

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	MAR 3 1976
DATE ENTERED	APR 22 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

****** HISTORIC *aka* 1300 Block of Carroll Avenue
AND/OR COMMON Same

LOCATION

STREET & NUMBER
1300 Block of Carroll Avenue *between Edgewood & Douglas St.*
CITY, TOWN Los Angeles VICINITY OF 25
STATE CODE COUNTY CODE
California 06 Los Angeles 037

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Multiple Ownership
STREET & NUMBER

CITY, TOWN VICINITY OF STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Los Angeles County Recorder
STREET & NUMBER 227 North Broadway
CITY, TOWN Los Angeles, California 90012 STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
(1) Historic-Cultural Monuments of the City of Los Angeles
DATE 1962 to Present
(Designations of Carroll Avenue made in 1967 and 1971)
DEPOSITORY FOR SURVEY RECORDS Cultural Heritage Board, Municipal Arts Department, City of Los Angeles
CITY, TOWN Los Angeles STATE California
(2) Historic American Buildings Survey (Includes 1330 Carroll Avenue) National Park Service (December, 1964) Washington, D.C.

7 DESCRIPTION

CONDITION

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE 1880-90

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The 1300 block of Carroll Avenue contains the highest concentration of Victorian Era residences still existing in the City of Los Angeles.¹ The 9 remaining Victorian residences on the street have been designated Los Angeles Historic-Cultural Monuments and represents per the best collection of Eastlake and Queen Anne style houses remaining ha in Southern California. These two-story residences all front on an avenue located at the crest of a hill which overlooks downtown Los Angeles. A photograph of the street as it appeared prior to 1895 is included in The Cable Car in America. A three-story stucco apartment building situated adjacent to the 1300 block of Carroll Avenue was once a 30-room Victorian mansion, but it has severely been altered to the point that its Victorian heritage is only discernible to the trained eye. A residence built in 1889 in the Modern Quaint style was demolished in 1970 and its site is now vacant. Two large two-story houses constructed shortly after 1900 also are located in the district. Both of these are Craftsman houses with simpler lines, spacious rooms and lower roof lines, and reveal the continuity and change in architectural style from the Victorian period to the Craftsman era. Two post-World War II small stucco homes are the only other structures fronting on the 1300 block. Charles Pinney, the street's longest resident and the son of the original owner of 1355 Carroll Avenue, observes that where they stand once stood the street's original tennis court. (Because of their small size, the intrusion in the district of these stucco structures is minimal.)

The architecturally and historically significant buildings which are presently located on the 1300 block of Carroll Avenue are inventoried below.

1. 1300 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 51 in 1967, was built in 1887 for Aaron P. Phillips a merchant, who left his prosperous hardware business in Iowa in 1866 to resettle his family and start a new furniture business. Phillips' daughter, Grace Phillips Newhall lived in the house until 1942. This residence is an ornate well-maintained example of the Queen Anne-Eastlake style of architecture popular in the 1880's. It is a truly magnificent example of Victorian interior and exterior carpentry, and is in superb condition. Its leaded, stained and painted glass is of extraordinary fine quality, and is used in thirteen windows in flower and bird motifs. The exterior is enhanced by spindle work and turned posts at the entry, unique shingle textures, shadows cast by ornamental millwork, two large porches, an exterior balcony and a spacious yard, where five original palms stand now reaching heights of sixty feet. The interior has

1/ Designation of Cultural Heritage Board, City of Los Angeles (1971).

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unusually large rooms connected by massive sliding doors, three beautiful mantels with Victorian ceramic decorative tiles, brass hardware throughout, beveled and etched glass, woodwork in excellent condition, and a generous staircase in a large entry hall. The house remains as it was built with the exception of the removal of the gas fixtures, tin tub, the structurally damaged carriage house and two small decorative porches on dormer windows. The house is structurally sound, built of redwood and standing on reinforced foundations. This residence has always been devoted to single family use. On October 5, 1975 it was shown for the Architects Historical Home Tour by the Women's Architectural League. (Owned by Priscilla and Thomas Morales.)

2. 1316 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 76 in 1971, was built in 1887 or 1888 by Horace M. Russell, a real estate agent. The house is pure Eastlake in style with long vertical lines which were considered very "sincere" reflecting the character of the materials from which the house was built. Exterior trim includes brackets, shell motif below the windows and over the porch steps, and over-all virtuosity in carpenter work. The interior of the house is unusually light and airy. The staircase features a ship's wheel design and the two fireplaces contain Victorian ceramic tile. Interior restoration is nearly completed and exterior restoration is underway, although the exterior is in poor condition largely due to lack of paint. The trim on the exterior is intact and contains the original art glass windows. Rear exterior porches were enclosed probably before 1900. At the rear of this residence is a beautifully proportioned carriage house with a graceful tall spire. (Owned by Barbara Thornburg and H. Andrew Thornburg.)

3. 1320 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 77 in 1971, was built in 1887 or 1888 for F. A. Heim, a brewer. This spacious two-story residence is an outstanding example of Queen Anne architecture. It is graced by two turrets in the front, one, a five-sided turret, forms the cosy corners of the front parlor and part of the master bedroom on the second floor. Exterior detail includes a Queen Anne fan design and spindle work. The floor plan is classic Queen Anne, with unusually spacious rooms. Lovely spindle work separates the front and back parlors and the woodwork on the first floor reveals a pressed wood ivy motif in the middle

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of the vertical moldings, around all the doors and windows. The two fireplaces contain beautiful Victorian tiles. The exterior and interior of this residence is in good condition and, apart from a new foundation and porch steps there are no structural alterations. A carriage house was removed from the rear in the late 1960's. (Owned by Planaria Knill and Charles C. Knill.)

4. 1324 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 78 in 1971 was constructed in 1887 or 1888. It is a cottage style residence typical of the 19th Century "plan book" method of design and construction and exhibits the high level of Victorian craftsmanship. The carpenter worked from a lithographed picture and floor plan, making changes to suit the owner. The exterior porch, the diamond patterned shingle work and the ornamental iron work (which is restoration) are all worthy of note. The interior has been completely renovated; portions of the renovation conform to the period, while others are modern. A beautiful Spanish patio has been added to the rear of the house. Prior to 1967 a carriage house at the rear was destroyed and replaced by a garage-apartment. The exterior of this house is shown in the picture of 1330 Carroll which Joseph Cather Newsom published in his Picturesque and Artistic Homes and Buildings of California (1890). The present structure as viewed from the street is remarkably true to the original and is in very good condition. (Owned by Romelia Moret and Louis H. Moret.)

5. 1329 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 73 in 1971, was constructed in 1887-1888 for Daniel Innes, a real estate developer who was elected to the Los Angeles City Council in 1891. The house was occupied by the Innes family, one of the first families to be listed in the Los Angeles Blue Book, until 1920. This dignified house is Eastlake in style, with two decorative porches which display an oriental pattern in the wood detail. Art glass panes border the upper halves of several of the windows, typical of the Eastlake style. The interior of this residence is of remarkable quality. The original hardware and ceiling medallions are in place. The elegant fireplace mantels are made of slate; one is grained to look like rosewood with painted gold geometric design, the others are painted to appear like marble. One mantel ledge is grained wood, one is painted to look like marble, and the third is red marble. The interior redwood trim is in mint condition. Although originally and presently a single-family residence, the upstairs was rented separately from 1950-1972. The downstairs bathroom was remodeled in 1920 to include terazzo walls and floor. The exterior is in need of paint

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and a new roof, but the interior is in good condition, with much restoration work already performed. (Owned by Planaria Knill and Charles C. Knill.)

6. 1330 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 52 in 1967, was built in 1888 or 1889 for Los Angeles dairyman Charles Sessions by noted California architect Joseph Cather Newsom. The exterior features elaborate shinglework and spindlework in a moorish manner, intended by Newsom to create a "California House." Chinese dogs guard either side of the entrance. At the rear of the residence is a carriage house with steeple. The downstairs hall and the dining room contain Lincrusta-Walton wainscoating, and the interiors are trimmed in redwood. The most spectacular part of the house, the main staircase, features three large panels of leaded, colored glass. Newsom featured this house in his Picturesque and Artistic Homes and Buildings of California published in 1890, providing both an exterior photograph, several interior sketches, and a floor plan. That book marks the construction cost at \$7,000. Examination of Newsom's earlier and later publications leads to the conclusion that this was a transition house for Newsom, as he moved away from Victorian gingerbread, and toward the simpler lines and shingle work later represented in the San Francisco Bay area tradition. Features of this house are said to have been elaborated on by Newsom in mansions he designed on Bunker Hill in Los Angeles. This house is one of 4 buildings designed by Newsom still standing in Southern California.¹ The house was converted to multi-family use in the 1920's and possibly earlier. The front verandah was enclosed to provide room for a kitchen and 2 bathrooms. All of the porch poles remain, which will enable a restoration of the porch with relative ease. Several additions were also made to the rear of the house and these are to be removed as well. The house remained in multi-family use until 1974. This house is only in fair condition but restoration is in progress. (Owned by Susan Westerberg Prager and James Martin Prager.)

7. 1340 Carroll Avenue, a large residence constructed shortly after the turn of the century, provides contrast to the Victorians on the street. It is clearly representative of the first distinctly Californian architecture since the Spanish period,² with its lower roof, and simpler lines. This craftsman house has

^{1/} Vils, Ursula, "Home Sweet Home is a Hotel", Los Angeles Times, Part IV, p. 4 (Aug. 18, 1975).

^{2/} See generally Kirker, Harold, California's Architectural Frontier (San Marino, 1960).

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an oriental air with a slight upsweep of the roof eaves, the style being influenced by the Japanese pagoda of the World's Fair. This tranquil but solid residence has precise spooled stone porch posts. All of the interior woodwork is intact and in excellent condition. The residence has always been devoted to single-family use. (Owned by Ina Van Der Laan and Ludmilla Lagrum.)

8. 1344 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 79 in 1971, was constructed in 1895 for Charles C. Haskin. This "gay nineties" residence is beautifully proportioned. Its slender tower, delicate spindlework and mint condition have made it a favorite of Los Angeles film makers and visiting tourists alike. Several of the original palms remain, and the large yard sets off the house with its lacy porch which curves around the tower. A carriage barn was removed prior to 1965. The interior contains beautiful redwood trim in excellent condition, and the interior as well as the exterior is fully restored. This residence has always been devoted to single-family use. (Owned by Alan Whitney.)

9. 1345 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 74 in 1971, was built in 1887 for Michael Sanders who operated a storage warehouse in Los Angeles. This residence is a combination of Queen Anne-Eastlake design. The red brick foundation is characteristic of the Queen Anne style and is complimented by a red brick driveway. The detail in the lattice work above the porch lends a Chinese effect to the house. Delicate ornamental ironwork adorns the top of the roof line. The downstairs woodwork and fireplace are in excellent condition; the fireplace features particularly beautiful Victorian decorative tiles. The house has been vacant for many years, but its present owner plans restoration. The exterior is in poor condition largely because it is totally devoid of paint. The house has been converted into a duplex; a doorway has been added from the porch, and the original stairway enclosed to permit entry to the upstairs apartment. (Owned by Alan Whitney.)

10. 1355 Carroll Avenue, designated Los Angeles Historic-Cultural Monument No. 75 in 1971, was constructed in 1887 for industrialist Harry L. Pinney, whose son Charles L. Pinney is the present owner. The Pinneys were listed in the Los Angeles Blue Books for many years. In fact, Charles Pinney was reported as one of the season's eligible bachelors in the Blue Book for 1894. This residence has been maintained true to its original construction with no structural alterations. As such, it is a rare gem indeed. The style is Eastlake, with simple, unornamented lines, including a large porch. The interior features a central hall with east and west parlors on either side. One

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of the original plantings, an enormous tree stands between this house and 1345 Carroll Avenue. The carriage house stands at the rear of the property. (Owned by Charles L. Pinney.)

S-1/1

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

For the most part, the architecturally significant Victorian buildings of Los Angeles have been destroyed. Few Victorian structures remain and most of the fine examples still extant are isolated, dwarfed by more modern multiple unit stucco buildings and robbed of their original setting. Carroll Avenue is the only exception.

The 1300 Block of Carroll Avenue contains the highest concentration of Victorian Era residences still standing in the City of Los Angeles and as such the district represents the last chance for Los Angeles to preserve in their original setting a cluster of outstanding Victorians. Carroll Avenue can be one of Los Angeles' few reminders of its first boom period and its earlier culture. Each of the 9 Victorian residences on the 1300 block has been designated a Los Angeles Historic Cultural Monument by the Cultural Heritage Board of the City of Los Angeles, and the street has formally been marked by the Cultural Heritage Board so that the public may know a little of its history. Tourists and artists frequent the street; regularly scheduled tours visit Carroll Avenue including weekly tours conducted as a part of the bicentennial program. Because of the significance of its architecture and because no multiple unit or commercial buildings have intruded on its original setting, the preservation of Carroll Avenue represents an important opportunity for the City of Los Angeles.

The map for the Angelino Heights Tract which includes the 1300 block of Carroll Avenue was recorded in March of 1886, in the first days of the great Los Angeles land boom that followed the lowering of railroad fares from the East. Eight of the Victorian residences which remain were constructed in 1887 and 1888; the ninth, more lacy and delicate than its predecessors, was built in 1895. The tract was clearly not a speculative venture. As the houses still indicate, this was a solid, eminently respectable Victorian suburb. Lots sold for about \$500 and the houses probably cost from between \$5,000-\$10,000, judging from building costs at the time, and from the \$7,000 cost of one of the houses. The tract had the advantage of being above and away from the dust, noise and unhealthful open irrigation ditches of the city.

(Continued on Continuation Sheets
for Item 8)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Books and Document Publications:

- (1) Connolly, J.L., A Survey of Nineteenth Century Buildings in Los Angeles, M.A. Thesis, University of Southern California, p. 211 (1962).

(Continued on attached continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 6 acres

UTM REFERENCES

A	1 1	3 8 4 3 6 0	3 7 7 0 3 6 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The 1300 block of Carroll Avenue is situated in the City of Los Angeles, between Douglas Street and East Edgeware Road, east of Echo Park Lake, approximately 1 mile from Los Angeles' Civic Center.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED ~~BY~~ JOINTLY BY RESIDENTS OF THE 1300 BLOCK OF CARROLL AVENUE AND THE PLANNING DEPARTMENT OF THE CITY OF LOS ANGELES, AND FORWARDED BY:

NAME / TITLE

Calvin S. Hamilton, Director of Planning

ORGANIZATION

City of Los Angeles

STREET & NUMBER

200 North Spring Street, Room 561

CITY OR TOWN

Los Angeles, California 90012

DATE

December 18, 1975

TELEPHONE

(213) 485-5073

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Signature

Herbert Plosser

2/26/76

TITLE State Historic Preservation Officer

DATE

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Attest

Levy R. [Signature]

DATE

4/22/76

ATTEST:

Charles [Signature]

DATE

4.12.76

KEEPER OF THE NATIONAL REGISTER

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Many of the upper middle class residents attracted to the Heights were active in the social life of Los Angeles, their names being listed year after year in the Blue Book. A study of the Blue Book social registers published at the turn of the century shows that a remarkable stability prevailed here, in contrast to the restlessness of Los Angeles society generally as prominent families moved from Bunker Hill to University Place to the Adams District and westward.

Carroll Avenue and Angelino Heights formed part of the first ring of satellite suburbs around Los Angeles. The Temple Street Cable Railway provided transportation from downtown Los Angeles to the Heights. Cable cars operated from 1888 to 1902, when they were supplanted by the "electrics" of a street car line that circled the Heights on Edgeware Road. The street cars, which passed Carroll Avenue at ten-minute intervals, made the run to Spring Street in sixteen minutes. Yet, as the barns and carriage houses show, the residents of Carroll Avenue relied mainly on their horses and buggies for transportation.

Each of the Victorian residences on the street is now in the hands of individuals who are committed to preservation and a substantial effort is being devoted to restoration. Three of the houses are fully restored, and restoration is actively underway with respect to 4 more. One house is in its original condition, with no structural addition. Residents and others interested in the preservation of the area are directing additional efforts at preservation. For example, the residents have requested that the City of Los Angeles consider enactment of a historic district ordinance. Application of such an ordinance to the 1300 Block of Carroll Avenue could require future development to comport with the 19th Century ambience of the street.

The 1300 Block of Carroll Avenue is of architectural significance in a number of senses:

(1) The value of the original settings. The houses remain in their original settings and thus far no multiple unit dwellings or commercial buildings have been constructed. Thus, the spatial relationships are those originally contemplated. In addition, some of the houses retain some of the original plantings. The quiet tone of the street with its turreted and gabled houses and stately palm trees, provides a dramatic contrast to the new downtown office towers which are visible in the background.

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(2) The concentration of residences. The very fact of the large concentration of Victorian residences in the one block adds to architectural value. Visitors to the street experience the feel of the whole residential block, rather than simply of isolated houses designed in the style of an older era. In the words of one writer for the Los Angeles Times: "Today, strolling along the 1300 block of Carroll Avenue, past the highest concentration of pre-1890 homes still standing in Los Angeles, it is easy to imagine the leisurely gracious style of genteel life in the horse-and-buggy days some eighty years ago."

(3) Each of the houses is itself architecturally significant. As detailed in the descriptions provided in item number 7 of this nomination form, each of the Victorian residences is of distinctive architectural merit.

(4) The value of the residences. As a collection of Victorian residences which can be viewed together, the buildings convey to visitors a comparative sense of the buildings and of the spirit and versatility of the Eastlake and Queen Anne styles which were so often combined in California. Several of the structures exemplify Moorish and Oriental influences, frequently expressed in Victorian architecture; some sprout turrets and towers characteristic of the Queen Anne style. Many of the houses display the effective use of art glass which was in such vogue in the period; all reveal remarkable woodworking skill, creativity and diversity in both interior and exterior decorative treatment; fireplaces display exquisite decorative ceramic tiles. That 8 such different houses could be built on the same block within a two-year period is a remarkable statement of the Victorian era and culture.

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- (2) Gebhard, David, Architecture in California, 1868-1968, pp. 9-10 (Berkeley, 1968).
- (3) Hilton, George W., The Cable Car in America, pp. 322-33 (Berkeley, 1971).
- (4) Kirker, Harold, California's Architectural Frontier, pp. 104-112, Style and Tradition in the 19th Century, (San Marino, 1960).
- (5) Newsom, Joseph Cather, Picturesque and Artistic Homes and Buildings of California, Vol. 3 (S.F. 1890) (no pagination).
- (6) Wright, E.F., Map No. 1 of Angelino Heights, Los Angeles City, California (Surveyed March, 1886.)
- (7) Cultural Heritage Board Municipal Arts Department, City of Los Angeles, Fact Sheets on Historic-Cultural Monuments.
- (8) Sanborn-Perris, Plat Map of Los Angeles, Vol. 2, p. 63 (N.Y. 1890).
- (9) Los Angeles City Directories and Blue Books for the period 1887-1913 (various publishers).

Periodicals:

- (10) Mosher, Jo, "Walking Through the Past", Los Angeles Herald Examiner, California Living, pp. 12-15 (Oct. 26, 1975).
- (11) Murray, Carolyn S., "The Remembered Houses of Carroll Avenue", Los Angeles Times, Home Magazine, pp. 22-23 (Dec. 30, 1973).
- (12) Grant, Lee, "Bicentennial Bus Tour of Historic L.A.," Los Angeles Times, Part IV (Nov. 24, 1975).
- (13) Herbert, Ray, "Angelino Heights: Where Victorian Homes Still Reign," Los Angeles Times, Part II (Nov. 30, 1970).
- (14) Smith, Jack, "Among the Relics of Carroll Ave.," Westways Magazine, pp. 37-39, 57 (Mar. 1972).
- (15) Vils, Ursula, "Home Sweet Home is a Hotel", Los Angeles Times

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Part IV, pp. 1, 4-5 (Aug. 18, 1975).

- (16) "Exploring Los Angeles, A Walk in the 1880's", Sunset Magazine, pp. 80-81 (June 1967).
- (17) "Victorian Era Still Lives in Echo Park", the California Federal Story, Vol. 33, No. 3 (July, 1974).
- (18) "Victorian Homes in Echo Park Named Historic Monuments", Los Angeles Parkside Journal, p. 1 (Feb. 25, 1971).
- (19) Realty Conveyances and Building Permits relating to the 1300 Block of Carroll Avenue are referred to in the following newspapers:
- Los Angeles Tribune, p. 7 (May 6, 1887) (1300 Carroll Avenue)
- Los Angeles Tribune, p. 7 (Feb. 2, 1888) (1316 Carroll Avenue)
- Los Angeles Tribune, p. 7 (July 7, 1889) (1320 Carroll Avenue)
- Los Angeles Tribune, p. 7 (Aug. 3, 1887) (1324 Carroll Avenue)
- Los Angeles Times, p. 2 (July 1, 1887) (1329 Carroll Avenue)
- Los Angeles Times, p. 13 (Jan. 1, 1890) (1330 Carroll Avenue)
- Los Angeles Times, p. 6 (Jan. 1, 1888) (1345 Carroll Avenue)
- Los Angeles Times, p. 7 (July 24, 1887) (1355 Carroll Avenue)