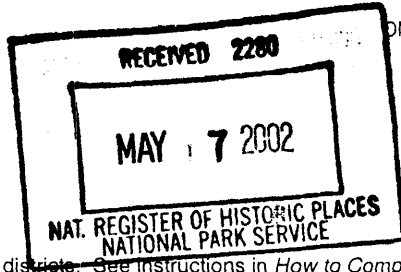


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ziegler Estate
other names/site number _____

2. Location

street & number 4601 North Figueroa Boulevard NA not for publication
city or town Los Angeles NA vicinity
state California code CA county Los Angeles code 037 zip code 90065

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Kennell 5/14/02
Signature of certifying official/Title Date
California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register
 See continuation sheet.
 - determined eligible for the National Register
 See continuation sheet.
 - determined not eligible for the National Register
 - removed from the National Register
 - other (explain): _____

Edson H. Beall 6/27/01
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
1		structures
		objects
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne/Craftsman

Materials
(Enter categories from instructions)

foundation **concrete**

roof **asphalt shingles**

walls **wood**

other **clinker brick, arroyo stone**

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1904

Significant Dates

NA

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Hornbeck, Charles

Wilson, Alfred P.

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

LA Cultural Heritage Commission

Ziegler Estate
Name of Property

Los Angeles County, CA
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>11</u>	<u>388900</u>	<u>3773560</u>	3	_____	_____	_____
2	___	_____	_____	4	___	_____	_____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Colleen Davis/Research Assoc. and Kathryn Wollan/Architectural Historian

organization Historic Resources Group date June 25, 2001

street & number 1728 Whitley Avenue telephone 323-469-2349

city or town Hollywood state CA zip code 90028-4809

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Kevin Sullivan, City of Los Angeles Community Redevelopment Agency

street & number 354 S. Spring Street, Suite 800 telephone 213-977-1984

city or town Los Angeles state CA zip code 90013

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Continuation Sheet

Section 7 Page 1

Ziegler Estate, Los Angeles Co., California

DESCRIPTION

Summary

The Ziegler Estate is located at 4601 N. Figueroa Street in the Highland Park area of Los Angeles. One of the largest residential buildings on Figueroa Street, this estate consists of one house which sits on a large sloping pentagonal lot with an impressive arroyo rock retaining wall facing Figueroa Street and Woodside Drive. The house is designed in the Queen Anne style with Arts and Crafts movement influences. It consists of a two and one-half story wood structure of approximately 5,000 square feet with an irregular building plan. The residence features a circular tower with a conical roof. Prominent architectural features include gables and roof dormers; square window bays; a second story balcony and clinker brick chimneys. The ground floor interior of the Ziegler Estate is chiefly characterized by the spatial relationships of the rooms and the extensive use of decorative millwork in features such as columns, built-ins and doors. The upper floor consists of bedrooms grouped around a prominent central hall and detailing similar to that of the ground floor. The property has been well-maintained. A one story addition that complies with the Secretary of the Interior Standards (the "Standards"), is attached on the western elevation. Some minor window alterations and kitchen modification have occurred. The property is substantially intact.

Exterior

The site is bounded by Woodside Drive on three sides (north, west, and southwest), Figueroa Street on the southeast, and an adjacent property on the east. The house is sited on a pentagonal parcel, atop a gentle slope. A retaining wall, constructed of arroyo stone, surrounds the property. An iron fence now rises above the original stone wall to provide greater security. A gracious staircase, flanked at its base by arroyo stone pillars, ascends to the main house from the parcel's southwest corner. A separate garage was located at the northernmost corner of the property but is no longer standing. Several mature palm trees dot the grounds.

Oriented to the southwest, the house consists of an irregular plan which features an angled section projecting off to the southwest and a massive projecting rounded tower to the east. The house sits atop a non-original poured concrete foundation. The barely visible foundation is concealed by a skirt reaching nearly to grade. Due to extensive deterioration, the original brick foundation was replaced during an adaptive reuse project in compliance with the Standards completed in 2001. The house consists of wood frame construction. It is clad on the lower half with clapboard siding and on the upper half with plain wood shingles. The lower and upper halves of the house are separated by a course of diamond shaped patterned wood shingles. Windows are either casement or double hung sashes with a variety of muntin patterns. Non-original brown textured asphalt composition roof shingles, installed in 2000, cover the steeply pitched roof. The roof line is irregular, reflecting several styles: hipped, gabled and conical. The roof was originally clad in cedar shakes which were subsequently covered by several layers of composition roofing material. The gables are supported by corbeled brackets while shaped rafter tails support the hipped and conical roof sections.

The asymmetrical front elevation is organized in three bays: a rectangular wing angling into the front yard, a central bay and a projecting tower. The ground floor of the angled wing is dominated by a pair of double casement ten light windows centered on the elevation. The upper story contains an offset small rectangular sash window with a six over one muntin pattern. A dormer projects from the roof and features a pair of casement windows with diamond patterned muntins.

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Ziegler Estate, Los Angeles Co., California

The central bay features an inset porch on the ground floor with an upper story balcony directly above it. Wood steps lead up to the porch which shelters the front entrance. The porch entry consists of a segmental arch supported on each side by a pair of squared piers topped with a short beam with shaped ends acting as a capital. The entry arch is flanked on either side by rectangular openings. Three separate door entries lead off the porch and into different rooms of the house. On the west wall of the porch are a pair of multi-light French doors leading into the former dining room. Directly opposite the porch stairs is the main entrance leading into a central hallway. This entrance sports a massive wooden door featuring a single glass panel and decorative metal hardware. Flanking the main entrance to the right is a window. On the east wall of the porch is a door which replaced in an existing opening in 2000 to allow access to the former living room. Situated directly above this porch is an upper story inset balcony with a wood balustrade consisting of two courses of differently spaced squared balusters. Multi-light double French doors open off the balcony into the central hallway of the upper story. The roof of the upper story balcony is supported by two piers which echo the piers supporting the porch roof below.

The eastern bay of this elevation is a tower consisting of a two-story projecting bay with five angled sections giving the impression that the structure is rounded. On the ground floor, each of the five angled sections features a pair of four over one casement windows. At an unknown date, several of these casement windows were replaced with louvered jalousie windows. The jalousies were removed and replaced with windows replicated based on the design of the remaining casement windows in 2000. The upper story of the tower also has five sections each with a pair of single pane double casements. The tower roof is steeply pitched and conical in shape.

The east elevation is dominated by a massive gable flanked on either side by the projecting bays of the two adjacent elevations. The ground floor of this elevation features central projecting bay. The projecting bay is rectangular in shape and supported by four shaped beams. Centered on the projecting bay are three fixed sash windows each with a six light transom arranged above it. The upper story overhangs the ground floor so that upper story is on the same plane as the projecting bay. The upper story overhang is supported by four corbels. Two casement windows featuring a diamond muntin pattern are centered in the gable. A wood ventilation grille sits under the peak of the gable.

The north elevation is divided into four asymmetrical bays. The easternmost bay consists of an inset porch on the lower level accessed by several stairs. A clinker brick chimney is centered on the south wall of the porch. Flanking the chimney on either side are a pair of six light casement windows. A five panel door on the west wall of the porch leads into the former sun porch now a crib room. The steeply pitched hip roof extends down from its peak to provide shelter over the porch.

A three-sided two-story projecting bay constitutes the next bay. Each of the three sides on the ground floor level contains a pair of four over one casement windows. Each of the three sides of the upper story of the projecting bay contains a pair of casement windows with a diamond muntin pattern. This projecting bay is topped by its own hipped roof.

A steep gable characterizes the next bay. Two irregularly spaced and sized windows are arranged on the ground floor: a double hung sash and a casement. The casement is a non-original wood replacement window. The original was replaced at an unknown date with louvers; the current window was installed in 2000. Two irregularly spaced and sized windows are arranged on the upper story. A ventilation grille sits just beneath the gable's peak.

The westernmost bay contains two double hung single pane sash windows on the ground floor level. The upper level contains one double hung single pane window. An internal chimney rises from the hipped roof.

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Ziegler Estate, Los Angeles Co., California

The west elevation consists of three bays on three different planes set at angles to one another. The ground floor of the north bay contains two small windows. The upper story of this bay contains two double hung twelve over one sash windows.

The addition intersects the ground floor of the middle and southern bays obscuring a portion of this non-primary elevation. This portion of the structure has been altered since 1957. The middle bay is set at a right angle to the left section and the south bay is set at an acute angle to the middle bay. The upper story of the middle bay remains intact with siding in place. The upper story contains one double hung twelve over one sash window set slightly off center.

The southwest elevation is dominated by a gable featuring a central clinker brick chimney. On the ground floor the chimney is flanked either side by a pair of double casement three light windows. The chimney is also flanked on the upper story by windows. The upper story windows are double hung twelve over one sashes.

A flat roofed 1957 addition to the property was demolished and replaced in 2000 by a new addition is of similar footprint, massing, volume and scale in compliance with the Standards. The location of the addition is set close to the street near the back side of the property, preserving the front yard and the visual character of the original house and its main entrance as approached and viewed from Figueroa Street and Woodside Drive. The addition has a steeply pitched gable roof over the principal part of the building, with textured composition shingles, separated from the original two story building by a flat-roofed connection at the back side. The addition has wood siding similar to that of the original house and double hung windows, which are similar in dimension and proportion to the original building's casements. In total, the addition is compatible in relationship, scale, form, materials and finish, while being clearly differentiated from the original construction.

Interior

The interior of the Ziegler Estate is largely intact.

Character-defining features of the ground floor spaces are their relationship to each other, decorative millwork in columns, banisters and moldings; built-in cabinetry; pocket doors; French doors; entry doors, fireplaces; beamed ceilings and light fixtures.

Several bedrooms are grouped around the prominent central hall on the upper floor. Detailing is similar to that of the first floor. Window treatment, doors, and moldings are intact. Character-defining features include five panel doors, multi-light sash windows; upper floor spatial configuration; stairwell treatment, moldings, and light features.

The ground floor is organized around a central entry vestibule. The public rooms on the ground floor include a living room and dining room supported by a kitchen, service area, bathrooms and a "sun room". Both the living and dining rooms are now used as classrooms. The sun room is used as a crib room.

The entry vestibule opens into several spaces including the living room, sun porch, a hallway and a stairwell leading to the upper floor. Decorative millwork elements in the entry vestibule include baseboards, wainscoting, window and door frames, picture rail and ceiling box beams.

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Ziegler Estate, Los Angeles Co., California

A wide entrance on the west side of the entry vestibule leads into the original living room, now used as a classroom. One end of room is dominated by an inglenook featuring a stone fireplace with a wood mantle shelf. The inglenook is characterized by built-in seats wood seats with multi-pane casement windows above them. At the opposite end of the room is a large, rounded bay ribboned with windows. The exterior wall of this room is lined with multi-paned sash windows. Decorative millwork elements include door and window frames, picture rail, tall baseboards/a low wainscot and ceiling box beams. A new door was added in an existing opening to allow access to the front porch and doors were fabricated for the opening to the vestibule. A door opening on the north side of the entry vestibule leads to a sun porch, now used as a crib room. This sun porch is characterized by its three sided bay multi-light windows. A five panel door on the east wall leads out onto the rear porch. The stairwell also opens off the north side of the entry vestibule.

To the west of the entry vestibule is a short hallway leading to several rooms. A pocket door opens from this hallway into the original dining room, now used as a classroom. Two five light French doors lead from this room onto the front porch. On the far wall of this room is centered a brick fireplace with a wooden mantle shelf supported by corbels. Low built-in bookcases cases with multi-light casement windows above them are arranged on either side on the fireplace. The west wall features a large built-in with multi-paned glass fronted cabinet doors.

The service areas of the ground floor also open off this hallway. As these service spaces had been previously and substantially altered, all non-original interior finishes and partitions were removed in 2000. New partitions, necessary to accommodate the adaptive use, code and licensing requirements, were added in 2000. A commercial kitchen facility, utility room and accessible toilets for adults and children now occupy these spaces.

The upper story is accessed via a centrally located prominent stairwell. The bedrooms are of similar size and detailing. Wood moldings, many windows and wood floors create the spacious ambience of these rooms.

All renovations to the residence for use as a child care facility were performed under a Section 106 process through the Programmatic Agreement between the California State Historic Preservation Office and the City of Los Angeles. Extensive structural strengthening included addition sheathing at the roof, tying the roof to the walls, addition of steel framing and plywood shear panels, and tying the superstructure to new reinforced concrete continuous footings. For example, a new steel frame is concealed in the wood-cased posts at the front porch, which were dismantled, and reinstalled around the new internal structure. The primary decorative chimney featuring many "clinker" headers, which was cracked and displaced away from the wood structure, was recorded and dismantled; the veneer bricks, individually identified, were relaid on a new reinforced concrete flue which is in operating condition.

New plumbing and electrical services and distribution were installed, as well as new ducted heating and air conditioning from package units on the flat roof connector between the historic building and addition. Fire sprinklers and alarms were installed throughout the structure. The installation of a commercial-grade kitchen for child-care food service required a fire-rated hood duct and exhaust fan. Previously altered kitchen and pantry areas were converted to accessible toilets with fixtures designed for young children.

New rafter tails were patched onto rotted elements. Quarter-sawn oak floors were retained and refinished; water-damaged areas in the stairwell were replaced with matching salvaged vintage oak strips. Interior casework, frames, doors and hardware were retained, with metal finishes renewed by non-abrasive removal of paint.

Several casement windows on the eastern bay of the front elevation and one casement window on the north elevation were replaced with louvered jalousie windows at an unknown date. The jalousies were removed and replaced with windows replicated based on the design of the remaining casement windows. Wood sash was repaired using permeable fillers and epoxy consolidants.

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Ziegler Estate, Los Angeles Co., California

Interior plaster which was not delaminated was patched and painted; there were some additional replacements due to structural and mechanical additions. Special care was given to retaining the character of older plaster surfaces, and to the finishing of replacement plaster with a hand-troweled sanded finish coat to replicate original material.

Exterior landscaping was added, in part to replace in kind two historic oak shade trees which were determined by arborists to be dangerous and unsalvageable due to poor maintenance. Play areas were designed to meet child care needs and standards.

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Ziegler Estate, Los Angeles Co., California

SIGNIFICANCE

Summary

Located on the western slope above the Arroyo Seco in the Highland Park district of northeast Los Angeles, the Ziegler Estate is designed in the Shingle Style with the influence of the nascent Craftsman style. The two-story house was constructed in 1904 by owner-builders Charles Hornbeck and Alfred P. Wilson. With its geometric plan and massing and clad in a smooth skin of wood shingle and clapboard, the house embodies the distinctive characteristics of the Shingle Style. The Craftsman influence is exhibited in characteristic details including exposed rafter tails and knee braces. The Ziegler Estate is registered as City of Los Angeles Historic-Cultural Monument #416. The property was surveyed as potentially eligible for listing on the National Register in 1990 and was formally determined eligible in 1993 as part of Section 106 review. The Ziegler Estate is significant in the area of architecture as an outstanding example of transitional Victorian/Craftsman architecture in the Arroyo Seco region of Southern California and is nominated for listing on the National Register of Historic Places under Criterion C. Recently renovated according to the Secretary of the Interior Standards for use as a child care center, the property retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

History and Context

The Ziegler Estate is an excellent example of the Shingle Style that exhibits the decorative elements of the Craftsman style. Its form, massing, and scale all reflect the earlier Shingle Style, while many of its decorative elements, such as exposed rafter tails and knee braces below the eaves, exhibit the influence of the fledgling Craftsman style. The combination of stylistic elements reflects the transitional period of architecture, from Victorian to early twentieth century styles and, more specifically, the tremendous influence of the Arts and Crafts culture in the Arroyo in 1904, when the building was constructed.

The Shingle and Craftsman Styles

Popular from the 1880's through 1905, the Shingle Style was pioneered by Henry Hobson Richardson. The style evolved from the forms of several other Victorian styles: wide porches, shingled surfaces and asymmetrical forms from Queen Anne; gambrel roofs, classical columns and Palladian windows from Colonial Revival; irregular sculptural forms, Romanesque arches, and use of stonework from Richardsonian Romanesque. The most significant high style example of the Shingle Style was the McKim, Mead and White's Low House in Bristol, Rhode Island (now demolished). The term "Shingle Style" was coined by architectural historian Vincent Scully who argued that the Shingle Style represented the evolution of American architecture from the mid-nineteenth century picturesque Stick Style to the origins of the organic forms of Prairie and Craftsman styles of architecture. Unlike the Queen Anne style which was readily adapted to smaller vernacular structures and mass marketed, the Shingle Style remained a highly stylized form throughout its period of popularity.

The Shingle Style is characterized by asymmetrical facades and irregular, steeply pitched roof lines. Roofs frequently have intersecting cross gables with multi-level eaves. Extensive porches, more modestly sized in urban settings, are common. Porch supports are typically slender, unadorned wooden posts. Unlike other nineteenth century styles, decorative detailing is used sparingly and not emphasized. Towers, appearing as bulges rather than as free-standing structures, and multiple windows commonly appear in the Shingle Style. Generously proportioned interior spaces are generally arranged around a great hall and prominent stairway.

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Ziegler Estate, Los Angeles Co., California

In the decades that followed the height of the Shingle Style movement, the Craftsman style came to prominence in American architecture. An American manifestation of the Arts and Crafts philosophy popularized in England by William Morris in the mid-nineteenth century, the Craftsman architectural style emphasizes natural materials, expressed structure and the open organization of spaces. The most prominent American proponent of the style, Gustav Stickley, believed that, with economy of design gained by the elimination of unnecessary spaces and features, modestly priced, high quality homes could be provided to all Americans. Although the Craftsman style was prominent throughout the country, its popularity in Southern California was spearheaded by the work of Charles and Henry Greene, acknowledged masters of the idiom. The style's emphasis on blurring the distinction between indoor and outdoor spaces and the region's mild climate made it particularly suitable to Southern California.

Craftsman style architecture, which came to prominence in the early twentieth century, is typically wood framed and sheathed in clapboard and shingle. Low pitched gable roofs, deeply overhanging eaves and exposed rafter tails and gable bracing are important characteristics of the style. Natural materials, such as wood, stone and brick are the most prominent interior and exterior decorative features. Chimneys and mantles are typically constructed of arroyo stone, brick and or cast stone. Decorative interior millwork including extensive built-ins, wainscoting, box beams and crown moldings is featured.

Both the Shingle Style and the Craftsman style represent different responses to the same creative influence, that is the ideal of romantic naturalism. According to architectural historian William H. Jordy, architects working in the East were most influenced by those ideals in the shingle houses of the 1880s and 1890s, even before those ideals had gain the momentum and organization of a "movement".

By comparison, the Craftsman style flourished most in the Midwest and West after the turn of the twentieth century. Still, Vincent Scully views the Craftsman homes of Southern California, including the ubiquitous pattern book homes, as "the last gasp of the shingle-style tradition."¹ However, the regional disparity in style and practice may explain the relative lack of transitional architecture combining the elements of these two distinctive styles.

The Arroyo Seco and the Arts and Crafts Movement

A natural watershed that extends for 20 miles from Mount Wilson in the San Gabriel Mountains to the Los Angeles River, the Arroyo Seco is home to the communities of Altadena, Pasadena, South Pasadena and the Los Angeles districts of Garvanza, Highland Park, Montecito Heights, and Mount Washington. These Los Angeles districts form part of the "Lower Arroyo." Known for its extraordinary natural beauty, the Arroyo Seco is characterized by lush undergrowth and water fowls at its upper reaches and by gently rolling hillsides as it descends to join the Los Angeles River.

Early in the 1890's, the Los Angeles Pacific Railway established a streetcar line traversing the Lower Arroyo from downtown Los Angeles to Pasadena. With the establishment of this convenient transportation artery, real estate development in the Lower Arroyo flourished. Attracted by the natural beauty of the area, a loosely knit community of artisans and intellectuals including painters, writers, architects, potters and furniture makers unified by an adherence to the ideas of William Morris and Gustav Stickley, gathered in the Arroyo Seco area of Los Angeles and Pasadena during the period 1890 - 1930. As devotees of the Arts and Crafts philosophy, they eschewed what they deemed as the dehumanizing evils of the new machine-driven culture which had been developing in the years following the Industrial Revolution. Promoting a return to the handmade, members of the Arroyo Culture championed the use of natural materials such as wood, arroyo stone, brick and clay in their work. Led by Charles Fletcher Lummis, this group frequently

¹ Vincent Scully, Jr. . The Shingle Style: Architectural Theory and Design from Downing to the Origins of Wright. Revised Edition. (New Haven: Yale University Press, 1971), p. 157.

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Ziegler Estate, Los Angeles Co., California

gathered at his hand-built Highland Park home, "El Alisal" (meaning sycamore), completed in 1903. Located not far from the Ziegler Estate, El Alisal was constructed of arroyo stone and is one extraordinary product of the impulse towards regional design and craftsmanship which was manifested in the Lower Arroyo during this significant period. "Craftsman" ideals and the Craftsman aesthetic, initially promoted by the intellectual elite, were soon adopted by local residents and translated into the design and building of their homes. Open to a wide range of interpretations, the Craftsman architectural idiom was within reach of the average man.

While Craftsman style architecture in the Lower Arroyo was expressed in a myriad of vernacular interpretations, high-style Craftsman architecture was practiced in the Upper Arroyo by noted architects Charles and Henry Greene, Alfred and Arthur Heineman, and Myron Hunt. The Gamble House, arguably the best example of the style as practiced by Greene and Greene, is located in the Upper Arroyo.

Infused with the creative spirit of the movement, owner-builders and small scale developers built numerous modest dwellings employing popular architectural stylings of the day. In addition to this collection of modest vernacular dwellings, a number of larger and grander dwellings that were excellent individual examples of the popular styles of the day were also built in the area. Craftsman style houses in the Arroyo are characterized by the extensive use of brick and local arroyo stone for garden walls, foundations, chimneys and porch supports. Largely ornamented with locally found natural materials including arroyo stone and a variety of wood species distinguishes these Arroyo Seco homes from other examples built in the transitional Shingle Style/Craftsman styles elsewhere in Southern California and the Nation.

The Ziegler Estate --Hornbeck and Wilson, 1904

The Ziegler Estate is an excellent example of the Shingle Style, in a design that is responsive to the strong Craftsman influence of the Arroyo culture. The Craftsman architectural style, chiefly promulgated by Gustav Stickley through his many architectural pattern books, began to appear in Los Angeles in the early years of the twentieth century. Houses built during this time typically combine elements from more established Victorian styles with the newer Craftsman ideas. Most commonly, Queen Anne and Craftsman styles were combined. In the case of the Ziegler Estate, however, Shingle Style and Craftsman elements are combined. The Shingle Style is most commonly associated with high-style, architect designed buildings in East Coast resort settings. The employment by owner-builders Hornbeck and Wilson of the Shingle style in a more vernacular, albeit grand, setting sets it apart from other transitional Victorian/Craftsman efforts in the Arroyo Seco region

The Shingle Style influence is immediately perceptible in the massing of the Ziegler Estate. It is characterized by a complex irregular plan and an irregular facade. Horizontal in orientation despite its multiple stories, the house features a steeply pitched roof, intersecting cross gables with multi-level eaves. Its prominent tower appears more as a half tower than as a stand-alone feature. The tower's roof is connected to the main roof in a continuous line. Ribbons of three or more windows appear in several places. Double hung sashes are arranged in nine or twelve over one patterns. Several modestly sized inset porches adorned with simple wooden posts dot the front and rear elevations. The downstairs public spaces and upstairs bedrooms are arranged around a central hall connected by a prominent stairway.

The Craftsman influence is evident in the exterior sheathing of the Ziegler Estate, clapboard on the first story and shingle on the second story. Exposed flared rafter tails support deeply overhanging eaves and corbeled brackets support the multiple gables. The chimneys are constructed of clinker brick and the fireplace surrounds are of brick and cast stone. Extensive millwork including built-in in several rooms, low wainscots and box beams belie the Craftsman influence.

Combining the distinctive characteristics that embody the styles of Shingle and Craftsman architecture, the Ziegler Estate provides an outstanding example of transitional Victorian/Craftsman architecture in the Arroyo Seco region of Southern California. In its geometric forms and plan and its horizontal massing, it reflects that design ideals of the Shingle Style. Its smooth skin of wooden

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shingle and clapboard that emphasizes its horizontality reflects the preference for natural materials of both styles. Distinctive decorative elements, including exposed rafter tails, knee braces and flared eaves, suggest the design's responsiveness to the pervasive influence of the Arroyo's Arts and Crafts movement. The Ziegler Estate is eligible for listing in the National Register of Historic Places, under Criterion C at the local level, for significance in the area of architecture as an example of transitional Victorian Craftsman architecture that combines the stylistic elements of the Shingle and Craftsman styles.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The site is bounded by Woodside Drive on three sides (north, west, and southwest), Figueroa Street on the southeast, and an adjacent property on the east.

The assessor's parcel number (APN) for the property is Mapbook 5467 Page 010 Parcel 900.

The legal description is Woodside Ex of St Lot 2.

Verbal Boundary Justification

The boundary corresponds to the original property lines.

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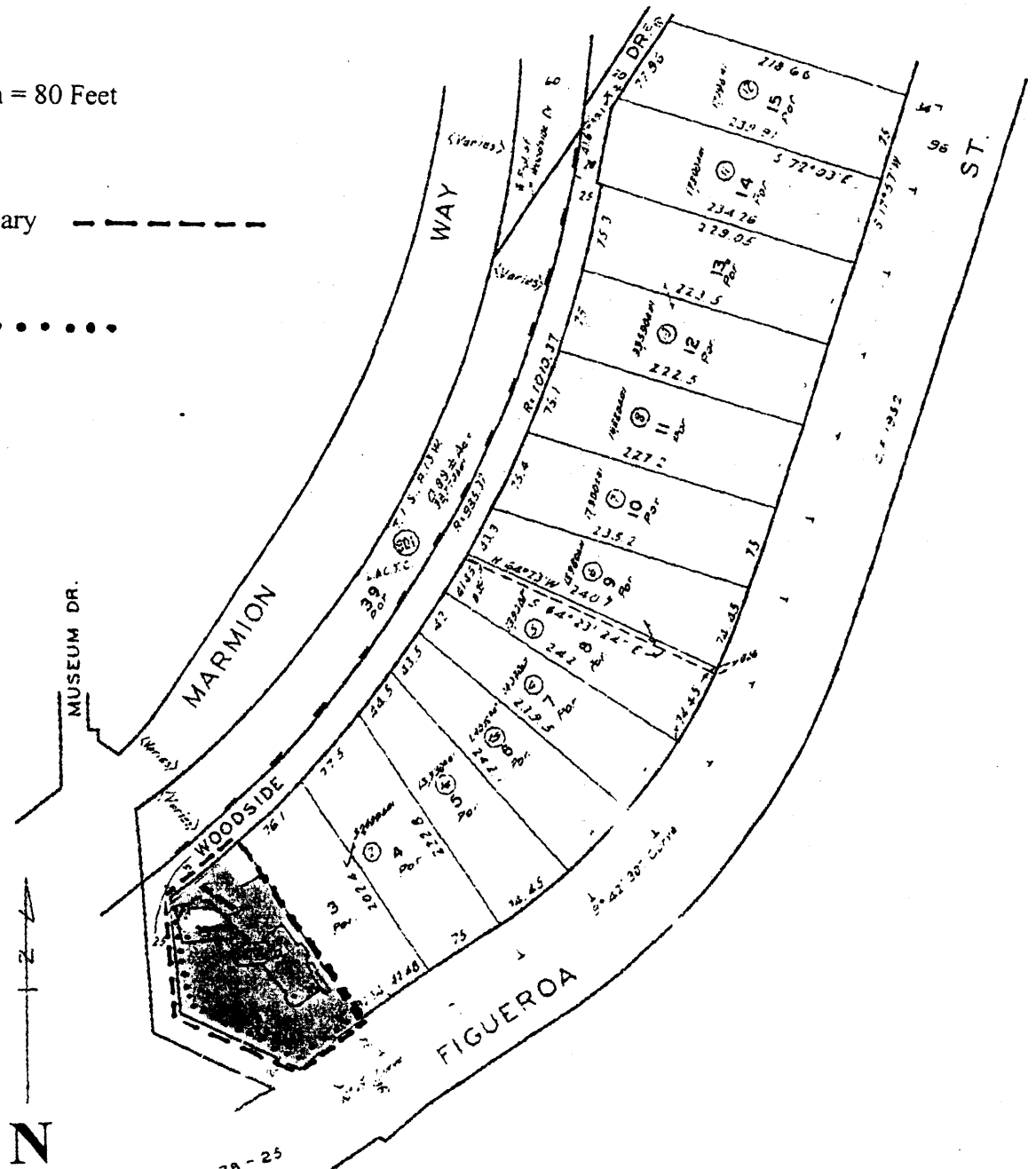
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Sketch Map

Scale: One inch = 80 Feet

Property Boundary - - - - -

Stone Wall



FOR PREV. ASSM'T. SEE: 278 - 25

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ADDITIONAL DOCUMENTATION: PHOTOGRAPHS

Name: Ziegler Estate
Photographer: Carly Caryn, Historic Resources Group
Date of Photographs: July, 2001
Location of Negatives: Historic Resources Group
1728 Whitley Ave.
Hollywood, CA 90028

1. Primary facade from corner of Woodside & Figueroa, view north
2. Entry stair, view northeast
3. Primary facade, northeast
4. Addition looking toward historic house, view east
5. Addition, view north
6. Detail of front porch and upper balcony, view east
7. Detail of front door, view east
8. Detail of dining room wing and upper balcony, view north
9. Rear facade and kitchen door, view south
10. Interior basement, view east
11. Interior, dining room, view west
12. Interior, detail of dining room buffet, view north
13. Interior, entryway, looking towards living room, view south
14. Interior, living room, view east
15. Interior, detail of fireplace, view east

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16. Interior, entry hall and stairway, view southeast
17. Interior, detail of entry stair, view north
18. Interior, stairway landing, view east
19. Interior, stairway landing and upper landing, southeast
20. Interior, upper hallway, view north
21. Interior., upstairs bedroom #1, view east
22. Interior, upstairs bedroom #2, view west
23. Interior, upper hallway, view southwest
24. Interior, detail of rounded window bay, bedroom #3, view west
25. Interior., detail of diamond paned windows, bedroom #4, view south

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Sketch Map