



Historic Preservation in Residential Areas of the Colony

Community design also includes preserving the past. Anaheim is the oldest established community in Orange County and it is working to preserve its heritage. It was established in 1857 as a 1.8 mile-square German farming colony bordered by what is today North, South, East and West Streets. The early settlers constructed walls and fences made from willow poles to mark the boundaries of their settlement and to keep out herds of wild cattle. Some of these fence poles took root and became gates into the colony. The North Gate is commemorated today at 775 North Anaheim Boulevard and has been designated as a California State Landmark. The Green Element proposes to restore much of this original landscaping edge of the historic Colony.

A strong grassroots effort by local citizens, in partnership with the City, resulted in the establishment of the Anaheim Colony Historic District in 1997. In 1999, the Anaheim Colony Historic District Preservation Plan was approved. The Plan provides voluntary design guidelines and assistance to property owners to maintain and enhance the historic qualities of their homes.

The original Colony survives today as the Anaheim Colony Historic District and contains an excellent concentration of period revival architecture and early residential street patterns and scale. The Colony contains 1,100 contributing structures including a predominance of Craftsman Bungalows as well as Spanish Colonial, Mission, Tudor, Prairie and Colonial Revival styles, among others. The vast majority of the homes were built between 1910 and 1935.

The City of Anaheim, through the Neighborhood Preservation Office, provides financial and technical assistance to owners of qualified historic homes. Owners of structures on the list of Qualified Historic Structures may be eligible for Community Development Block Grants (assuming income eligibility) and/or Mills Act benefits wherein property owners enter voluntary 10-year contracts to restore and maintain properties in return for property tax rebates. The State Historic Building Code allows regulatory flexibility for improvements to historic properties as long as safety and energy concerns are adequately addressed. Historic structures outside of the Colony may be eligible for home improvement loans. Historic Housing Preservation Rebates are also available for preserving historic structures

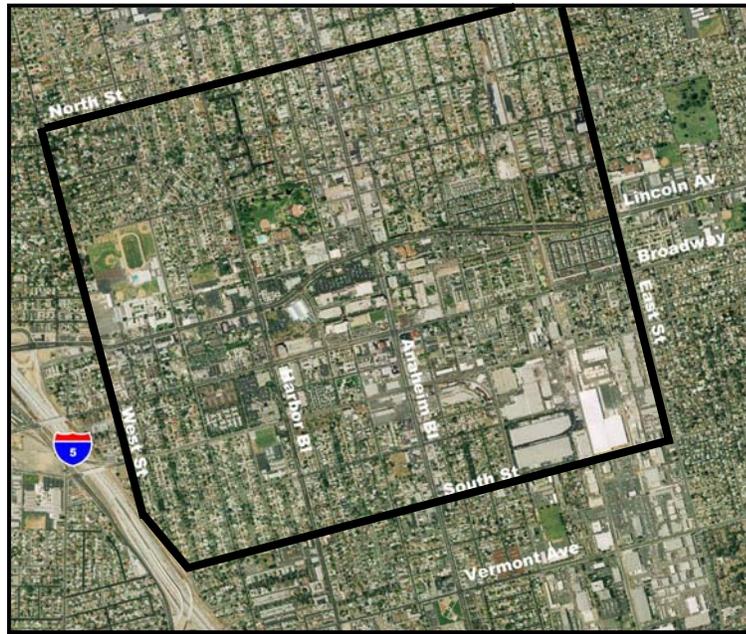


This small Craftsman bungalow is one of the 1,100 qualified historic homes in the Anaheim Colony Historic District.

Structures and districts listed on the National Register of Historic Places include the Anaheim Museum (1908), Thee White House Restaurant (1909), the Kraemer Building (1923), the Kroeger-Melrose District (40 structures), and the Melrose-Backs District (6

structures). Twelve structures are also eligible for individual listing on the National Register.

Both the City and local preservation groups encourage owners of historic homes to restore them, thereby contributing to a very special place within Anaheim. In preserving an entire district, the City strengthens its identity by creating a memorable district that is a living link to the past.



The Anaheim Colony Historic District boundary is the same as the City boundary at incorporation, in 1887.



Historic postcards of The Anaheim Colony Historic District illustrate the Craftsman and bungalow architecture and residential streetscapes created by consistent setbacks and landscaped parkways.



The Colony's architectural heritage is rich and varied. This Mission Style building is complemented by many other styles in the area – Craftsman Bungalow, Spanish Colonial, Tudor, Art Deco, Victorian and others.



GOAL 14.1:

The Anaheim Colony Historic District and residential neighborhoods are a living example of the architectural heritage and community pride of the City.

Policies:

(See both the Anaheim Colony Historic Preservation Plan and the Anaheim Colony Vision, Principles and Design Guidelines for complete Design Guidelines.)

- 1) The Anaheim Colony Design Guidelines should be the basis for design review of renovations, remodeling, and new construction within residential neighborhoods in the Anaheim Colony Historic District.
- 2) Continue to preserve and/or restore the Colony's historic structures and streetscapes to reflect the diverse architectural styles, historic features, character, scale and materials of the original house and community.
- 3) Restore and/or incorporate original streetscape patterns including consistent setbacks, parkways, alleys and landscape themes as part of the Colony's continuing preservation efforts.
- 4) Continue to support the use of the Mills Act Program for owners of eligible historic properties.
- 5) Pursue the rezoning of select residential areas within the Anaheim Colony Historic District as a disincentive for demolition of historic homes and to preclude more intense development.
- 6) Incorporate edges and boundary treatments into the design guidelines



The Anaheim Colony Historic District Design Guidelines emphasize streetscape patterns, landscape themes, architecture, pedestrian-oriented enhancements, and other features that reflect the Colony's rich historic heritage.



The Colony Design Guidelines emphasize safe, pedestrian-friendly residential development and streetscapes. In this photo, the setback from curb to front porch is generous enough to allow a double row of trees. Homes with "eyes on the street" and generous parkways with mature street trees provide a safe pedestrian atmosphere and add an attractive, unifying visual element.

of the Anaheim Colony Historic District, including exploring the feasibility of restoring parts of the original colony gates in selected areas as a visual reminder of the City's origins.

- 7) Designate select residential areas adjacent to the Anaheim Colony Historic District, which contains historic structures as zones of influence subject to the Design Guidelines of the Anaheim Colony.

Platinum Triangle Development

The Platinum Triangle represents an opportunity for the City to create a mixed-use regional center unique to Orange County. Located at the confluence of the I-5 and SR-57 Freeways, traversed by a commuter railroad line, and containing Angel Stadium of Anaheim and the Arrowhead Pond of Anaheim, the area has tremendous visibility and a great deal of underutilized land.

The new vision for The Platinum Triangle contains a dynamic mix of uses and upscale, high-density urban housing - integrated by a carefully planned network of pedestrian walkways, streetscape improvements and recreational spaces - that will create an urban environment of a scale never before seen in Orange County. The combined attraction of shopping, entertainment, office, hotel, residential and recreational uses will transform The Platinum Triangle into the new downtown of Orange County, helping the City realize economic benefits and providing residents, workers and visitors with one of the most vibrant and exciting urban places in the region. The emphasis is on quality design, ensured through carefully crafted design guidelines.

GOAL 15.1:

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The Platinum Triangle will become a dynamic, mixed-use center of regional interest, providing retail, office, residential, employment, and entertainment opportunities.
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Policies:

- 1) Develop comprehensive, Mixed-Use Overlay Zone and Design Guidelines to implement the vision for The Platinum Triangle.
- 2) Provide a mix of quality, high-density urban housing that is integrated into the area through carefully maintained pedestrian streets, transit connections, and arterial access.
- 3) Develop a Public Realm Landscape and Identity Program to enhance the visibility and sense of arrival into The Platinum Triangle through peripheral view corridors, gateways, and specialized landscaping.
- 4) Develop a strong pedestrian orientation throughout the area, including wide sidewalks, pedestrian paths, gathering places, ground-floor retail, and street-level landscaping.