

State of California X The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 7

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 1 *Resource Name: **Bailey** or # (Assigned by recorder) _____

P1. Other Identifier _____

*P2. Location: **Not for Publication** **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Venice Date 1950 T 3S; R 15W; of of Sec ; B.M.

c. Address 133 13th Street City Manhattan Beach Zip 90266

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

4179-026-018 Lot 11 Block 117 MB Subdivision #3 map in Book 5 page 76

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single story, California bungalow style home was built in 1922 and is sited on a sand dune lot approximately 40 x 66 ft. facing a pedestrian only walkway known locally as a walk street. The 1200 sq. ft. home is rectangular in configuration with a wood shingle clad exterior over wood frame construction on a concrete perimeter wall foundation. The wood shake roof is constructed with two intersecting gables in the hip on gable configuration creating a shallow pitch. The roof has an eyebrow dormer facing out from the front of the house. A small recessed porch frames the front door. Bays are located on the east and west side of the house. A variety of numerous multi-pane windows punctuate the entire façade. The home is in reasonable condition for its age (1922) considering it has had a minimum amount of maintenance and no alterations. The east side has a brick chimney. A single car, shingle clad garage is located behind the house.

*P3b. **Resource Attributes:** (List attributes and codes) _____ Single Family HP2

*P4. **Resources Present:** Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



for the City of Manhattan Beach, CA 2000 _____

Attachments: xxBuilding, Structure, and Object Record, xxContinuation Sheets

Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) _____ see
Photographic Record

*P6. **Date Constructed/Age and Source:** built 1922 Historic, 86 years old, Building permit pulled January 21, 1922 from City of Manhattan

*P7. **Owner and Address:**
Suzanne Bailey
133 13th St. Manhattan Beach, CA 90266

*P8. **Recorded by:** (Name, affiliation, and address) _____ Robin Kirk, Manhattan Beach Cultural Heritage Conservancy, P.O. Box 174 Manhattan Beach, CA 90266

P9 **Date recorded:** 4/26/10

*P10. **Survey Type:** (Describe)
California Register nomination

P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Structures of Historical Interest of Manhattan Beach, CA by Jan Dennis,

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *Resource Name or# _____ Bailey _____ (Assigned by recorder)
*NRHP Status Code 7

B.1 Historic Name: _____

B2. Common Name: Bailey

B3. Original Use: single family residence

B4. Present Use: same

*B5. Architectural Style: California Craftsman Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)

This was the first house on this walk street and was built in 1922. No alterations have been made to the structure. The chimney has had repointing maintenance but retains its original structure.

*B7. Moved? No Date: n/a Original Location: n/a

*B8. Related Features: garage

B9a. Architect: Reliable Realty Co.

9b. Builder: F. Grannis

*B10. Significance: Theme: Residential Architecture Area: Manhattan Beach, CA

Period of Significance: 1922 Property Type single family residence

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

This California Craftsman Bungalow style residence demonstrates eligibility for listing on the California Register of Historical Resources under Criterion 3 as it embodies the "distinctive characteristics of a type, period or region". This unaltered residence embodies the distinctive California Craftsman Bungalow characteristics of the period with its numerous multi-paned deep set windows, wood shingled exterior, shingled roof with exposed rafters and eyebrow dormer, recessed porch and an intersecting hip on gable roof. The period of significance is 1922 when the home was built. Based on photographic evidence, this residence was one of the first homes on its pedestrian-only walk street. Characteristic of the era, the space saving Craftsman design was cost effective and suited to its narrow 30x60 foot lot. Developers subdivided Manhattan Beach into small lots to maximize profit. Typical lots were approximately 30 x 90 often with the lot being split for sale for another residence. The Bailey house is one of the few early homes to have a separate garage.

Its integrity remains intact as this unaltered house is still in good condition, sits on its original site and architecturally exemplifies the California Craftsman Bungalow designed and suited for the warm climate and beach setting of Southern California. Construction materials were wood and concrete in keeping with the era of "honest" materials. Although simple on the exterior, with the most striking features being the shingle siding, inset porch, exposed rafters, eyebrow dormer, numerous paned windows and the two bays, the interior showcases considerable detail in finish work. Built ins consist of a buffet, cupboards and window seats, base and crown molding. The home is located on a sloping sand dune on a desirable "walk street" which encourages pedestrian-only traffic and facilitates access to the beach three blocks away. Although adjacent to other walk street homes today, this home has views of the ocean from the interior as well as the front yard. Its existence with its unaltered Craftsman architecture continues to play a role in the neighborhood today giving the walk street its village charm reminiscent of an earlier idyllic time with a more leisurely pace.

B11. Additional Resource Attributes: (List attributes and codes) (HP-2)

*B12. References:

See Bibliography in Continuation Sheet

B13. Remarks: designated a local landmark by City of Manhattan Beach October 2007.

This modest 1200 square foot home is typical of the homes built in this period that are being razed today at an alarming rate in favor of the mega-mansions.

*B14. Evaluator: Robin Kirk *Date of Evaluation: 4/26/2010

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

DRAFT

Brief Historical Review-Historic Context

Manhattan Beach differed from other Southern California towns of its era because it began as a beach resort and pleasure fishing destination for summer vacationers. It did not have an industrial base with a port or river harbor as its *raison d'être* and therefore differed from cities such as Redondo Beach with its port, San Pedro with its deeper water port and San Diego with its harbor. But, it did have its beach.

Canvas shelters were set up along the beachfront and vacationers spent the summer months in retreat from the heat of the inland communities of Los Angeles and Pasadena. Eventually, outlawed by city ordinance, tent shelters were replaced with simple board-n-batten structures constructed on the sand. Homes were set either on the sand with a mudsill or elevated above the sand on redwood studs driven into the dune as supports for a foundation. Plumbing was on the outside of these small houses. Interiors were often left unfinished with supporting studs left exposed. The board-n-batten construction and shingle cladding were particularly functional on homes in this beach setting giving protection from blowing sand. The early homes lacked the facilities for year around living (water, heat, indoor plumbing, streets, sidewalks and sewers) and were closed in the winter months. Jan Dennis, *Shadows on the Dunes, an Architectural History of Manhattan Beach*, StanJan Studios, 2001.

The Atchison, Topeka and the Santa Fe Railroad arrived in the South Bay in 1888 linking the community of nearby Inglewood to the harbor in Redondo Beach. Products, such as lumber arriving by ship from the Pacific Northwest in Redondo Beach, could be transported to the surrounding beach cities and Los Angeles. In 1903 the Los Angeles Pacific Railroad Company's "Red Car" linked Manhattan Beach with the center of Los Angeles. Travel time to downtown Los Angeles was 53 minutes enabling prospective homeowners to live at the beach on a permanent basis and commute to downtown Los Angeles. The "Red Car" track was located between The Strand (ocean front boardwalk) and the ocean and made five stops in Manhattan Beach.

In response to the accessibility of lumber and the connection to Los Angeles by the Red Car, Manhattan Beach developers began to build. On December 7th, 1912, with a population of 600, the city of Manhattan Beach was incorporated. A year around population began to grow and the building boom began filling in the dunes of the four square mile community. By the early 1920's, the year around population had more than doubled. In this context, the Bailey house was built, the first home on its walk street. The boom continues today but in the form of rebuilding as the original historic homes are bulldozed.

Background on the Bungalow Style

The predecessor of today's bungalow as a housing type had its roots in India. The term "bungalow" is a translation of the Bengali word *bangla*, referring to a low house with porches around it. They were constructed of unbaked bricks and covered with thatch (*bangla*). The English set up Bungaloes for those engaged in trading or government service in India. These structures served as temporary accommodations or rest houses and were purely utilitarian. British Colonists adapted these one-story thatched-roofed huts to use as summer homes. (The American Bungalow, Clay Lancaster, pg. 39 and others).

Bungalows in the U.S. In the United States, the first bungalows appeared after the Philadelphia Centennial celebrations in the late 1870's. The first American house to be called a bungalow was actually designed in 1879 by William Gibbons Preston and built on Cape Cod, Massachusetts. As a result of the Centennial more Americans became interested in moving away from the Old World

CONTINUATION SHEET

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precedents from the previous century and applying new principles to architecture. (Internet site source Philadelphia Centennial)

In their book American Bungalow Style, authors Robert Winter and Alexander Vertikoff identify dozens of variations on the Bungalow form such as:

the Craftsman Bungalow, California Bungalow, Spanish Colonial Revival Bungalow, Dutch Colonial Revival Bungalow, Chicago Bungalow, Cape Cod Bungalow, Tudor Bungalow, Log Cabin Bungalow and Art Moderne Bungalow. Reflecting many different architectural styles, the *Bungalow* became synonymous for any small 20th century home that used space efficiently. Construction of these earlier styles and versions of them continued for the next 50 years. Each style showcased the multi-form properties of wood and limited the construction to compartmentalized interiors and window treatments.

“The terms ‘craftsman’ and ‘bungalow’ are often used interchangeably, though there is a fundamental distinction. ‘Craftsman’ refers generally to the Arts and Crafts movement and is considered an architectural or interior *style*, whereas ‘bungalow’ is a particular *form* of house or building.” Lancaster, C. 1985. The American Bungalow, 1880-1930. New York: Abbeville Press.

The California Bungalow

By the 1890s the bungalow began to appear in San Francisco and southern California. “It appeared at a time when California was the object of a migration for which the bungalow was ready-made. In the first decade of the century, in spite of wild land speculation, property was relatively inexpensive. Almost everyone could buy a small piece of land.” Robert Winter’s The California Bungalow.

The West-Coast bungalow was made popular by the St. Louis and M.I.T. educated Greene and Greene brothers who had their architectural firm in Pasadena, CA. The American Bungalow, Clay Lancaster. From 1907-1909, their principal achievements in construction consisted of four luxurious houses. The brothers depended most on wood construction and their most famous project was the huge Craftsman style Gamble house (1909) in Pasadena, California. Additionally, they designed the Blacker House, Pasadena; the Thorsen House, Berkeley; and the Pratt House, Ojai. In addition to their luxurious homes, they published modest Bungalow plans in many magazines and pattern books. These modest Bungalows featured: mostly one story with a living space on the ground floor, a low-pitched, horizontal shaped roof, a living room at the center of the plan connecting rooms without hallways, built-in cabinets, shelves, and seats, wide overhanging eaves, exposed rafters under the eaves, decorative brackets (knee braces or corbels); inset porches (beneath the main roof); tapered or square columns supporting the roof or porch; 4-over-1 or 6-over-1 double hung sash windows.

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Why we built the bungalow in Manhattan Beach

Noted bungalow author Clay Lancaster (The American Bungalow) suggested it was the climate that brought the bungalow into prominence in California as it featured broad overhangs, porches and multiple window configurations to take advantage of fresh air and views. Additionally, in Manhattan Beach, lots were relatively inexpensive but small, 30x90 feet and some were divided in half to 30x 45 feet. The modest bungalow plan could be adapted successfully to these small lots and was inexpensive to build because it required a minimum amount of labor to frame and construct. It had an efficient single story plan with no wasted space for stairs. The design was likely to be from one of the popularized pattern books and could be built by the common builder for the middle and working-class. Architectural ornament was unnecessary because of the basic simplicity of the design; plumbing was on a single level and interior rooms connected to each other without wasted hall space. According to James M.A. Darrach in an article entitled "Why Not a Bungalow?" appearing in Country Life in America, 1906, the bungalow cost anywhere from \$500-5000 and was admired as a simple but artistic home for people of modest means. The use of wood for its framing, roof and shingle siding kept its cost down as wood and wood products were in abundant supply from the Pacific Northwest in the early 1900's. Shadows on the Dunes, Jan Dennis. The arrival of the Santa Fe and Pacific Electric's "Red Car" connecting Manhattan Beach with Los Angeles prompted developers to promote more than sand lots. They promoted the beach community as a "home city" The impending development of a "home city" and the corresponding perception that there would be an increase in the price and value of lots spurred the demand. Manhattan Beach would be a good investment.

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Significance Summary of the Bailey House

In summary, the architectural significance of the Bailey House lies in its simplicity of form and materials in the California Craftsman Bungalow style. There have been no architectural modifications to its original form since its 1922 construction and it continues to retain its original Craftsman features. The house showcases the use of wood throughout as the predominant building material, from its shingle-clad exterior and exposed eaves, centrally placed incised porch, and eyebrow dormer to its multi-pane deep-set casement and bay windows.

In the historic context, the Bailey house is significant in that it represents an architectural transition between the early board-n-batten summer homes of the late teens constructed on the sand and the larger and more elaborate two story year around homes built in the late 20's in a variety of architectural styles.

The first summer homes had simple floor plans with unfinished interiors. A hip roof with open eaves and a shed dormer extended over a broad or partial front porch. These "summer time only" homes with their sparse exterior and Spartan interior details transitioned to a more comfortable home similar to the Bailey house. Exteriors were shingled (weatherized against blowing sand), a fireplace or heating unit warmed the house. Interiors had finished walls, molding and built ins replaced the bare studs.. Running water and plumbing was now indoors and made year around living a reality in Manhattan Beach.

Homeowners could now live at the beach and take the Pacific Electric "Red Car" in to Los Angeles for work. As one of the first permanent homes on its walk street, the Bailey house is an example of the beginnings of the creation of a streetcar suburb. Its setting is significant because it is three blocks from the ocean and former train stop. In the city's early development, homes close to the ocean and Pacific Electric's "Red Line" passenger stop were desirable. Although the "Red Line" tracks are gone, they have been replaced with a walking path (Strand) along the ocean and homes are no longer simple but in high demand today.