULTATION PROCESS	11	ASSISTANCE TO PROPERTY OWNERS	
Purpose and Intent		City Programs	
Items Subject to Review		Other Programs	28
Items Not Subject to Review	12	State Historical Building Code	
Issuance of Certificate of Recognition		Mills Act	
Demolition Process		SUGGESTED READING	29
DESIGN GUIDELINES	14	Anaheim Sources	
Residential Rehabilitation Standards		National Park Service Publications	30
General Rehabilitation Principals	15	Other References	
Wood Features	16	GLOSSARY OF TERMS	31
Roofs	17		
Porches	18	APPENDIX A	
Doors and Entrances	19	List of Qualified Historic Structures	
Windows	20		
Colors	21	APPENDIX B	
Additions and New Accessory Buildings	22	Anaheim Colony Historic District Map and Quadrants	
New Construction	23		
Residential Landscape Guidelines		APPENDIX C	
Trees	24	Historic Preservation Information and Contacts	
Shrubs			
Landscape Colors			

HISTORIC SIGNIFICANCE

The Anaheim Colony Historic District, with the original boundaries of North, South, East, and West Streets, still retains numerous historic structures within its neighborhoods and reflects the architectural time line of Anaheim's past.

In 1857, the Los Angeles Vineyard Society, represented by Mr. George Hansen, purchased 1,165 acres of land from Juan Pacifico Ontiveros. In the same year, Mr. Hansen built a small redwood dwelling now called the "Mother Colony House." He went on to subdivide the land of Anaheim into vineyards and house lots, build irrigation canals, and supervise the planting of 400,000 grape vines.



**The Mother Colony House at 414 N. West Street (1857)
Originally located at 235 N. Los Angeles Street**



A Queen Anne Revival Cottage at 312 E. Broadway (1893)

The arrival of the Southern Pacific Railway in 1875, with its vital linkage to other towns and states, provided transportation of wood products and other natural materials for the construction of housing. Anaheim's neighborhoods began to flourish, first with simply built cottages and later more elaborate housing that reflected the Victorian Era with Italianate and Queen Anne Revival architecture. These houses were designed with formal and genteel forms of decoration. The picturesque style of Queen Anne, which soon became the popular choice for Anaheim's wealthy merchants, made use of intricate detailing, *sawnwork* and decorative elements such as *ball and spindle* embellishments, lace-like *brackets*, and *dentils*.

During this same time period, architects also began designing homes that illustrated interest in examining America's past. Slender classical *columns*, *fanlights*, and *hipped roofs* were some of the identifying features of the Colonial Revival housing built through the turn of the century.



A Colonial Revival at 198 N. Vintage Lane (1907)
Originally at 140 S. Philadelphia Street

Anaheim's wine industry flourished during the early years. However, in 1885 the vines were stricken with disease and the profitable wine industry was destroyed. Soon after, the enterprising colonists recovered by replacing the vineyards with orange trees, and citrus replaced grapes as the leading agricultural industry in Anaheim.



Orange Crate Label Circa 1920s

Following the Colonial Revival style of architecture was Mission Revival. Interest in California's early history led to buildings being designed that mimicked the California missions, with use of *parapet* walls, bell towers, red tile roofs, and rows of *arched* openings. Although many homes were built in this style, Mission Revival saw its greatest expression in public buildings. Schools, libraries, railway stations and hotels were constructed throughout the state, with a few examples of this uniquely California style of architecture still present in the Colony.



Mission Revival Union Pacific Railway station Circa 1923 at 100 S. Atchison St.

As the Prairie School looked to Chicago and Frank Lloyd Wright for inspiration, the Arts and Crafts Movement, having originated in England, now became popular here in California when Pasadena architects Greene and Greene began designing houses that were a return to a more natural and healthy environment.



A Prairie School style at 809 W. Broadway (1919)

These Craftsman homes with use of *river stone*, *clinker brick* and natural wood, were built with regard to California's mild weather. *Porches*, *pergolas* and *casement windows* let in breeze and *light*. Extensive publicity in various architectural magazines led to publication of "pattern books," offering plans for Craftsman bungalows.



A Two Story Craftsman at 503 N. Zeyn Street (1915)

Fewer houses were built in the 1930s but the French Eclectic and English Tudor style of housing became a popular choice. Architects designed homes with steeply *pitched* roofs, castle-like features, and *half-timbering*, creating charming replicas of European structures.



A French Eclectic at 410 S. Ohio Street (1928)

The booming orange industry, along with the growing of lemons, walnuts, and chili peppers (now known as the "Anaheim Chili") promised continued success for Anaheim during the 1920s. This prosperous enthusiasm spilled over into the Spanish Eclectic style of housing. The use of fanciful ornamentation, creative floor plans, and courtyards was inspired by architects who looked to a broader, Spanish influence of ideas, incorporating Byzantine, Moorish and Renaissance features, with the use of curved doors, spiral *columns*, *pilasters* and patterned tiles.



A Spanish Eclectic at 300 N. Janss Street (1937)



An English Tudor at 808 W. Broadway (1934)

The Colony's first modern housing tract, with identical floor plans but slightly different *facade* details, can be found in the 500 block of South Illinois Street. This group of twenty homes built in 1923 represents the Spanish Colonial style. It was a typical working class neighborhood of the era and its architectural integrity is still very much intact.



A 1930s Ranch Style at 531 S. Dickel (1937)

Orange and walnut orchards and chili pepper fields soon gave way to housing developments in the late 1940s, when there was a dramatic surge in population. Ranch style homes with low *pitch* roofs and broad rambling *facades*, flourished along with the closely related split level style of housing.

Many varied and rich examples of historic architecture can be discovered when walking or driving through the Anaheim Colony Historic District. These structures have an architectural legacy as well as the history of the people who once lived in them.

We remain linked to 1857 and all the decades that followed. Our goal now is to preserve, protect, and enhance the historic characteristics of our neighborhoods in the decades to come.

PUBLIC, INSTITUTIONAL AND COMMERCIAL BUILDINGS

Over the years, natural disasters, changes in the City's economic base, and attitude toward *preservation* have all affected the City's building stock. Early commercial, public, and institutional buildings survive in much fewer numbers than residential structures, owing in part to the demolition of many buildings in the old downtown area during the 1970s and 1980s.

Among the few churches that survive from Anaheim's early years of development are the oldest Protestant church in Orange County at the corner of Cypress and Claudina Streets and the Carpenter Gothic style St. Michael's Episcopal Church at 311 W. South Street.



A Victorian with Craftsman and Colonial Revival characteristics at 129 E. Cypress/ 301 N. Claudina Streets (1876)

Typical of early apartments in the City are two found on Broadway near the old downtown. Both define their respective corners and serve as reminders of the quality of the City's former small-scale multi-family housing.



Apartments combine Classical *Columns* with Craftsman characteristics at 324 E. Broadway (1922)

A popular alternative to apartment living during the 1920s was the bungalow court. Individual bungalows or duplexes were built around a grassy courtyard. In Craftsman or *Pueblo* style, they are treasures that can be found nestled within single family neighborhoods throughout the district.



Pueblo Style Bungalows at 709 N. Lemon Street (1926)



Citrus packing house at 454 S. Anaheim Boulevard (1919)

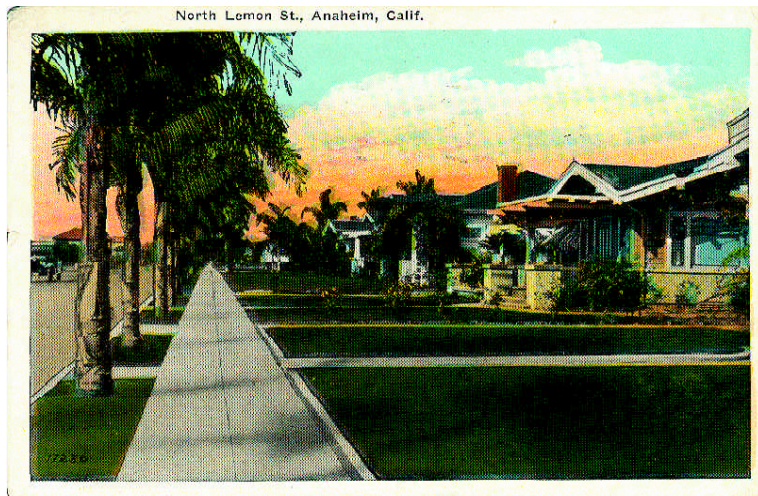
Among the most notable remaining commercial examples are the Kraemer Building and the Carnegie Library (both on the *National Register of Historic Places*). The Mission Revival style citrus packing house is one of a shrinking number in Orange County and remains a highly visible reminder of Anaheim's past place in the citrus industry.



DESCRIPTION



The Anaheim Colony Historic District boundaries are South Street to the south, North Street to the north, West Street to the west, and East Street to the east. The District contains a mixture of land uses, including single and multiple-family housing, commercial retail and office buildings, industrial facilities, public parks, churches, schools, the City Hall offices, and other public buildings. A survey conducted by members of the Historic Preservation Committee identified over 1,100 houses within the boundaries of the District which are culturally, architecturally, and/or historically significant. Those houses were adopted by the City Council on October 21, 1997, as the List of Qualified Historic Structures (see Appendix A). The District includes modest homes and individually distinctive homes that collectively create spectacular neighborhoods which reflect a past era.



The block of North Lemon Street illustrated in this vintage post card Circa 1915 is located in the Anaheim Colony Historic District.

CONTRIBUTING HOUSES

The Preservation Plan discusses houses in terms of contributing and noncontributing to the character of the District. Contributors are buildings that retain their historic character. Non-contributors are buildings that, due to alterations and/or additions, no longer reflect the original historical character, or that were built outside of the District's time period of historic significance. Those houses on the List of Qualified Historic Structures are considered contributors to the character of the District.

1. Houses within the District which are listed in the National Register of Historic Places are contributing. Houses are eligible to be added to the List of Qualified Historic Structures, and thereby considered contributing, if they were originally constructed prior to 1949, and are, either in original condition or properly rehabilitated.
2. Houses may be deleted from the List of Qualified Historic Structures if there is evidence that they were included by error and/or they have lost their architectural integrity.
3. The List of Qualified Historic Structures may be amended from time to time for administrative reasons such as demolitions or corrections. Additions to the list may be made administratively as long as the building was built before 1949, and is architecturally, historically, and/or culturally significant. Any substantive change in these criteria would require action by the City Council for addition or deletion of houses to the list.

NON-CONTRIBUTING HOUSES

Houses not on the List of Qualified Historic Structures are considered non-contributors to the character of the District. Noncontributing houses may be added to the list if they were originally constructed prior to 1949, and are, either in original condition or properly rehabilitated.

DESIGN CONSULTATION PROCESS

PURPOSE AND INTENT

The purpose and intent of the design consultation process is to assist property owners in developing *rehabilitation* plans for their historic homes which conform with the goals and objectives of the Preservation Plan. As part of the plan check process and/or issuance of a building permit or application for discretionary action, Building Division and Zoning Division staff will determine whether the permit applications are subject to the Preservation Plan. If so, applicants will be referred to the City staff to discuss their plans. Applicants are encouraged to meet with the City staff before *rehabilitation* plans are formulated, as this can assist the homeowner in expediting the process. The City staff is trained in historic *rehabilitation*, has resources and materials, and has access to consultants and architects.

The design consultation process is as follows:

1. The homeowner applies for a building permit.
2. If the building is identified on the List of Qualified Historic Structures, the City staff explains the benefits of the Preservation Plan and how to preserve the architectural integrity and value of their home.
3. Owners who comply with the recommendations in this document will be given a Certificate of Recognition and may be eligible for incentives (See pages 27 and 28).

Within the District, the City staff may recommend reasonable design-related solutions if staff finds that a proposal for alteration, new construction, or demolition is inconsistent with the Preservation Plan and with the historic architectural qualities of the District. Design-related solutions suggested by the City staff are not mandatory, but are strongly recommended to encourage sensitive *rehabilitation* projects. If the *rehabilitation* project is funded through City programs, then the standards will apply. Also, homeowners who comply with the standards have the option to use the *State Historical Building Code*, which can provide greater flexibility in completing a *rehabilitation* project.

ITEMS SUBJECT TO REVIEW

The following items, **if visible** from the public right-of-way, are subject to review:

1. Additions that exceed the height of the existing roof ridge.
2. Replacement of, or alterations to, windows and doors; changes to openings for windows and doors; installation of new skylights, windows, and door grills.
3. Exterior lighting fixtures.
4. Replacement of, or alterations to, materials (including *siding* and trim) on exterior walls, chimneys, *porches*, and foundations.
5. Changes to roofing, including materials and changes to the installation pattern of roofing *shingles* or tiles.
6. Front and side yard fences and walls (including retaining walls).
7. Mechanical equipment in front of houses or on roofs (including solar collectors).
8. Demolition of ancillary structures such as sheds, guest houses, patio covers or carports.
9. Demolition of garages; alterations to existing garages; construction of new garages.
10. *Rehabilitation* of historic features.
11. Additions, removals or major alterations to *porches* and railing attached to them.
12. Additions or major alterations to the front or side *elevations* of a house.
13. New construction.
14. Relocation of houses and other structures.

ITEMS NOT SUBJECT TO REVIEW

The following items are not subject to review in maintaining the historic nature of the District:

1. Exterior alterations not visible from the public right-of-way (including those visible from a public alley).
2. Routine maintenance and minor repairs.
3. All interior alterations.
4. Flat concrete work (including driveways and walkways).
5. Rear yard fences (where such fencing is not adjacent to a public street).

Although these are only guidelines, all projects must comply with the City building code, or the State Historic Building Code, and the City zoning code.

The owners of non-contributing houses are also encouraged to take advantage of these services and potential financial benefits resulting from enhancing the value of the District.

ISSUANCE OF CERTIFICATE OF RECOGNITION

A Certificate of Recognition will be issued to the homeowner by the City staff on projects which comply with the Anaheim Colony Historic District Preservation Plan. Homeowners who receive Certificates are eligible to apply for additional technical and financial assistance from the City. The City staff is available to meet with homeowners and discuss how a project can qualify for the issuance of a Certificate.

DEMOLITION REVIEW PROCESS

The demolition review process has been established to preserve Anaheim's cultural and architectural history. For this reason, a specific demolition process has been established. This section applies to all houses identified as contributing to the District listed in Appendix A.

Exception: This process is not intended to apply to demolitions ordered by the Building Division Official or Fire Chief of the City of Anaheim to remedy conditions determined to be dangerous to life, health, safety, or property.



Endangered "Hatfield" house at 411 N. Anaheim Boulevard (1906)

Prior to issuance of a demolition permit, the property owner shall perform the following tasks:

1. File a 60-day “Notice of Intent to Demolish” application with the Building Division of the Planning Department. The application, once received by the Building Division, shall be forwarded to the appropriate organizations and interested individuals.



“Hatfield” house relocated in 1998 to 500 N. Rose Street for preservation

2. Post a “Notice of Intent to Demolish” on the property. (The City may assist with this action.)
3. Offer the house to any individual or organization who would relocate and preserve it.

Interested parties have 60 days from the date of the “notice of intent to demolish” to develop a plan to preserve the house either on site or at an appropriate new location.

It will be incumbent on the interested party to propose an acceptable alternative to the homeowner which may include purchasing the property and house or moving the house to another property.

If no alternative is identified as being acceptable to the property owner after the 60-day notice period expires, a demolition permit may be issued.



Historic house in the Kroeger/Melrose District saved from demolition and preserved as single family home. Relocated from 308 N. Olive Street for renovation.

After renovation



Craftsman Style house at 123 S. Melrose Street
(1914)



DESIGN GUIDELINES



These guidelines are intended to assist property owners in the maintenance, *preservation*, and *restoration* of their historic houses. These guidelines also promote new construction that is compatible with surrounding houses and prevent the intrusion of inappropriate architectural designs within the District. The guidelines address the following types of activities: residential *rehabilitation*, new construction, additions, residential landscaping, fencing, and public improvements.


RESIDENTIAL REHABILITATION STANDARDS

The guidelines for residential *rehabilitation* projects are the U.S. Secretary of the Interior's Standards for Rehabilitation. These Standards are required for federally funded projects but are otherwise not mandatory. As for this plan, they are advisory only. The Standards emphasize the protection and repair of original architectural features and the use of compatible new materials and building elements. The City staff will use the Standards in reviewing and approving work to be performed on houses in the District.

The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a historic property shall be preserved.
6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and should be compatible with the *massing*, size, scale, and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new construction shall 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.

For a complete copy of the U.S. Secretary of the Interior's Standards for Rehabilitation, contact the City staff. 

GENERAL REHABILITATION PRINCIPALS

In addition to the Secretary of the Interior's Standards, the following principles will serve as a guide to property owners in developing a *rehabilitation* plan compatible with the character of their historic homes.

1. Homeowners are encouraged to conduct research on their house before plans or designs for alterations are prepared. This research should include determining the original appearance of the house and a physical inspection of the structure to determine if the historic fabric has been altered and is recoverable or repairable. The feasibility of retaining or repairing significant architectural features should be assessed.
2. Information on the house may be obtained through the City staff, the Anaheim History Room in the main branch of the Anaheim Public Library, and the Anaheim Museum. Neighbors *involved in historic preservation* or who have lived in Anaheim for a long period of time can also be called upon for guidance.
3. The goal of the *rehabilitation* effort should be to retain and repair the original elements of the house. If damage or deterioration is too severe and original materials are not available, substitutes should incorporate the design, color, form and, when possible, material conveying the visual appearance of the original material.

Reconstruction Project



A: House built in 1912 at 1001 South Los Angeles Street (vintage photo)



B: House after relocation to 902 West Broadway

C: Reconstruction of original roof design in progress 1986



D: Exterior reconstruction completed in 1988

4. The reconstruction of missing elements such as windows, *porches*, and other architectural details is encouraged, however it should be based upon documentary evidence such as historic photographs, drawings, maps, etc.
5. Homeowners should take special care, time, and effort in starting any *rehabilitation* of the interiors of their historic home.
6. Although this Preservation Plan only addresses the exteriors, homeowners are encouraged to talk to fellow neighbors and preservationists, attend house tours, and involve themselves with researching and documenting their home before undertaking any *rehabilitation* project.

WOOD FEATURES

Recommended:

1. Evaluate the overall condition of the wood to determine the extent of protection and maintenance required. To ensure the soundness of a wood structure, all cracks and *joints* in the *siding* trim should be sealed to prevent water from penetrating the wood. Further, all connections between the *siding* and various trim pieces should be inspected regularly and caulked as necessary with a high-quality compound.
2. Repair wood features by patching, piecing in, consolidating, or otherwise reinforcing the wood using recognized *preservation* methods. Minor damage to existing wood *siding* can often be repaired with a wood consolidant or epoxy (such as Bondo).
3. Repairs may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as *brackets*, *moldings*, or sections of *siding*. If replacement is necessary, new boards or *shingles* should match the originals in dimension, profile, and spacing.



Preserved wood brackets

4. When removing deteriorated boards or *shingles*, care should be taken not to damage adjacent materials.



Appropriate historic detailing

5. Design and install new wood features such as *brackets* or *shingles* when the historic feature is completely missing. This should be an accurate *restoration* using historical, pictorial, and physical documentation. Where documentation does not exist, a new design that is compatible with the size, scale, material, and color of the historic house may be used.



Materials of appropriate size and scale

6. All new surfaces should be treated with a wood preservative and primer before installation.
7. Apply compatible paint coating systems following proper surface preparation. Sandblasting should not be used to prepare or clean historic wood exterior elements. Paint should match existing surface thickness.
8. Repaint with colors that are historically appropriate to the house. See Colors, page 21.
9. Locate new vents and mechanical connections through side or rear walls where they will not be visible from the public right of way and do not damage or obscure character-defining features.

Not Recommended:

1. Applying paint to features such as wood *shingles* which were originally stained.
2. Replacing or covering wood *siding* or trim with wood of a different size and shape and replacing wood *siding* with aluminum *siding*, asphalt *shingles*, or heavy spray-on coatings (texture coat) or *stucco*.



Inappropriate use of stucco over wood

ROOFS

Recommended:

1. Protect and maintain a roof by cleaning and refinishing coping, cleaning the *gutters* and *downspouts*, and replacing deteriorated flashing. Roof *sheathing* should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
2. Provide adequate fastening for roofing material to guard against wind damage and moisture penetration.
3. Retain and preserve historic roofing material whenever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible or is prohibitively expensive.

Original style and pattern of wood roof *shingles*



4. Retain and preserve the original shape, line, *pitch*, *overhang* and architectural features of historic roofs.



Classic Japanese influenced roof line

5. Repair a roof by reinforcing the historic materials and features, including *cornice* lines, exposed *rafter tails*, *brackets*, and *soffits*. Replacement or repairs should use replacement in kind or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members.
6. Repair and replace broken or missing *gutters* and *downspouts* to match existing pieces. Solder broken *joints*.



Original Terra-Cotta roofline with *gutters* and *downspouts*

7. Install mechanical and service equipment on the ground, or place on the roof so that it is inconspicuous from the public right-of-way and does not damage or obscure character-defining features.
8. When new *gutters* and *downspouts* are added, they should relate to the style and lines of the house. They should be painted to match the trim or body of the house and be placed in the least conspicuous locations (on the sides or the rear of the house).

Not Recommended:

Replacing historic roofing material with a new material that is incompatible with the architectural style of the house.

PORCHES

Recommended:

1. Identify, retain, and preserve *porches* that are important in defining the overall architectural or historic character of the house as well as their related features such as configuration, materials, floor, *columns*, *balustrades*, railings, walls, and steps.



Porch with quoin design piers

2. Remove inappropriate alterations, such as enclosures, that have been made to *porches*.
3. Protect and maintain the brick, stone, wood, and metal used in the construction of *porches* through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
4. Repair *porches* by reinforcing the historic materials. Repair will also generally include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of repeated features where there are surviving



prototypes such as *balustrades*, *columns*, walls, floor boards, and stairs.

A porch with classic balustrades

5. Design and construction of new *porch* when original *porch* is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the house.

Not Recommended:

1. Enclosing historic *porches* in a manner that is irreversible and so damages the original historic fabric or character of the home. Example: using solid walls, darkened glass, or permanent screens.
2. Adding ornamental details such as metal “iron work,” canopies, incongruous *balustrades*, or hand rails.



Inappropriate ornamental alterations

DOORS & ENTRANCES

Recommended:

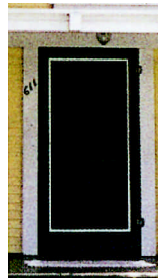
1. Identify, retain, and preserve entrances that are important in defining the overall historic character of the house as well as their related features such as doors, *transoms*, *sidelights*, *pilasters*, *entablatures*, *columns*, and *pediments*.

Original preserved entrance



2. New screen doors should be similar in appearance to the original screen doors: constructed of wood, sized to match the original door opening, and contain large panels of screen so that the view of the main door is not obscured.

Appropriate screen door



3. Protect and maintain the *masonry*, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or *glazing* compounds.
4. Repair entrances by reinforcing the historic materials. Repair may also generally include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as *balustrades*, *cornices*, *entablatures*, *columns*, *sidelights*, and stairs.



Original preserved door

5. Design and construct a new entrance if the historic entrance is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the house.
6. Design and install additional entrances when required for new uses in a manner that preserves the historic character of the house, i.e., limiting such alteration to secondary *elevations*.

Not Recommended:

1. The use of hollow core doors on the exterior.
2. Installing screen doors over main entrances if they did not occur historically.
3. Painting front doors that were historically stained unless substantial patching has occurred.
4. The use of mismatched hardware or materials which are inappropriate to the style of the house.
5. Installing new doors that are not historically accurate.



Inappropriate hollow core door



Inappropriate screen door

WINDOWS

Recommended:

1. Identify, retain, and preserve original windows that are important in defining the overall historic character of the house. Window features include: *frames, sash, muntins, glazing, sills, heads, hood molds*, and exterior shutters.

2. Design and install new windows when the original windows (*frame, sash and glazing*) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows should be an accurate reconstruction using historical, pictorial, and physical documentation. This may require custom milling, but this extra effort will be worth it in the long run because the original style and character of the house will be intact.



Original Window

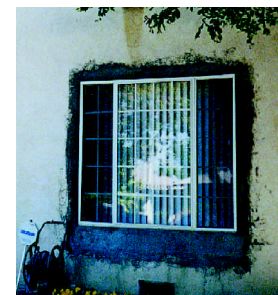
3. If *awnings* are desired, install them so that architectural features are not concealed and historic materials are not damaged. Consider the shape of the window and use the same shape *awning*. Try not to cover too many windows with a single large *awning*.



Awning conforms to the window shape

Not Recommended:

1. Removing or covering original ornamentation that results in a loss of visual interest.



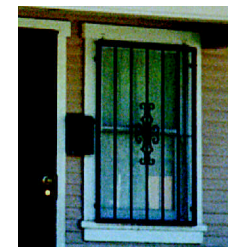
2. Using snap-in *muntins* in place of true divided *light* window panes.

3. Replacing windows with stock items that do not fill the original openings or duplicate the unit in size, material, and design or are incompatible with the overall style of the house.



4. Using screens with metal frames.

5. Covering windows with metal grille work or wrought iron bars where none existed historically.



COLORS

Since painting single family houses does not require discretionary review or a permit from the City, the color guidelines in this chapter are provided simply to assist those who may want guidance on an appropriate color scheme for an historic home. The selection of a color scheme for a house is an important decision, and one that creates an immediate and positive impact on the property and surrounding neighborhood. City staff has samples of colors traditionally used on historic structures as well as other resources. These resources can provide assistance to homeowners in selecting a color which will be both beautiful and result in an authentic *restoration*.



Example of complementary color choice at
216 N. Claudina Street (1904-1906)

Recommended:

1. Color applied to wood trim or *molding* should be used to emphasize the separation of wall materials and give added scale to the houses.

Complementary colors
at 308 N. Lemon Street (1908)



2. Colors used on wood trim and detail elements may be contrasting if they are harmonious with the main house color.



Color emphasizes historic details
at 115 S. Olive Street (1893)



Use of contrasting colors at
734 N. Clementine Street (1924)

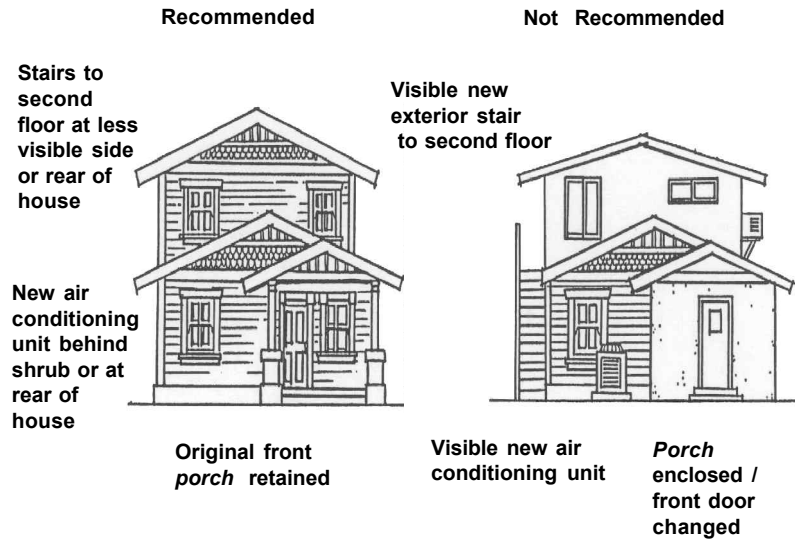
Not Recommended:

1. More than one strong, vivid color for the body and trim.
2. A combination of warm and cold colors such as red and blue.
3. Painting stained *shingles*, brick, and stone work, chimneys, roofing or any decorative trim that was not originally painted as part of the building's style.
4. Use of one strong color only with no contrasting color on trim to define architectural details.

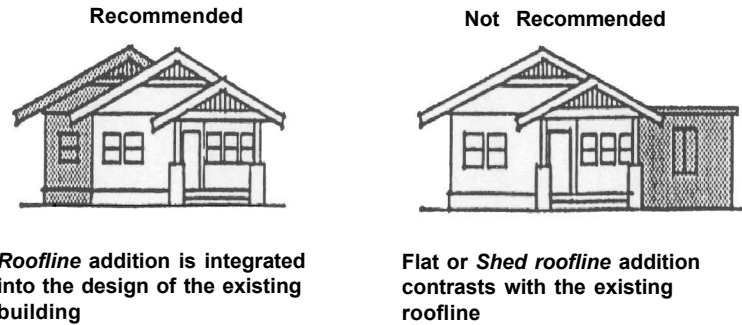
ADDITIONS AND NEW ACCESSORY BUILDINGS

Modern additions to historically significant houses, including garages, may be necessary to ensure their continued use. These guidelines should be utilized when additions, including a second story or accessory structures are contemplated such as garages, carports, patios and covers. These alterations can fit within the overall scale of the existing house and be compatible with its architectural style if simple principles are followed.

1. Preserve significant historic and architectural features, details and materials of the existing house.



2. Preserve the character and scale of the house by maintaining existing proportions for the new addition.



NEW CONSTRUCTION

Those considering new residential construction within the District should refer to the City of Anaheim Residential Design Guidelines. The basic elements of the guidelines include the following. New houses within the district must assert their identity in harmony with that of their street and neighborhood.

Site planning new construction in the context of *infill* projects requires special attention to four primary issues:

1. The design of *infill* architecture should be compatible in such elements as style, height, proportion, and materials of surrounding neighborhoods.
2. The relationship of houses to each other, to the surrounding open spaces, and to the street.
3. The functional and aesthetic design of open space.
4. The distribution, layout, and character of parking.

Included among these are variables such as circulation, access, security, convenience, and recreation which provide for full enjoyment of a dwelling.

RESIDENTIAL LANDSCAPE GUIDELINES

The landscape guidelines in this chapter are provided simply to assist property owners who may want guidance on an appropriate landscape design for an historic home. The intent is to provide an outline for property owners of general elements to be considered when designing and planting the front yard of a house and to encourage the *preservation* of mature landscape elements, especially large trees.

Homeowners can contribute to the overall appearance of the neighborhood and District by carefully planning front yard landscaping. Rear yard landscaping is also important, but the purpose of these standards is to address front yard landscape areas visible from the street.

Site specific information that will need to be considered includes sun exposure, drainage, soil, and, views of the surrounding area. Other issues to consider before beginning landscape plans:

1. What are the visual characteristics of the neighborhood?
2. What are the prevailing landscape styles and plant materials in the neighborhood?
3. What is the relationship of the house to the street and adjacent properties?
4. Are fences used on the street? What style are they?

Answers to these questions will help determine whether to use a formal or informal style of landscape design.

Different architectural styles lend themselves to a formal or informal style of landscaping. Formal design emphasizes a uniform balance of landscape features with an almost mirrorlike symmetry. Landscape areas are plotted in geometric shapes. Plants can be trimmed in stylized forms, altering their natural shapes. Formal landscape design is best suited for Victorian, Queen Anne, and various Period Revival styles.



Formal landscaping enhances architectural style at 198 N. Vintage Lane (1907)

Informal landscape design utilizes free-flowing asymmetrical plans and a more natural style. The informal design approach works well with the Craftsman style, which was intended to highlight the relationship between the house and the site.

TREES

Trees may be placed in pairs to frame an entry or drive to the home. This treatment provides scale to the house and brings to the property a sense of formality. Trees may also be used as single accents in front yards to create balance with the architecture and provide shade to a south or west facing *facade*.

Trees or hedges may mark a property line or screen an adjacent property from view. This treatment may also provide a sense of enclosure to the garden and, in some instances, take the place of a fence or wall.

SHRUBS

Shrubs are generally located at the foundation of the home to provide scale to the house as it meets the ground. The shrub palette may vary from evergreen to flowering deciduous material but often is layered by height with the dark, rich green hedge or shrub mass in the background contrasting with any flowering shrub, hedge, or ground cover in the foreground. The tall hedge may be clipped or shaped to follow the lines and edges of the house foundation.

LANDSCAPE COLORS

Color is of primary importance in establishing the period landscape garden. Used in abundance, typically orientated on warm southern and western walls, color will accent the garden and contrast not only with the evergreen materials but with the lawn as well. Roses in particular may be used as focal points as they were often used in combination with vineyard plantings in earlier gardens.



Period landscaping adds color at 321 N. Philadelphia Street (1910)

VINE PLANTINGS

Vines are used to cover *facades*, fences, and walls or grow from *pergolas*, trellises, lattice armatures or, even other trees and shrubs.

LAWNS

Lawns may be used to accent the front yards of homes and provide a carpet effect along the wide setbacks of the neighborhood streets. The use of lawn provides consistency with other properties along the street, reinforcing the sense of cohesiveness and continuity commonly found in older, historic neighborhoods.

FENCING

Perimeter walls and fences should continue the functional on-site relationships of the surrounding neighborhoods. Chain link and block wall structures should not be used within the front landscaped setback areas. The following are the guidelines for fencing:

FRONT YARD FENCES

Front fences along the public street are discouraged because they interrupt a continuous green belt and dilute the neighborhood character of the street. However, in cases where they may be appropriate, it is recommended that a 10' minimum landscape setback from the property line be maintained.

1. Height: fences should be no more than three feet high so as not to obscure the structure.

2. Materials and Detailing: fences along the public street should incorporate distinctive architectural elements of the surrounding neighborhood fences, for example: picket fences, alternating vertical style fences, and lattice work panels, all of which give an open-air feeling. Vines covering lattice-type fencing, "living" fences, or hedges are also encouraged.



Fence and plantings appropriate to house style and corner lot at 303 N. Resh Street

Not Recommended:



Exposed chain link fencing, wrought iron fencing, and solid masonry construction are not recommended

SIDE YARD AND REAR YARD FENCES

1. Height: side and rear yard fences should be no more than six feet high.
2. Material and Detailing: fences may be of a more solid construction for increased privacy. Materials, detail and finish should be high quality and similar to those in the neighborhood, such as continuous vertical or horizontal wood plank fences.

Not Recommended: Chain link fence on side or front yard



PUBLIC LANDSCAPE GUIDELINES

The objective of the public landscaping improvements within the District is to beautify existing neighborhoods through the *infill* of compatible tree types where mature trees have been removed in the past. New tree planting will be done in locations that match existing tree planting patterns and predominant tree types to insure that the character of the neighborhoods is preserved and improved through compliance with the Anaheim Center Master Landscape Plan and the City's Recommended Street Tree List.

The basic elements of the public landscape guidelines include the following:

1. Large canopy trees (24" box type or greater, if possible) should be planted uniformly with the same spacing, a minimum of 30' to 40', as in other residential areas within the District. Small trees (24" box type or less) should be planted with a spacing of 20 feet. New tree planting should respect and be compatible with existing landscape tree types. All existing, healthy mature trees should be retained. Any voids in public parkways should be planted with mature *infill* canopy trees and should respect the distinctive landscape elements within the area.
2. Washingtonian robustas, planted uniformly and at a maximum of 30 foot spacing, should be incorporated into parkways and public sidewalk areas along the major streets through the District. Understory canopy trees may also be introduced to provide shade to sidewalk areas.



Washingtonian robustas Palm trees on Center Street

STREETSCAPE GUIDELINES

The City of Anaheim will endeavor to maintain the historic quality of the neighborhood through street beautification efforts. Street improvement projects will be completed in compliance with the Public Landscape Guidelines specified in the Anaheim Colony Historic District Preservation Guidelines.

These objectives include, but are not limited to:

1. Repairing and preserving existing historic street lights.
2. Installation of new street light standards which should reflect historic street lights originally found in the District.

New historic style street lights at
Sycamore and Zeyn Streets



3. Introducing new street furniture such as bus shelters, benches, and trash receptacles which are compatible with the historic character of the District.
4. Reconstruction of sidewalks which replicate the historic scoring patterns, and installation of corner radius and driveway curb cuts similar to those which are original to the District.
5. Installation of plaques and monuments identifying the Anaheim Colony Historic District. Located along the major streets and at strategic intersections at the District's borders, these will provide a clear boundary and contribute to neighborhood pride.

ASSISTANCE TO PROPERTY OWNERS

To assist and encourage property owners in the *preservation* of historic houses, the City of Anaheim will strive to make financial resources and technical assistance available for eligible *preservation* projects. Financial incentives are also available through the federal and state governments. While granting federal and state incentives may not be within the purview of the City, they are included in the Plan to make property owners aware of the range of incentives which may be available. The benefits of the programs described below may vary from property to property.

A Certificate of Recognition will be issued by the City staff for projects which comply with the Anaheim Colony District Preservation Plan and Guidelines, and the Secretary of the Interior's Standards for Historic Rehabilitation. Projects which receive Certificates are eligible to apply for additional assistance from the City.

CITY PROGRAMS

The City of Anaheim, using federal *Community Development Block Grant (CDBG)* funds, makes loans available to income-eligible homeowners (owner occupants) for the purpose of rehabilitating/renovating their homes. These loans will be given on a priority basis to owners of those homes included in the City's locally designated List of Qualified Historical Houses and for which a Certificate of Recognition has been issued by the City. Design-related solutions recommended by the City staff are mandatory for *rehabilitation* loans funded through the CDBG program.

The City not only provides funding for *rehabilitation* loans but also provides technical assistance through the Neighborhood Preservation Office by preparing specifications, sending the write-ups to bid, assisting the homeowners in selecting a contractor, monitoring the repairs of the contractor, and issuing payments to the contractor, thus assuring that work is performed in accordance with the Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation.

Most types of improvements are eligible. However, all health and safety code-related repairs must be done prior to any cosmetic improvements being made. Eligible items include new roofs, exterior and/or interior painting, upgraded or new heating, plumbing and electrical, front yard landscaping and sprinklers, carpeting, and built-in appliances. Room additions may be made under this program in overcrowded circumstances.

Other programs, funded with local housing set-aside funds, are offered for older properties located in the downtown area of the District (Redevelopment “Alpha Project” area), and bounded by Cypress Street, East Street, Broadway, and Harbor Boulevard. Contact the Neighborhood Preservation Office at City Hall for more information about these programs.



Rehab loan programs are offered by the City's Neighborhood Preservation Office. Project underway in 1998 at 330 S. Illinois Street (1923)

OTHER PROGRAMS

STATE HISTORICAL BUILDING CODE

The *State Historical Building Code* (“SHBC”) is intended to provide flexibility to owners of historic structures in meeting code requirements. The SHBC standards and regulations are performance-oriented rather than prescriptive as are most house codes.

Jurisdictions must use the SHBC when dealing with qualified historical buildings, structures, sites, or resources in permitting repairs, alterations and additions necessary for the *preservation, rehabilitation, relocation*, related reconstruction, change of use or continued use of a qualified historical building. The State Historical Building Safety Board has adopted the following definition for a qualified historical building or resource:

“A qualified historical building or structure is any structure or collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction.”

This should include designated structures declared eligible or listed on official national, state, or local historic registers or official inventories such as the National Register of Historic Places, State Historic Landmarks, State Points of Historical Interest, and officially adopted City or county registers or inventories of historical or architecturally significant sites, places, or landmarks.

Accordingly, buildings included in the City's List of Qualified Historical Houses are eligible to use the SHBC. Under the provisions of the SHBC, new work (i.e., new construction) should conform to prevailing code, while all the elements of the existing structure are afforded the flexibility of reasonable and sensitive alternatives. The SHBC alternative building standards and regulations are intended to facilitate the *renovation* so as to preserve original or restored architectural elements and features, to encourage energy conservation and a cost-effective approach to *preservation*, and to provide for the safety of occupants.

MILLS ACT

The *Mills Act* is intended to promote the *preservation* and *rehabilitation* of historic properties by providing owners with property tax relief. Under the Mills Act, a property owner enters into a voluntary contract with a local government which allows a property tax reduction on the condition that the property be restored (when necessary) and properly maintained. The contract period is ten years and is binding upon all successive owners who have the same rights and obligations under the original owner. Eligible properties include those listed in the national, state, county, or local registries of historic structures, sites, or places.

SUGGESTED READING

ANAHEIM SOURCES *

The Story of a Parish 1860 – 1960. St. Boniface Parish, 1961.

Macaray, Laurence. The De Sombre House: Orange Blossoms Into Art. The Macaray Collection; Printed by Word Wise Printing Center. 1994.

Friis, Leo J. Campo Aleman: The First 10 Years of Anaheim. March, 1983.

Curtiss, Richard D. Schmidt: A Pioneer Family in Anaheim. 1857-1922. Mother Colony Household Inc. 1984.

Biographical Sketches. Anaheim Historical Society, Inc., 1980.

Bloodgood, Hedwig Lange. Biographical Sketches – West Anaheim. 1984.

Bastrup, Harold. One Police Officer's Experiences. 1995.

Friis, Leo J. When Anaheim Was 21. 1968.

Friis, Leo J. Historic Buildings of Pioneer Anaheim. 1979.

Payne, Theodore. Life On the Modjeska Ranch in the Gay Nineties. 1962.

Edwards, Dixie. Anaheim, and So It Was. 1976.

Bienvenidos al Canon de Santa Ana. 1976.

Stones of Remembrance. Financial support was received from the United Methodist Women of the Anaheim United Methodist Church.

Anaheim Centennial 1857-1957.

Friis, Leo J. John Frohling: Vintner and City Founder. 1976.

Orange County through Four Centuries.

Marsh, Diane C. Anaheim's Architectural Treasury: A Guide to Styles. 1980.

Residential Design Guidelines, The City of Anaheim. 1992. Available at Anaheim Community Development Department.

Former Carnegie Library now Anaheim Museum 241 S. Anaheim Boulevard
(1908)



*AVAILABLE IN THE MAIN LIBRARY OR FOR PURCHASE AT ANAHEIM MUSEUM

NATIONAL PARK SERVICE PUBLICATIONS

The National Park Service Publishes a series of technical leaflets, books, and briefs on appropriate *preservation* treatments. The *Catalog of Historic Preservation Publications* with stock numbers, prices, and ordering information may be obtained by writing to the National Park Service, Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington D.C. 20013-7127, (202) 343-9578.

Respectful Rehabilitation: Answers to Your Questions on Historic Houses.

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Houses.

Preservation Brief No.2, Repainting Mortar Joints in Historic Brick Houses.

Preservation Brief No.4, Roofing for Historic Houses

Preservation Brief No.6, Dangers for Abrasive Cleaning to Historic Houses

Preservation Brief No.9, The Repair of Historic Wooden Windows.

Preservation Brief No.10, Exterior Paint Problems on Historic Woodwork.

Preservation Brief No.14, New Exterior Additions to Historic Houses: Preservation Concerns

Preservation Brief No.17, Architectural Character - Identifying the Visual Aspects of Historic Houses as an Aid to Preserving Their Character.

Preservation Brief No.22, The Preservation and Repair of Historic Stucco.

Preservation Brief No.24, Heating, Ventilating, and Cooling Historic Houses: Problems and Recommended Approaches.

Preservation Brief No.37, Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing.

OTHER REFERENCES

Farretti, Rudy J. And Joy Putman. Landscapes and Gardens for Historic Houses. Nashville, TN: American Association for State and Local History, 1978.

Harrison, Henry S. Houses. REALTORS National Marketing Institute of the NAR, 1978; 3rd edition, 1998.

Hutchins, Nigel. Restoring Old Houses. New York: Van Nostrand Reinhold, Ltd., 1980; Revised 1997.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, 1984.

Paxton, Albert. National Repair and Remodeling Estimator. Craftsman Book Company; 2nd edition, 1998.

Poppeliers, John C., S. Allen Chambers, Jr., Nancy B. Schwartz. What Style Is It? Washington, D.C.: Preservation Press, 1983; 2nd edition, 1995.

U.S.. Department of the Interior, Technical Preservation Services. Respectful Rehabilitation: Answers to Your Questions About Old Houses. Washington, D.C.: Preservation Press, 1982.



900 E. Cypress moved in 1976 from 211 S. Claudina (1882)
(See also page 1)



GLOSSARY OF TERMS



Adaptive Reuse The process of converting a building to a use other than that for which it was designed. Such a conversion may be accomplished with varying alterations to the building.

Arcade A passageway attached to a house defined on one side by a series of *arched* openings.

Arch An opening which is curved at the top.

Asbestos-siding Large wide *shingles* comprised of a rigid *asbestos* material used in a horizontal *siding* pattern as *cladding* for exteriors in the 1930s through the 50s.

Awning A fixed cover, typically comprised of canvas over a metal armature, that is placed over windows or doors.

Ball and spindle trim A row of thin sticks sporting balls in an alternating pattern typical in Victorian era architecture.

Baluster An upright, often vase-shaped, support for a rail.

Balustrade A series of *balusters* which support a *porch* or balcony railing.

Bargeboards A board which finishes the edge of the roof and runs parallel to the gable face.

Barrel-Shaped Parallel to the axis of a cylinder.

Battlement A *parapet* built with indentations for defense or decoration. Often seen on *turrets* like a medieval castle.

Bay Window A window projecting outward from the main wall of a building.

Bay A projected or recessed portion of a house. Sometimes used as a means of organizing *facades* and adding depth to walls.

Beveled Glass Glass with a decorative edge cut on a slope to give the pane a faceted appearance. Typically used in patterns with lead *mullions*.

Beveled Siding A type of wood *cladding* characterized by beveled overlapping boards with rabbeted edges.

Bracket A supporting element under *eaves*, shelves, or other *overhangs*; sometimes only decorative.

Capital The top, decorated part of a *column* crowning the shaft and supporting the *entablature*.

Casement window A window with *sash* hung vertically and opening inward or outward.

Certificate of Recognition An authorization to proceed with new construction or alterations to a designated historic property after the proposed changes have been reviewed by the City.

Chimney Pot A pipe placed on top of a chimney, usually of earthenware, that functions as a continuation of the flue and improves the draft.

Cladding The covering of a wall surface.

Clapboard Overlapping horizontal boards used as *siding* on wood-framed houses.

Clerestory An upward extension of a single storied space used to provide windows for lighting and ventilation.

Clinker Brick Brick that are irregular in size and shape, dark in color and typically used during the Craftsman era.

Clipped gable The end of a roof in a shape intermediate between a gable and a hip.

Column A vertical wood or *masonry* member used in supporting a roof.

Community Development Block Grant (CDBG) Program Historic Preservation is an “eligible activity” under this federal grant, and funds can be used to rehabilitate, preserve, and restore historic properties. The CDBG program can also be used for special planning studies, projects, and publications which address the *preservation* of historic buildings.

Conjectural Features not substantiated by original photographs or original documents.

Corbel A *bracket* or block projecting from the face of a wall that generally supports a *cornice*, beam or *arch*.

Cornice In classical architecture, the uppermost, projecting part of an *entablature*; a projecting ornamental *molding* along the top of a house or wall.

Decorative Half-Timbering See *Half-timbering*.

Decorative Shingles Wood *shingles* cut in various shapes, diamond, fish scale, cut corner and sawtooth.

Dentil A small, square, toothlike block found in a series on *cornices*, *molding*, etc.

Design Guidelines Criteria, locally developed, which identify local design concerns, drawn up in an effort to assist property owners to respect and maintain the character of the designated district or buildings in the process of *rehabilitation* and new construction.

Doric Column Simplest of the classical Greek *columns* with heavy fluting and plain decorative bands of various widths.

Dormer A vertical window which projects from a sloping roof.

Double-Hung Sash A pair of superimposed wood window frame-works that are offset so as to slide up and down within the same frame.

Downspout Metal or tile tubing extending from a roof *gutter* to ground level as a means of directing rain water away from the building.

Eaves The projecting *overhang* at the lower edge of a roof.

Egg and Dart Decorative *molding* taken from ancient Greek forms. Used to trim fireplaces, doors, chimneys, and cornices.

Elevation A two-dimensional representation or drawings of an exterior face of a building.

Endboard A wood board used to define the corners of *clapboarded* houses.

Entablature In classical architecture, the part of a structure between the roof and the *column capital*, including the *cornice*, *frieze*, and architrave.

Eye-brow dormer A low *dormer* in which the arched roof line forms a reverse curve at each end giving it the general outline of an eye-brow. May contain a window or vent.

Facade An exterior face of a house; also referred to as an *elevation*.

Fanlight A semicircular or fan shaped window used over door or window with *mullions* which create rays.

Fenestration Placement of window and door openings on a *façade*.

Finial An ornament at the top of a spire, gable or pinnacle, made either of wood or metal.

Flashed Glass Brilliantly colored glass cemented to plain glass and used in windows in the Victorian era.

Flat head Flat top of a window.

Frieze Flat middle portion of an *entablature*, between the *cornice* and *frieze*.

Gabled Roof A *pitched* roof that terminates at one or both ends in a *gable*.

Gable Triangular wall segment at the end of a *gabled roof*.

Gambrel Roof A ridged roof with two slopes on each side, the lower slope having the steeper *pitch*. Found often on barns.

Glazing The use of glass in a window or door.

Gutter A channel at the edge of a roof line for catching and carrying off rainwater.

Half-Timbering The application of wood boards to house *façades* to simulate the appearance of a method of construction used in 16th and 17th century England in which the spaces between the vertical structural members were filled with plaster or brickwork.

Hand-Troweled Applied, spread, and shaped by a flat hand tool, which has a broad steel blade, in the final stages of finishing operations.

Hipped Roof A roof comprised of four or more sloping planes that all start at the same level.

Historic District A geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

Historic Resource Any improvement, building, structure, landscape, sign, features, site, place or area of scientific, aesthetic, educational, cultural, architectural, or historic significance to the citizens of Anaheim.

Historic Resources Inventory The organized compilation of information on those properties evaluated as significant according to a *historic resource survey*.

Historic Resources Survey A process of identifying and gathering data on a community's *historic resources* (including buildings, sites, structures, and districts) deserving recognition in order to provide a basis for possible official designation and help establish *preservation* goals and objectives. A survey includes field work; the physical search for, and recording of, *historic resources* on the ground as well as research, organization, and presentation of the survey data.

Hood Molding A large *molding* over a window, originally designed to direct water away from the wall; also called a drip *molding*.

Infill Buildings or trees that have been designed or sized to replace missing buildings or otherwise fill gaps in the streetscape.

Ionic Capital and Column A style of classical *column* designed in ancient Greece which features a *capital* with volutes (large curls) in each corner.

Joinery The craft of connecting members together through the use of various types of *joints*.

Joint The place where two or more structural members meet.

Leaded Glass Small panes of clear or colored glass held in place by lead strips used to create design.

Light A windowpane.

Los Angeles Street The original name of Anaheim's major north south commercial street. In the earliest years of the settlement the main north and south city entrance gates were located on each end of this street. The street was renamed Anaheim Boulevard in February 1964.

Masonry Brick or stone set together, with or without mortar.

Massing The placement of three-dimensional shapes within an architectural plan.

Mills Act Created by California state legislation in 1976, the Mills Act allows cities to enter into contract with owners of historic buildings to provide a method of reducing property taxes in exchange for the continued *preservation* of the property.

Molding (Moulding) A continuous decorative band that is either carved into or applied to a surface.

Mullions The divisional pieces in a multi-paned window.

Multipaned A window glazed with several pieces of glass usually arranged in a grid-like pattern and divided by thin, wood members called an *mullion*.

Muntin A small, slender wood or metal member which separates the panes of glass in a window.

National Register of Historic Places The official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. National Register properties have significance to the prehistory and history of their community, State, or the Nation. The register is administered by the National Park Service. Properties listed in the National Register possess significance and integrity. Significance is assessed according to the National Register Criteria for Evaluation (see above). Generally, properties must be 50 years of age or more to be considered for the National Register.

Open Eaves The lower edge of an *overhanging* roof where the *rafters* are exposed and can be seen from below.

Overhang The extension of a roof beyond the edge of a supporting wall or *column*.

Palladian Window A three-part window with a top *arched* center window and long, narrow rectangular windows on either side.

Parapet Wall A low, solid protective wall along the edge of a roof or balcony.

Pediment The triangular *gable* defined by the crown *molding* at the edge of a *gabled roof* and the horizontal line between the *eaves*.

Pergolas A structure consisting of posts supporting an open roof in the form of a trellis.

Pier A stout *column* or pillar.

Pilaster A flat rectangular *column* attached to the face of a building.

Pitch The slope of a roof expressed in terms of ratio of height to span.

Porch A covered entrance or semi-enclosed space projecting from the *facade* of a building, most often open sided.

Portal The principal entry of a structure.

Porte Cochere Carriage *porch* large enough to let a vehicle pass through.

Portico A large *porch*, usually with a *pediment* roof supported by *columns*.

Preservation The retention of valuable existing elements of a building.

Pueblo Distinctive style of flat-roofed *stucco* structures taken from the Pueblo Indians of the Southwest.

Purlin A horizontal structural member parallel to the ridge, supporting the *rafters*. Can extend out from the gable.

Quoin Heavy blocks of stone or brick forming a unique design to accentuate the corners of a building.

Rafter Part of a wood roof frame, extending from the ridge to the *eaves*.

Rehabilitation 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.

Remodeling The redesign of a building such that the basic characteristics may be severely altered in order to create a "modern" look.

Renovation The introduction of new elements such as modern plumbing and mechanical systems in the context of *rehabilitation*.

Restoration Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reuse The use of a building for a purpose other than that for which it was originally designed.

Reveal The vertical side section of a doorway or window frame.

River Stone Distinctive large rounded and multi colored stones taken from river beds used extensively on foundations, *porches* and *piers* during the Craftsman era.

Sash The part of the window frame in which the glass is set.

Sawnwork Decorative embellishments appearing in the 1880s (Queen Anne) cut with a saw and applied to the exterior face.

Secretary of the Interior's Standards for Rehabilitation Standards developed by the Secretary of the Interior to assist the long-term *preservation* of a property's significance through the *preservation* of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings as well as related landscape features and the environment of the building site. Many state and local municipalities use the Standards for reviewing *preservation* projects. The Standards are also used by the *State Office of Historic Preservation* in determining whether a *rehabilitation* qualified as a "certified rehabilitation" for federal tax purposes.

Shake Any thick hand-split *shingle* or *clapboard*, usually edge-grained; formed by splitting a short log into tapered radial sections.

Sheathing The covering of a wall surface or roof base material.

Shed Roof A sloping, single planed roof as seen on a lean-to.

Shingle A roofing unit of wood, asphalt material, slate, tile, concrete, *asbestos* cement, or other material cut to stock lengths, widths, and thickness.

Shiplap Siding Early *siding* consisting of wide horizontal boards with "u" or "v" shaped grooves.

Sidelights Long narrow glass windows on each side of a door or window. Often contain leaded or mullioned glass.

Siding The covering of an exterior wall surface.

Sill The exterior horizontal member on which a window frame rests.

Soffit The finished underside of an eave.

State Historical Building Code (SHBC) Designed to protect the state's architectural heritage by recognizing the unique construction problems inherent in historic buildings, and provide alternative buildings regulations for the *rehabilitation*, *preservation*, *restoration*, or relocation of designated historic buildings. SHBC regulations are intended to facilitate *restoration* or accommodate change of occupancy while preserving a historic building's original architectural elements and features. The code also addresses occupant safety, encourages energy conservation, provides a cost-effective approach to *preservation*, and facilitates accessibility issues.

State Office of Historic Preservation (OHP) Responsible for administering *preservation* programs set up by federal and state law. Each state has such an office, established by the National Historic Preservation Act of 1966, and is headed by the *State Historic Preservation Officer (SHPO)* who is appointed by the governor. California is also served by the *State Historical Resources Commission (SHRC)*, a citizen's group which is also appointed by the governor.

Stucco An exterior finish, often textured, composed of Portland cement, lime, and sand mixed with water.

Terra-Cotta A fine grained, brown-red fired clay used for roof tiles and decorations, literally, cooked earth.

Transom A fixed or operable window above a door or window.

Trefoil A design of three lobes, similar to a cloverleaf.

Turned The procedure by which a wood *baluster* or *porch* support is given a decorative shape by a carpenter.

Turret A small, slender tower usually at the corner of a building, often containing circular stair.

Veranda A roofed open gallery or *porch* sometimes stretching on two sides of a building.

Vernacular Common or generic folk style.

Vestibule A small foyer leading into a larger space.

Viga Spaced wooden beams used to support the roof of a *pueblo* structure, usually project through the outer walls. Modern use on Mediterranean Revival designs is usually ornamental

Witch's Cap Cone shaped tower roof.

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

The following addresses were approved by the Anaheim City Council on October 21, 1997 to be on the Qualified Historic Structures list. This list was subsequently amended (additions / deletions) for administrative reasons. These structures have historic, architectural, and / or cultural merit whose historic character has been essentially maintained, and are thereby considered to be contributors to the Anaheim Colony Historic District. The number of Qualified Historic Structures within the Anaheim Colony Historic District totals 1122.

Category 1a Individually listed on the National Register of Historic Places

Anaheim Blvd.

South 241 Anaheim Museum

Center St.

East 201 Kraemer Building

Category 1b On the National Register of Historic Places as Melrose-Backs Neighborhood Total Structures 6

Adele St.

East 226 228

Philadelphia St.

North 303 307 317 321

Category 1c On the National Register of Historic Places as Kroeger-Melrose District Total Structures 40

Broadway

East 403 407 503 507 510 511 515 519 520

Kroeger St.

South 112 113 117 120 123 124 125 128 129 202 203 206 207 210 211
214

Melrose St.

South 112 115 119 124 128 202 203 206 207 210 214

Olive St.

South 115 116 119 123

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

Category 2 *Eligible for individual listing on the National Register of Historic Places* Total Structures 13

Anaheim Blvd.

South 454 Sunkist Packing House

Broadway

East 312

Broadway

West 301 Presbyterian Church

Claudina St.

North 301 Church

Clementine St.

South 519

Elm St.

West 125

Helena St.

North 685

Lemon St.

North 703 747

Lemon St.

South 310 Baptist Church

West St.

North 414 415 418 Red Cross House

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

Category 3 Contributors to the Anaheim Colony Historic District Total Structures 1065

Adele St.

<i>East</i>	201	202	206	209	214	216	217	229	233	237	241	300	301	304	305	308
	309	405	413	416	417	420	421	502	504	505	508	509	510	518	525	

Alberta St.

<i>East</i>	114	120	124	202	203	206	207	210	211	214	215	218	219	222	302	303
	306	310	313	318	323	324										

Alberta St.

<i>West</i>	214
-------------	-----

Anaheim Blvd.

<i>North</i>	501	507	511	521	601	611	615	620	624	630	705	707	714
--------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Anaheim Blvd.

<i>South</i>	327	500	549	709	717
--------------	-----	-----	-----	-----	-----

Atchison St.

<i>South</i>	100	111	117	129	203	207	215	223
--------------	-----	-----	-----	-----	-----	-----	-----	-----

Broadway

<i>East</i>	120	202	204	208	218	224	320	324	605	611	904	908	912	924
	1000	1012	1016	1020	1024	1108								

Broadway

<i>West</i>	128	202	206	210	214	218	513	517	519	525	611	804	808	809	812	815
	816	817	825	900	902	903	904	907	911	915	919	923	924	928	930	936
	940	1000	1001	1007	1011	1018	1021	1022	1024	1025						

Bush St.

<i>North</i>	505	508	509	512	513	516	517	521	529
--------------	-----	-----	-----	-----	-----	-----	-----	-----	-----

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

Bush St.

North 505 508 509 512 513 516 517 521 529

Bush St.

South 305 308 314 315 317 325 327 403 407 411 414 415

Center St.

West 1100

Chartres St.

West 315

Chestnut St.

West 512 520 521 524 525 529 530 533 537 540 542 543

Citron St.

North 114 126 216 220 302

Citron St.

South 121 205 209 323 327 403 411 415 417 423 427 501 506 509 510 515
523 526 530 539 542 545 546 554 555 709 805

Claudina St.

North 210 216 220 226 318 401 407 412 419 423 502 506 508 606 611
618 714 715 718 719 727 731 735 743 746 751 758

Claudina St.

South 319 325 403 601 610 622 626 631

Clementine St.

North 205 217 221 223 500 507 510 511 514 515 521 522 600 601 604 605
610 611 614 615 619 620 621 626 630 700 701 707 711 712 717 721
722 724 725 726 729 730 733 734 737 741 742 745 746 747 750 753
754 755 758 761

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

Clementine St.

<i>South</i>	308	519	526	527	530	531	534	539	545	547	550	551	555	556	559	560
	600	601	605	606	609	610	614	615	625							

Cypress St.

<i>East</i>	225	229	301	302	305	308	312	313	317	320	900					
-------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--	--	--	--	--

Dickel St.

<i>South</i>	518	523	526	527	530	531	535	542	546	547	554	555	559	600	604	607
	609	612	616	617	621	711	719	723	727							

East St.

<i>North</i>	632	707	708	719												
--------------	-----	-----	-----	-----	--	--	--	--	--	--	--	--	--	--	--	--

East St.

<i>South</i>	316	400	423	518												
--------------	-----	-----	-----	-----	--	--	--	--	--	--	--	--	--	--	--	--

Elm St.

<i>West</i>	125	129	131													
-------------	-----	-----	-----	--	--	--	--	--	--	--	--	--	--	--	--	--

Ellsworth Ave.

<i>East</i>	118	200	201	204	205	208	209	211	214	215	216	219	220	221	225	229
	300	306	311													

Emily St.

<i>North</i>	213	217	221	314	317	318	321	410	411	415	416	419	423			
--------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--	--	--

Emily St.

<i>South</i>	600	605	611	620	622	626	627	719								
--------------	-----	-----	-----	-----	-----	-----	-----	-----	--	--	--	--	--	--	--	--

Harbor Blvd.

<i>North</i>	319	415	427	711	723	727	731	751								
--------------	-----	-----	-----	-----	-----	-----	-----	-----	--	--	--	--	--	--	--	--

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

Lemon St.

<i>North</i>	302	306	308	320	324	402	501	502	506	507	511	516	518	521	602	604
	607	610	614	615	618	619	622	623	626	627	628	631	702	706	709	710
	714	718	720	724	725	731	732	738	739-741		742	743-745		746	750	

Lemon St.

<i>South</i>	321	327	423	427	527	532	535	543	546	547	550	554	600	604	608	605
	609	612	613	616	617	620	621	624	625	629	701	702	707	711	722	726

Leonora St.

<i>West</i>	424
-------------	-----

Lincoln Ave.

<i>West</i>	609	702	706	710	811	903	911	919	925	1001	1018	1155
-------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------

Melrose St.

<i>South</i>	123	410	417	427
--------------	-----	-----	-----	-----

North St.

<i>East</i>	115	211	215	219	225	1001
-------------	-----	-----	-----	-----	-----	------

North St.

<i>West</i>	401	623
-------------	-----	-----

Ohio St.

<i>North</i>	109
--------------	-----

Ohio St.

<i>South</i>	129	204	206	213	314	317	318	322	323	327	330	331	405	406	410	411
	414	418	419	422	500	501	505	506	510	511	514	519	522	523	526	527
	531	541	542	543	545	551	554	555	559							

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

Sabina St.

North 318 519 700 701 705 708 709 737 749 761

Santa Ana St.

East 1011 1029 1101 1111

Santa Ana St.

West 706

South St.

East 114 200 212 216 300 318

South St.

West 109 204 311 316

Stueckle Ave.

West 114 115

Sycamore St.

East 117 121 224 232 236 304 311 315 325 403 412 424 504 512 516
700

Sycamore St.

West 122 128 325 1008

Topeka St.

North 709 729 754

Vine St.

North 108 501 507 517 520 521 525

Vine St.

South 314 324 408 422

ANAHEIM COLONY HISTORIC DISTRICT QUALIFIED HISTORIC STRUCTURES

Vintage Ln.

North 188 194 198 200

Water St.

East 128 305

West St.

North 211 217 306 310 316 325 335 400 607 754 760

West St.

South 122 123 125 126 202 203 211 215 216 312 318 324 326 330 406 410
414 416 418 422 426 500 506 512 520 530 542

Wilhelmina St.

East 114 115 121 125 200 206 211 215 225 302 303 306 307 310 311 312
315 318 319 320 325 507

Wilhelmina St.

West 211

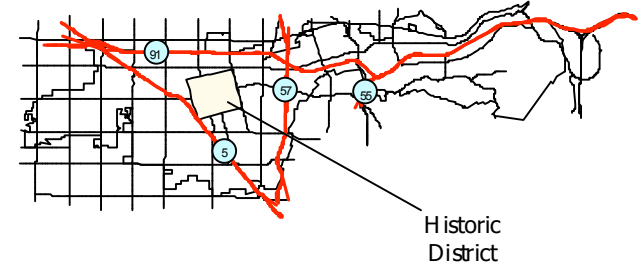
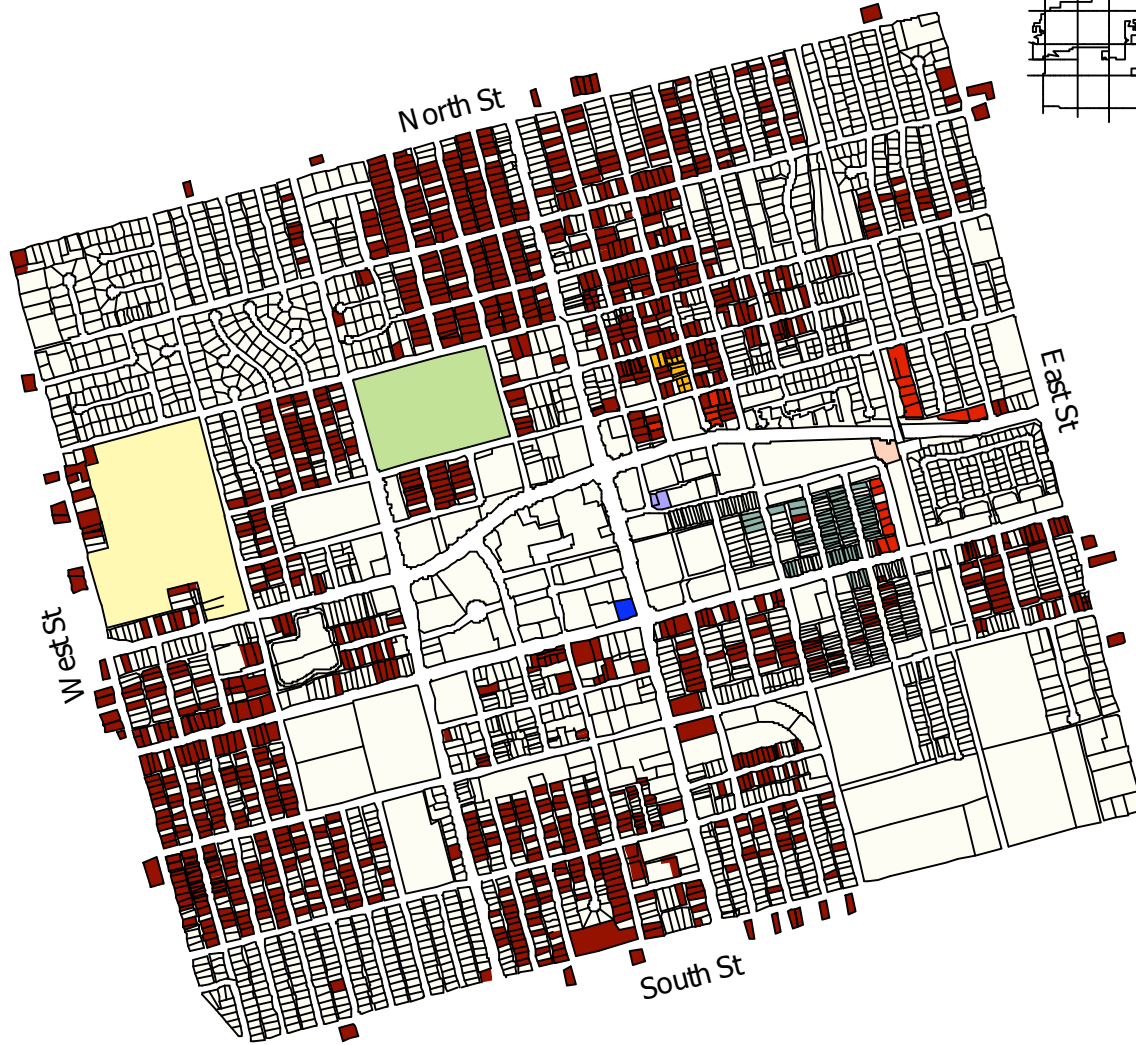
Zeyn St.

North 502 503 506 507 510 511 514 515 520 521 602 603 604 607 610 611
614 615 618 619 620 623 626 627 630 631 700 703 706 707 710 711
714 715 718 719 720 723 726 727 730 731 734 735 738 743 746 747
750 751 754 757 760 761






Zeyn St.



South 532 535 540 551 555 560 561

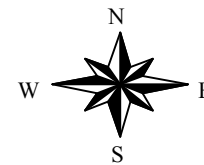
Anaheim Colony Historic District Inventory of Qualified Historic Structures (1,122)



LEGEND:

-  Qualified Historic Structures
-  Historic Preservation Projects
-  Pearson Park
-  Anaheim High School
-  Union Pacific Train Station (YMCA)

- On National Register:
-  Anaheim Museum
-  Kraemer Building
-  Kroeger-Melrose District
-  Melrose-Backs Neighborhood



June 1999

Anaheim Colony Historic District Inventory of Qualified Historic Structures Northeast Quadrant

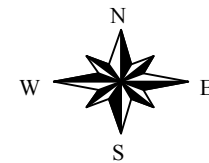


LEGEND:

- Qualified Historic Structures
- Historic Preservation Projects

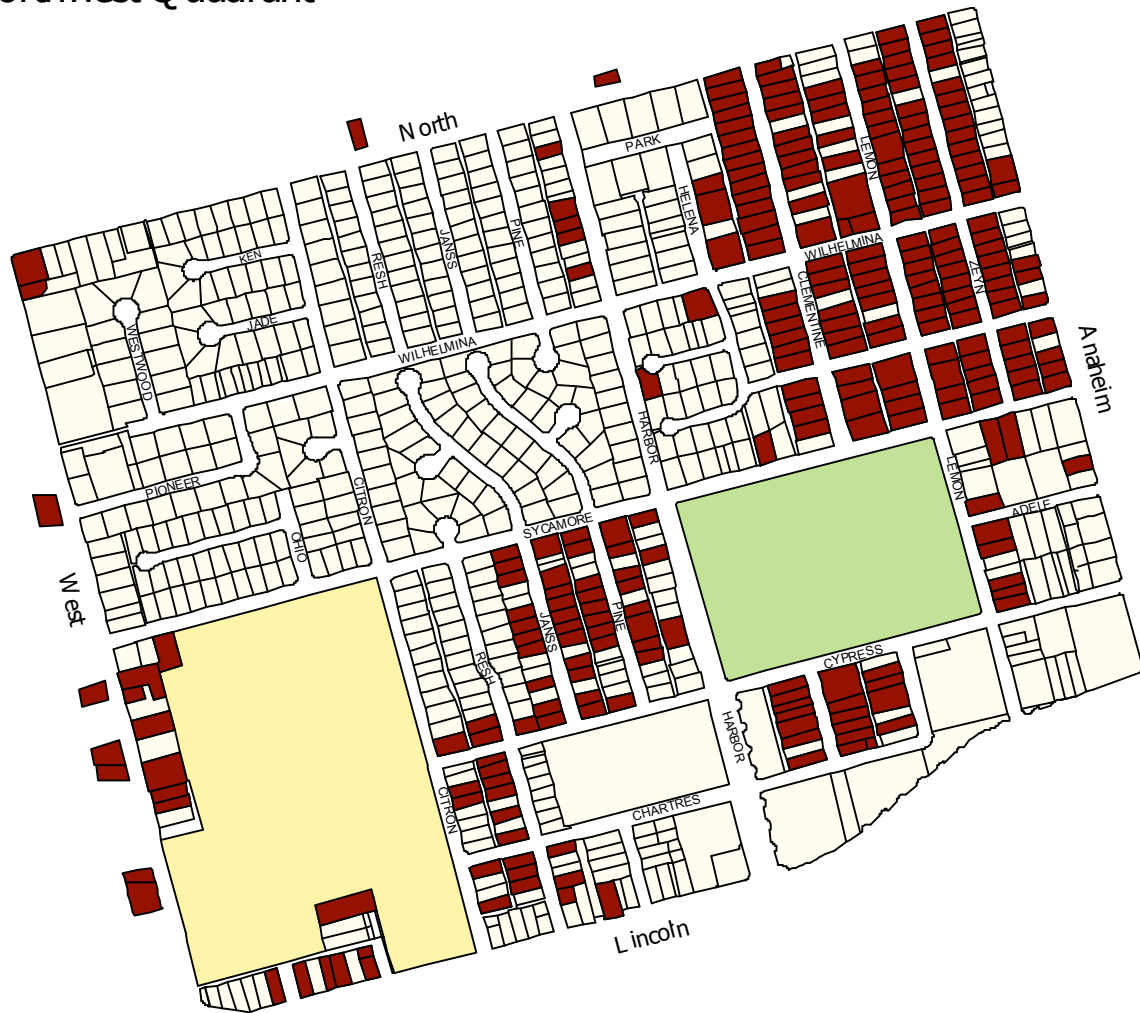
On National Register:

- Melrose-Backs Neighborhood



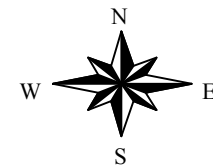
June 1999

Anaheim Colony Historic District Inventory of Qualified Historic Structures Northwest Quadrant



LEGEND:

- Qualified Historic Structures
- Pearson Park
- Anaheim High School



June 1999

Anaheim Colony Historic District Inventory of Qualified Historic Structures Southeast Quadrant

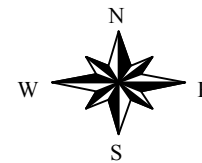


LEGEND:

- Qualified Historic Structures
- Historic Preservation Projects
- Union Pacific Train Station (YMCA)

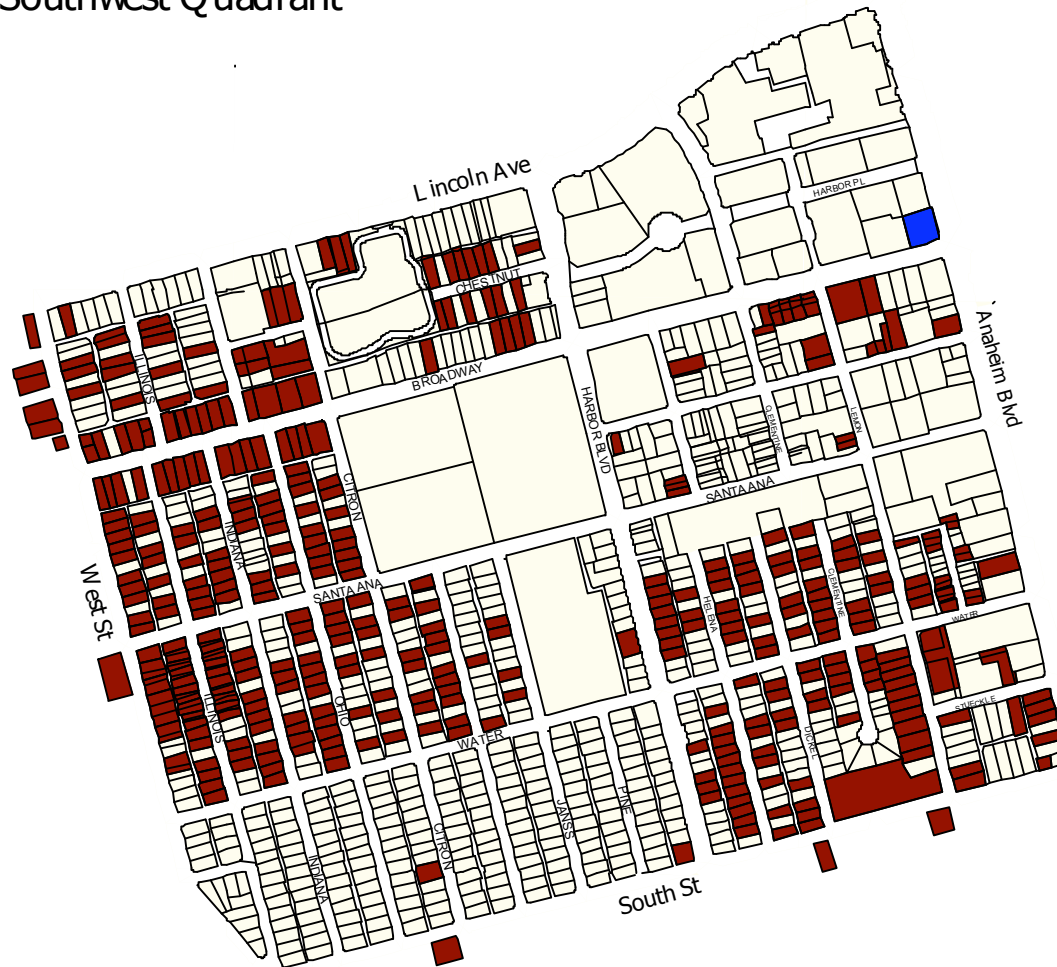
On National Register:

- Kraemer Building
- Kroeger-Melrose District



June 1999

Anaheim Colony Historic District Inventory of Qualified Historic Structures Southwest Quadrant

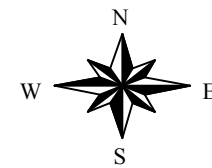


LEGEND:

■ Qualified Historic Structures

On National Register:

■ Anaheim Museum



June 1999

HISTORIC PRESERVATION INFORMATION & CONTACTS

LOCAL

Anaheim Planning Department
200 S. Anaheim Boulevard, 1st Floor
Anaheim, CA 92805
(714) 765-5139 Ext. 5791
<http://www.anaheim.net>

Anaheim Historical Museum
Joyce Franklin
241 S. Anaheim Boulevard
Anaheim, CA 92805
(714) 778-3301

Anaheim Central Library/Local History
Jane K. Newell
500 W. Broadway, MS #30
Anaheim, CA 92805
(714) 765-1850 Ext. 1750

LOS ANGELES COUNTY

Historic Landmarks and Records Commission
County of Los Angeles
Hall of Administration, Room 383
500 West Temple Street
Los Angeles, CA 90012
(213) 974-1431

STATE

State Office of Historic Preservation
State of California
Dept. of Parks and Recreation, Room 1442-7
1416 9th St., P.O. Box 94296
Sacramento, CA 95814
(916) 653-6624
<http://ohp.cal-parks.ca.gov>

NATIONAL

National Park Service
Pacific West Region
600 Harrison Street, Suite 600
San Francisco, CA 94107
(415) 427-1300

MISCELLANEOUS ORGANIZATIONS / ASSOCIATIONS

California Preservation Foundation
405 14th Street, Suite 1010
Oakland, CA 94612
(510) 763-0972

Conference of California Historical Societies
University of the Pacific
3601 Pacific Avenue
Stockton, CA 95211
(209) 946-2011

Los Angeles Conservancy
523 W. 6th Street, Suite 1216
Los Angeles, CA 90014
(213) 623-2489

National Trust for Historic Preservation
Western Office
One Sutter Street, Suite 707
San Francisco, CA 94104
(415) 956-0610