

City of
Santa Monica

CITY OF SANTA MONICA – CITY PLANNING DIVISION HISTORIC DISTRICT DESIGNATION APPLICATION

This part to be completed by City staff

L.C. Case No.: 18ENT-0166

Amount Paid: \$ N/A

Received By: PF

Check No.: _____

Date Submitted: 6/7/18

Applications must be submitted, by appointment, at the City Planning public counter, Room 111 at City Hall. City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions completing this application you may call the City Planning Division at (310) 458-8341.

PROJECT ADDRESS: 1221-1253 11th Street and 1107-1115 Arizona

Land Use Element District: Mid-density Residential Zoning District: R3

Legal Description: See Appendix 1

APPLICANT:

Name: Santa Monica Mid City Neighbors

Address: 1217 Wilshire Blvd., PO Box 3326 Santa Monica, CA Zip: 90401

Phone: 213-675-0420 (Andrew Hoyer) Fax: _____

Email: abhoyer@yahoo.com

CONTACT PERSON: (if different)

Name: Susan Suntree and Diane Miller

Address: 1223 11th Street, Santa Monica, CA Zip: 90401

Phone: 917-239-5060 Fax: _____

Email: historic11th@gmail.com

Relation to Applicant: Co-chairs, Friends of 11th Street, Committee of Mid City Neighbors

PROPOSED DISTRICT BOUNDARIES:

Legal Description of Area (lots, blocks, tracts): See Appendix 1

Subject improvement is generally known as:
Historic 11th Street Bungalow District

Are property owners within the proposed district aware of this application?

Yes No

Recognized in the Santa Monica Historic Resources Inventory: Yes No

NOTES TO APPLICANT

Please complete all applicable sections of this application and submit all required materials. Please attach additional sheets when more space is needed. After the application is filed, staff will determine whether the filing is complete. A public hearing will not be scheduled until the application is determined to be complete.

A recommendation to the City Council regarding historic district designation is rendered by the Landmarks Commission at a public hearing scheduled within 180 days of filing a complete application.

The City Council will hold a public hearing regarding the application and render a final decision following Landmarks Commission review.

GENERAL INFORMATION

BACKGROUND INFORMATION:

Please attach additional sheets if necessary to provide sufficient information regarding the potential district.

Description of potential district boundaries. Please explain why this area is proposed.

See Appendix 2

Statement of historic importance. Please provide a narrative of the history of the area/neighborhood and the Period of Significance for the proposed district.

See Appendix 3

Statement of architectural significance: See Appendix 4

Person(s) of historic importance: See Appendix 5

Statement of other significance: See Appendix 6 - Findings

Documents and publications referenced that relate directly to proposed district or its contributing structures (bibliography): See documentation in Community Report

including the 1990 HRI Survey Sheet

DOCUMENTATION OF BUILDINGS:

Please attach *current* photographs, labeled with street addresses, of all structures and significant urban design features or other elements within the boundaries of the proposed historic district. Please provide the following information regarding each structure if known:

Date of construction: See documentation in Community Report Factual Estimated

Source: including the 1990 HRI Survey Sheet

Architect/Designer/Engineer:

Contractor/ Other builder:

Architectural Style:

Historic Use of Structure(s):

Present Use of Structure(s):

Is/Are structure(s) on original site: Yes No Unknown

NOTES TO APPLICANT

For more information on designation procedures, refer to SMMC Section 9.56.130.

BACKGROUND INFORMATION

**CITY OF SANTA MONICA
CITY PLANNING AND ZONING DIVISION**

**REQUIREMENTS FOR RADIUS MAP AND CERTIFIED LIST OF
PROPERTY OWNERS & TENANTS**

When submitting an application for a Variance, Reduced Parking Permit, Conditional Use Permit, Development Review, Tentative Subdivision Map, some types of Performance Standards, Landmark Designation, Certificate of Appropriateness, and Certificate of Economic Hardship, the application must supply:

1. A certified list of property owners and tenants units within the required radius of the project,
2. Two sets of self-adhesive mailing labels with the names and addresses of the owners and the addresses of tenants within the required radius, and
3. A radius map.

The applicant shall use an approved base map (provided by the City Planning Division) when making a radius map. On the map the applicant shall inscribe a 100', 300' or 500' radius (depending on the type of application) from the exterior boundaries of the subject lot or parcel (see reverse side for sample map). Any application for a Conditional Use Permit, Development Review, General Plan Amendment, Zoning Ordinance Text Amendment, or Districting Map Amendment requires a 500' radius. Applications for a Variance, Tentative Subdivision Map, Reduced Parking Permit, Landmark Designation, Certificate of Appropriateness and Certificate of Economic Hardship require a 300' radius. Some types of Performance Standards Permits require a 100' radius. Applications for Historic District Designation require notification of property owners within the district as well as within a 300' radius of the district boundaries.

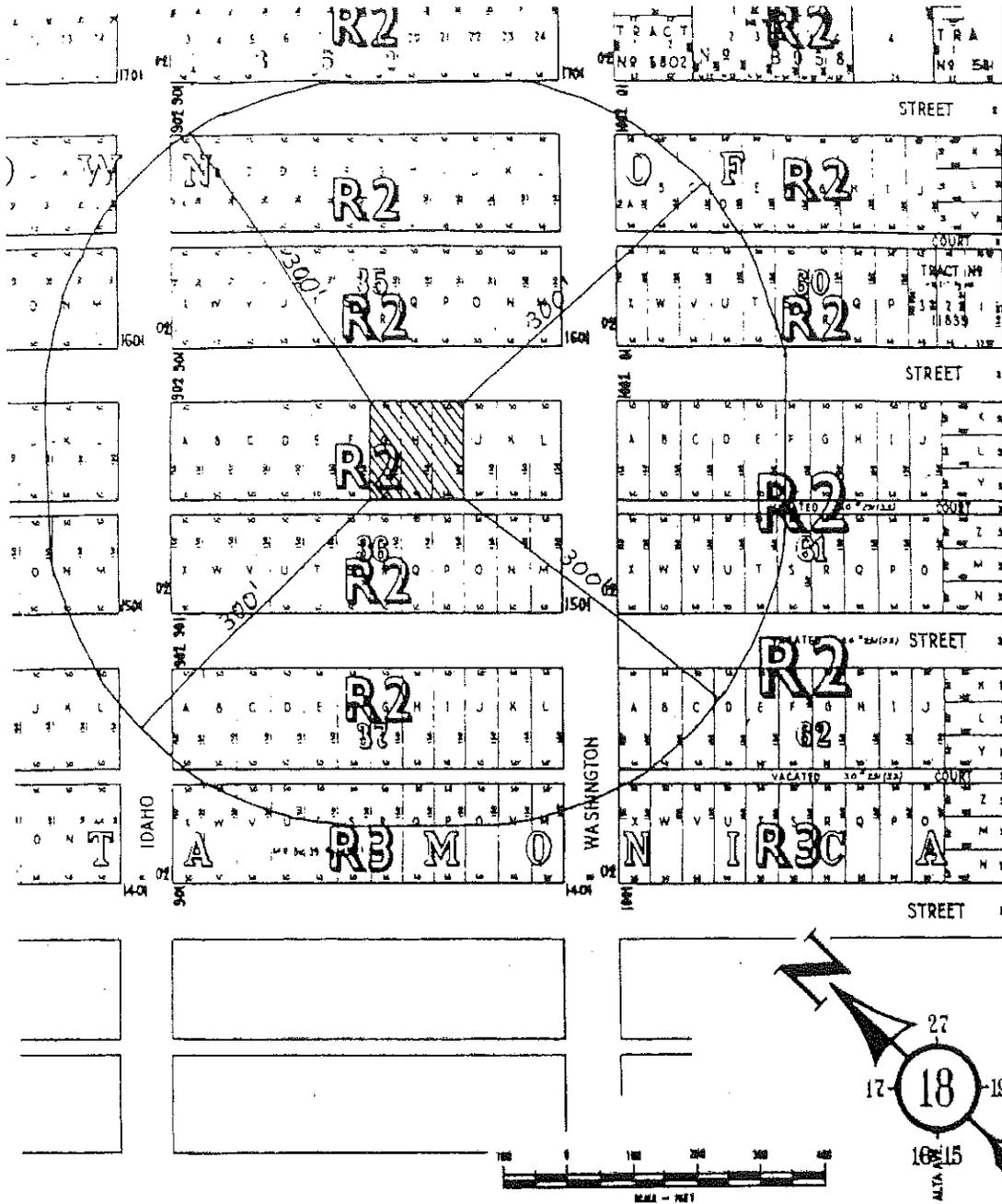
THE LABELS MUST BE TYPED ON STANDARDS 8½" X 11" SELF-ADHESIVE LABEL SHEETS CONTAINING THREE COLUMNS OF ELEVEN (11) LABELS EACH.

Property owner data can be obtained from the records of the
COUNTY ASSESSOR'S OFFICE 6120 Bristol Parkway, Culver City, CA 90230 (310) 665-5300

All parcels within or partially within the required radius must be listed. The certified list shall be typewritten and shall be presented as shown in the following sample. The certification form at the bottom of this sheet must be signed and attached to the end of the list.

(SAMPLE)

<u>LOT</u>	<u>BLOCK</u>	<u>TRACT</u>	<u>OWNER'S NAME AND MAILING ADDRESS</u>	<u>PROPERTY ADDRESS w/ TENANT UNIT #'S</u>
1	N/A	#4334	Mr. & Mrs. John Jones 1850 Fremont Blvd. Stanford, CA 94805	Occupant 1294 Fifth St. #1 Santa Monica, CA 90401
2	2	Artesian	Mr. Saul Vilpern 2000 Policy Dr. Santa Monica, CA 90406	Occupant 590 Santa Monica Blvd. Santa Monica, CA 90401
3	2	Artesian	same	Occupant 590 Santa Monica Blvd. Santa Monica, CA 90401
4	N/A	#5519	CSR Corporation 1000 Broadway New York, NY 10356	1390 Sixth Street (vacant parcel)
etc.				



The diagram above is an example of a radius map showing all parcels within of the subject property. All parcels wholly or partially located within the radius must be included in the mailing list. Maps are available for purchase at the public Planning Counter or from the Los Angeles County Recorder's Office.

APPLICANT INFORMATION

Tract Number: _____
 Street Address: _____
 Applicant: _____

OFFICIAL USE:

Case No. _____
 Zone _____
 Date _____
 Public Hearing
 Date _____

Appendix 1
11th Street Bungalows Historic District Boundaries

Address	*Year	Improvements	Contributor?	APN	Tract	Block	Lot	Unit
1221 11th Street	1911	SFR & triplex	Yes	4282-006-022	Santa Monica	113	T	
1227 11th Street	1957	10 Unit Apartment Bldg.	No	4282-006-021	Santa Monica	113	S	
1229 11th Street	1909	2 SFRs	Yes	4282-006-020	Santa Monica	113	R	
1233 11th Street	1904	SFR & duplex	Yes	4282-006-019	Santa Monica	113	Q	
1239 11th Street	1909	2 SFRs	Altered	4282-006-018	Santa Monica	113	P	
1247 11th Street	1955	9 Unit Apartment Bldg.	No	4282-006-018	Santa Monica	113	O	
1253 11th Street	1992	5 Unit Condominium Bldg.	No	4282-006-054/058	#48039		1	1/5
1107 Arizona Avenue	1906	SFR	Yes	4282-006-015	Santa Monica	113	Portion of M	
1109 Arizona Avenue	1909	SFR	Altered	4282-006-014	Santa Monica	113	Portion of M	
1115 Arizona Avenue	1925	SFR	Yes	4282-006-013	Santa Monica	113	Portion of M	

If the Landmarks Commission chooses to enlarge the district to 12 lots, the following lots should be considered:

1215 11th Street	1962	7-Unit Apartment Bldg.	No	4282-006-023	Santa Monica	113	U	
1218 11th Street	1913	SFR & triplex	Altered	4282-007-004	Santa Monica	114	D	

Abbreviations:

SFR = Single family residence

APN = Assessor's parcel number

/ = Numbers in sequence

* Refers to the year the front building was built.

Appendix 2

Ways to Configure the District's Boundaries

The proposed district is in the center of Santa Monica on the east side of 11th Street between the lot at 1221/1223 11th Street and Arizona Avenue. It also includes the three lots that face Arizona Avenue (numbers 1107, 1109, and 1115 Arizona Avenue) between 11th Street and 11th Court. (See attached map next page.) These three lots were a subdivision of the original Lot M, otherwise all the lots are 50'x150'. The street frontage on 11th Street is 400' and along Arizona Avenue 150' for a total area of 60,000 square feet (1.38 acres). The proposed district includes five lots on the Historical Resources Inventory: 1221/1223, 1229, 1233 11th Street and 1107 and 1115 Arizona Avenue.

Option 1: A single district

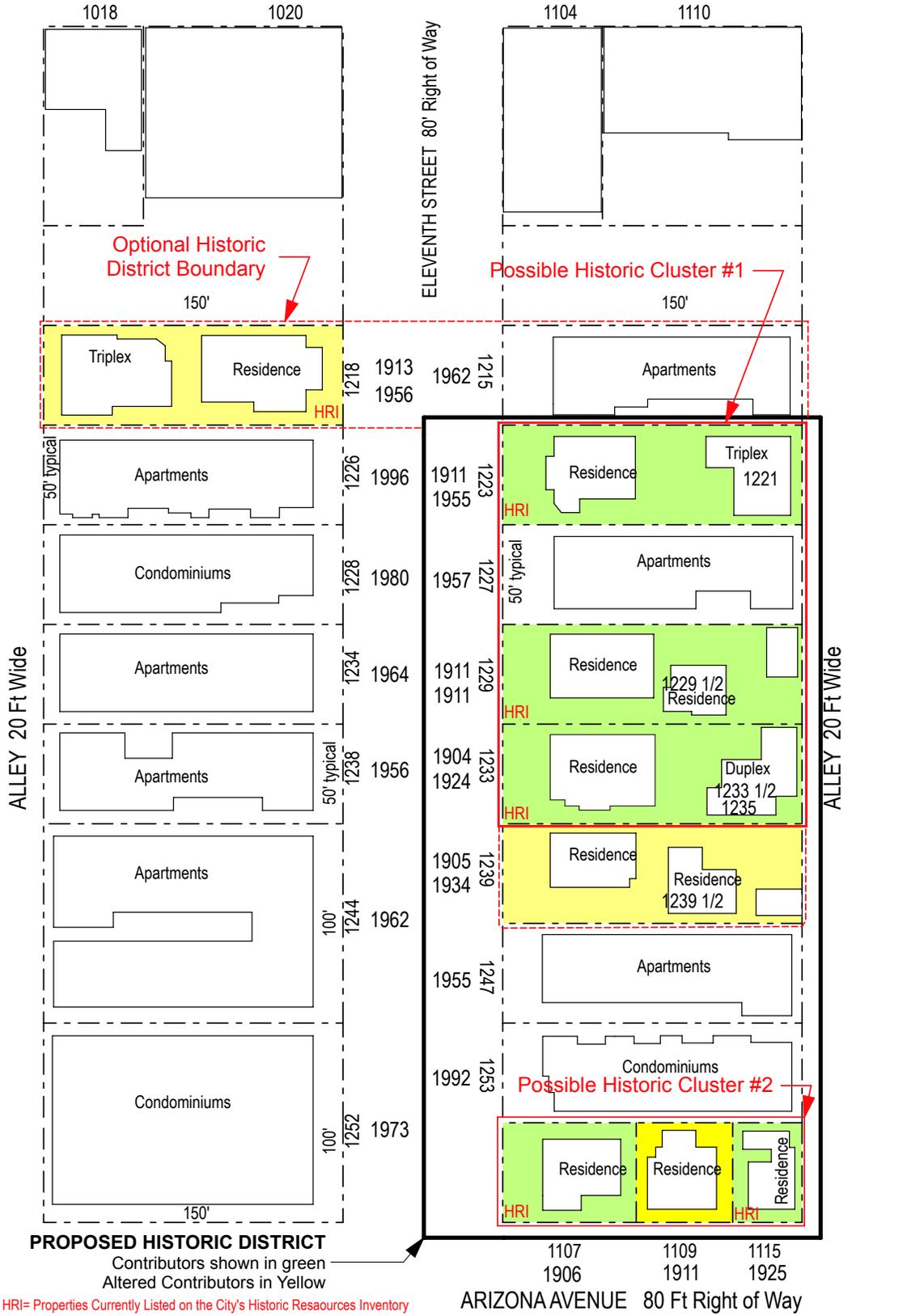
The possible proposed district is composed of 10 lots (outlined in black on map page 3), including five contributors, two altered contributors and three non-contributors. In this district there would be 70% contributors if the altered contributors were considered, or 50% if only the unaltered contributors are considered.

The role of our altered contributors is very significant. While initially they may appear, in their altered state, to dilute the integrity of the district, they have two major benefits for a district. By their shape, massing, and position on their lots, they still suggest what the district must have looked like 100-odd years ago. And equally important, they could be reversed back to their essential original unaltered states by removing the stucco on 1239 11th Street and 1109 Arizona Avenue and by reapplying the raised eaves and ridges to 1218 11th Street. For a full reversal, historically consistent fencing could replace the a historical ones and pruning of overgrown vegetation would be helpful. This kind of painstaking rehabilitation of landmarks has been successfully conducted by very dedicated owners, in accordance with the Secretary of the Interior Standards. Therefore, it behooves us to always keep open the option of reversibility for any non-contributor that could, with appropriate effort, be returned to contributor status. Given that possibility, the prospective district might actually increase its integrity, ending up with a larger number of contributing structures, rather than be diminished by the more common deterioration over time by normal building alterations. In other words, an altered contributor is always a potential contributor.

Option 2: Two clusters

In the event the Landmarks Commission decides to create two clusters (outlined in red on map page 3) instead of a unified district, one cluster would have four lots (1221/1223, 1227, 1229, 1233 11th Street) for a 75% contributor to non-contributor ratio. This cluster would have three lots on the Historical Resources Inventory: 1221/1223, 1229, 1233 11th Street. One of these lots, 1221/1223 11th Street, has been previously recommended by a city-selected architectural historian for landmarking (See ARG's 1990 1221-1223 11th Street, Santa Monica, Landmark and Structure of Merit Preliminary Assessment Report).

WILSHIRE BLVD 100 Ft Right of Way



The other cluster would only be the three lots along Arizona Avenue (1107, 1109, and 1115 Arizona Avenue) for a 100% contributor to non-contributor ratio (67% if the altered contributor at 1109 Arizona Avenue is not considered). This potential cluster has 2 lots on the Historical Resources Inventory: 1107 and 1115 Arizona Avenue.

Other Options

There is an altered contributor at 1239 11th Street that could be added to the first cluster should the Landmarks Commission want to do so (outlined with a dashed red line on map page 3). In that case, that first cluster would be five lots with an 80% contributor to non-contributor ratio or 60% if this altered addition were dropped out. There is also one final outlier, 1218 11th Street (also outlined in a dashed red line on map), which is on the Historical Resources Inventory across the street from the proposed district. But it has been altered and its inclusion would make the Option 1 District a combined 12 lots (adds 1218 and 1215 11th Street for district continuity) of which five would be contributors, three altered contributors and four non-contributors for a 66% (or 42% if the altered ones are not counted) contributor to non-contributor ratio. Or these two lots could be added to the first cluster which would make that cluster have 6 lots with 3 contributors (50%), one altered contributor and two non contributors.

The trade-off to be determined is whether a historic district is better served by being larger but with a lower density of contributors or being smaller clusters with a higher ratio of contributors.

Appendix 3

11th Street Bungalow Historic District's Historical Significance

By Mario Fonda-Bonardi, AIA

This proposed district defines the growing edge of the City of Santa Monica at the turn of the last century. This entire block was primarily built in a very short span of time, from 1904 to 1911. Though the last house was added at 1115 Arizona Avenue in 1925, both sides of 11th Street were built out with single-family homes in only seven years. Prior to this explosion of construction (today called “urban sprawl”), this area was dry open fields with a scattering of residences stretching all the way east to where the then recently built Veterans Home was located in what is now Brentwood. There was so much open space that Donald Douglas even had a small airstrip near what is now Douglas Park, before he moved his fledgling airplane business in 1922 to what became Santa Monica Airport.

While this proposed district is at the center of the original Santa Monica Tract laid out in 1875, in 1910 the city's 7800 residents were still primarily clustered in the few blocks adjacent to the beach. The services for this district's new residents were available downtown, only a 15-minute walk or five-minute bike ride away. In other words, in 1910 the city had only reached about a third of its eventual 33-block eastward expansion from the beach and it still operated primarily on a low-rise pedestrian scale. Functionally it was a village compared to the built-out city it has become today, with over 94,000 residents and 9 million visitors per year.

To the current observer, this proposed district alludes to and makes real a previous century, which was significantly different from today. In the 40 years between 1956 and 1996 all the bungalows, except one on the west side of this block of 11th Street were crushed by a wave of dense two- and three-story apartment buildings that now characterize the entire mid-Wilshire area. Likewise, between 1955 and 1992, on the east side of the block, where the district is now being proposed, two- and three-story apartment buildings knocked out four more bungalows of what was once a stylistically coherent block of turn-of-the-last-century bungalows. But enough remains of the original block to provide visual relief from the wall of apartments that have inexorably converted the former village into a city, and enough remains to highlight the difference between then and now. This district makes it possible to understand that 120 years ago, Santa Monica had actual suburbs, and this is what they looked like.

While there are many fine singular examples and even some clusters of California bungalows and Craftsman-style homes in the neighborhoods of Santa Monica, particularly north of Montana Avenue and in Ocean Park, there was a time when this particular style of construction was dominant and was substantially distributed throughout the city. In 1913, in the area bounded by Wilshire, Ocean, Colorado and 19th Street there were 442 such buildings (See page 22 “The Disappearing Bungalow” of the Documentation Report). While all areas of the city have been subjected to urbanization, gentrification, and mansionization, this mid-Wilshire area has been impacted the most, so that at this time, this is the **only** and **best** cluster of such homes in the original Santa Monica Tract. It is particularly unique in that it survives as single-family

residences of a consistent architectural style, the California bungalow, in an area where in the last two-thirds of a century, only multi-family buildings have been built.

Historically the areas north of Montana Avenue and in Ocean Park had the cachet of beach proximity and ocean views, and so were favored by the wealthier residents. Meanwhile, the middle-class resident found homes inland in such neighborhoods as Sunset Park and mid-Wilshire, while the poorer neighborhoods were traditionally along the transit and manufacturing core where the railroad and eventually the freeway ran. This proposed historic district is an early and prime example of middle-class Santa Monica housing. It highlights how relatively small, single-story houses with backyards allowed middle-class residents to raise families and prosper neither in cramped apartments nor in sprawling mansions. Today we cannot produce such middle-class housing any more. In Santa Monica today, a middle-class buyer can only afford to purchase a small unit in an old multi-story condominium building, if at all. Finally, few people are building single-story homes in Santa Monica today. Finally when this area was built 100 odd years ago, garages were often small, converted, or nonexistent because there was plenty of street parking compared to today, where the management of parking spaces, ramps, and car access is often the tail that wags the dog of the design of most contemporary housing projects. Again, the contrast between the choices available to present and to past home builders and residents is demonstrated by this historic district.

Much like the tree rings that show you how big a tree was at different ages, this proposed historic district tells us where the growing edge of our city was in the age when the California bungalow was king. Centrally located and showing where Santa Monica's suburbs once were, surviving relentless adjacent densification, evoking a past lifestyle, in a rare cluster with a specific, consistent architectural style, and serving the often historically ignored middle class, this proposed historic district is worthy of designation.

Appendix 4
11th Street Bungalow Historic District's Architectural Significance
By Mario Fonda-Bonardi, AIA

The proposed district has seven contributor buildings of which six are traditional California bungalows. Two of them (1239 11th Street and 1109 Arizona Avenue) have been altered primarily by stuccoing over the wood siding. Such stuccoing is not unusual in these older buildings given the higher maintenance cost of continually having to repaint the wood siding. Unfortunately, this happens to a huge number of similar wood-sided buildings.

The 1905-1920 California bungalow is a one-story house characterized by gable ends usually facing the street, decorative corbels, front porches (which are sometimes enclosed), wood window frames, horizontal wood siding, exposed rafters and ridge beams, and wood or asphalt shingle roofs. They are different from the traditional 1900-1915 Craftsman style (as in the iconic Greene and Greene homes in Pasadena), which usually have heavier detailed timbers, wide porches, and often river rock skirts and stone or concrete pedestals. However, there are often hybrids of the two styles so there is not a bright line separating them. The bungalows are visually lighter, often painted a lighter color instead of the dark-stained shingles of traditional Craftsman homes. Because the two styles occur concurrently in time there is often intermixing between them. Many bungalows aspire to the grandeur of the traditional Craftsman home. But Craftsman homes typically are larger, darker, and have gravitas while bungalows are light and graceful, somewhat more befitting a vacation seaside community. The bungalows of the 11th Street district are clearly in that cheerful spirit, and stand in stark contrast to the square, more recent dingbats that surround them.

One of the reasons bungalows were so widely diffused all over the country is that they were made up of many smaller wood pieces compared to the heavy timbers of the traditional Craftsman. That made them easier and therefore cheaper to build by the carpenters who had no portable power tools at that time. Another characteristic that all the homes in the district share is a tall attic, which was essential for keeping cool in a pre-air conditioning and pre-insulation environment. That tall attic was often repurposed into a second story (e.g., 1239 11th Street and 1107 Arizona Avenue).

The bungalow could be viewed as the tract home of its time: easy and quick to build. Successful builders such as Waldo K. Cowan (1233 11th Street and the demolished 1253 11th Street, plus 1107 Arizona Avenue) and Joseph J. Rowe (1223 and 1229 11th Street), once they had mastered the formula with such curb appeal, could reliably crank them out and probably make money on each one. This surviving line of bungalows still expresses what made them so desirable for buyers 110 years ago. The main difference in their curb appeal today, apart from the two stuccoed ones, is that some of the fencing and shrubbery in the front is not of the best quality and condition (especially the leaning cane fencing at 1239 11th Street). These overgrown impediments mask the district's natural grace. But such shrubbery and fencing could easily be cleaned up to improve these homes' street visibility and thus give the district more cohesion and visual integrity on this high-traffic street. While not certain, the fencing is probably not original as very few fences survive 110 years of termites and weathering. The designation of the district

would probably enhance the owners' pride and willingness to improve their homes' street presentation.

The last contributor built, the 1925 home at 1115 Arizona Avenue, is an interesting case since it is the only originally stuccoed home but in a Spanish Revival style. While still small and graceful, it signals the end of the bungalow historical period and foreshadows the start of the flat-roofed Spanish or Mediterranean style that was about to sweep all the tract home projects of Los Angeles in the 1930s. This fad was locally kicked off by our own esteemed John Byers. In fact, the possible Cluster #2 on Arizona Avenue is a perfect, complete mini lesson on three decades of architectural history. On the corner (1107 Arizona Avenue) is a classic hip-roofed bungalow built in 1906, then five years later a small, gracefully detailed home is built at 1109 Arizona Avenue in the subdivided lot, and then 14 years later, responding to the rising wave of romantic Spanish architecture, the first hint of the Spanish Revival in the district sneaks in at 1115 Arizona Avenue. Finally, at some uncertain point, probably after 1925, 1109 Arizona Avenue gets stuccoed, probably due to either maintenance fatigue (continuous repainting of wood siding) or a desire to be more contemporary with the stucco fashion running from the 1930s to the present. So in this one 50' x 150' subdivided lot you have a complete picture of how the wood-sided bungalow was slowly surpassed by cheaper stucco construction which dominates Southern California construction to this day.

Finally, there is the outlier home at 1218 11th Street, built in 1913. This is a Craftsman home with an unusual chain-hung front roof and shows Asiatic influences, as it once had unsweeping end ridges that were very popular in some Craftsman homes (See the original picture on page 36 of the Documentation Report). Recently, those uplifting ridges were removed in a reroofing misadventure where the city allowed them to be destroyed, even though the permit rightfully said this home was on the Historic Resources Inventory and therefore could only be remodeled according to the Secretary of Interior Standards. This is a case study in the failure of the construction process, and such disasters are less likely to occur once a historic district is designated. This building and its linking counterpart (1215 11th Street) necessary for a contiguous district, as previously discussed, may or may not be included in the proposed district.

In conclusion, this block has a clear and consistent linkage to a significant architectural period that is rapidly disappearing in Santa Monica (See pages 22 and 23 "Disappearing Bungalow" in the Documentation Report). Once found in all corners of Santa Monica, the bungalow, because of its high maintenance costs and small footprint (1115 Arizona Avenue is only 771 square feet and 1109 Arizona Avenue is only 1057 square feet), has not found historical favor in an urbanizing city. Few, if any, people are building small, one-story homes in Santa Monica today. While this is changing, with the new explosion of rear yard accessory dwelling units to try to address our current housing shortage, these small new buildings are clearly secondary to the primary residence and not of a consistent style and certainly not visually strong enough to define an entire street.

Today, the pressures of scarce open land and of high construction costs mean that new residential buildings cram residents into small apartments in multi-story buildings. These same pressures, while reduced, existed earlier and often resulted in the wonderful trend of small courtyard houses (See 2402 Hollister Avenue built in 1911) in the bungalow style. This was a graceful

attempt to deal with the pressures of urban densification while keeping the bungalow spirit. But the purest form of that spirit was what you see on 11th Street: small, welcoming houses with big backyards and some garages off the alley in the back. This was the real manifestation of the aspiration of Santa Monica's middle class even beyond the two decades of its heyday. The white picket fence was, of course, de rigueur for this American Dream. Like most dreams, it needs to be protected from the "reality" of a still relentlessly urbanizing built-out city.

Appendix 5

People of Historic Importance in the 11th Street Bungalow Historic District

By Susan Suntree, Co-chair Friends of 11th Street

Waldo K. (Willie) Cowan

On 27 March 1903, the *Daily Outlook* announced that, “The Dudley Investment Company has sold Waldo Cowan a lot on Seventh Street between Arizona and Oregon. Mr. Cowan is a newcomer and will improve the place at once.” Cowan must have taken this to heart, because he made major contributions to Santa Monica civic life in the decade that he and his wife, Susie, lived here. Waldo Cowan was a member of the Santa Monica Board of Trade (a predecessor of the Chamber of Commerce) and the Santa Monica School Board, secretary of the Oddfellows Seaside Lodge #30, treasurer of the Foresters of America Court Neptune 99, treasurer and active leader of the Associated Charities, member of the Cycle Path Committee, founding member of the Los Angeles Automobile Club, and car dealer selling the very first hybrid gas-electric cars in the region. He was also the 1912 election supervisor for his precinct. He ran for assessor and for city council for the 6th Ward, and though he was not elected, his leadership is evident in the work he did on the Board of Education during the era when a new high school on Prospect Hill, Santa Monica High School, was under consideration, and in his other activities that kept him regularly in the news.

Cowan was an important early builder during the first decades of the city’s history, building some of the city’s first homes, among the very oldest buildings still standing in the City of Santa Monica, on the 1200 block of 11th Street. On May 23, 1904, Frank Boothe paid for one of the early building permits in the city (#80) to hire Cowan to construct a small home at 1233 11th Street. Cowan bought lot N (1253 11th Street) from Robert Jones, and built himself a house in July 1904. It was a bungalow described by architectural historian and bungalow expert Robert Winter as an excellent example of the Neoclassical Revival style. Cowan sold his home at 1253 11th Street to the Cripe family, who owned, with C.F. Geltner, Santa Monica’s best-known brick kiln. In 1906, after purchasing lot M (now 1107, 1109, and 1115 Arizona Avenue at the corner of 11th and Arizona) from Robert Jones, Cowan built a home for his growing family—a large hip-roofed bungalow that remained in his family for several years.

Cowan was an energetic, engaged, and influential member of Santa Monica’s founding community. His range of interests evolved from carpentry to contracting to real estate development to civic duty to model pear orchards to fast cars to the newest innovations in automobile design. His influence is still evident in the Santa Monica tradition of civic participation and in the beauty of the 11th Street bungalows.

(See: 1107 Arizona Avenue in the Documentation Report, pages 74-86 for more about Cowan.)

Joseph J. Rowe

Joseph J. Rowe was a master builder working in the City of Santa Monica during the first two decades of the 20th century. He was aware of Greene and Greene's work and incorporated the details of Craftsman architecture into his designs. Landmarks Commission staff and consultants' commentaries have praised the quality of design and craftsmanship embodied in his extant buildings and described it as high relative to other local builders of the period. These comments were included in Landmarks Commission staff and consultant reports when the 1916 house Rowe built at 929 Lincoln Blvd. was landmarked in 2007. Another home built by Rowe, the 1914 William Pigott House at 426 Palisades Avenue, was determined eligible for the National Register of Historic Places and is listed in the City of Santa Monica Historic Resources Inventory as having a California Historical Resource Status Code of 3S (appears eligible for National Register as an individual property through survey evaluation). Because both the residence at 929 Lincoln and the William Pigott House were designed and constructed with a high level of skill, it appears that Rowe was an exceptional master builder. Rowe's work is noted for exhibiting a particularly high level of integrity of design, materials, and workmanship. The bungalows at 1223 and 1229, both built in 1911, are the oldest known extant examples of his work.

(See: 1229 11th Street in the Documentation Report, pages 51-54 for more about Rowe.)

Ken Strickfaden

Kenneth Strickfaden (1896-1984) became famous as a founding Hollywood special effects artist and is known for his photographs of early Santa Monica. He moved to Santa Monica with his father, Frank Strickfaden, who bought 1223 11th Street in 1914, which remained in his family for three generations. Listed as a working electrician in the Santa Monica Directories, during his Santa Monica High School years, Ken Strickfaden began his career at his family's home at 1223 11th Street experimenting, practicing, and inventing in his backyard workshop (see: Strickfaden workshop photo in The Documentation Report, page 43). He experimented with Tesla coils, wireless communications, and electrical effects — skills that led to his fame.

Strickfaden also took up photography, and in 1914 began taking photos of Santa Monica area sites; these are part of the Santa Monica Library collection of early images of the city. The house at 1223 11th Street remained his permanent residence until 1920. He and Les Storrs, the city's former director of planning and zoning, were good friends, and Storrs recalls some of their adventures in his book, *Santa Monica: Portrait of a City*.

Strickfaden became a famous and highly honored Hollywood special effects genius. His wildly arcing and sparking electricity effects for James Whale's 1931 masterpiece *Frankenstein* catapulted him into fame and a career that spanned dozens of films, including *The Wizard of Oz*. Ken's importance to the development of the film industry was recognized in 1981 at a gala held in his honor by the Academy of Motion Pictures Arts and Sciences, where they celebrated his contributions to the evolution of filmic drama through special effects.

(See: 1223 11th Street in the Documentation Report, pages 39-43 for more about the Strickfaden family.)

Residents of 11th Street

The 11th Street residents of most historic importance, however, were the middle-income, middle-class people whose various skills and labor built the city, who created a civic culture, and whose bungalows often remained in their families for generations. Rancher William Nelson, plastering contractor F.A. Griffith, painter Ashford Drumm and their families all lived here. Teachers, policemen, truck drivers, nursery owners, families, real estate investors, retirees, all lived here. Louis B. Mayer bought three lots at the corner of 11th and Wilshire. In the early 1960s, James and Doris Lennon purchased 1223 11th Street from Frank Strickfaden's granddaughter, Marilyn Throssel, to use as a rental. An uncle of the Lennon Sisters, a 1950s and '60s singing group, Jimmy Lennon was one of the 20th century's most famous boxing announcers. His son, Jimmy Lennon, Jr., who grew up on 11th Street, followed in his father's footsteps and, in 2012, was inducted into the International Boxing Hall of Fame 2013 class. Between 1904 and 1913, 11th Street between Wilshire Blvd. and Arizona Avenue established itself as a family neighborhood of people whose contributions, then and in the present, created a vital, charming city.

Appendix 6

11th Street Bungalow Historic District's Findings Regarding Eligibility

The proposed district is justified by meeting five of the six requirements for a historic district designation per Santa Monica's Landmark Code SMMC 9.56.100A:

1. Exemplifies and manifests a part of the social, economic, or architectural history of the city. This potential district benchmarks a time when the edge of the growing city had reached 11th Street and one-story homes could be built profitably and affordably for middle-class buyers. This exemplifies a time when the city was a quiet seaside town, in contrast to the mid-rise city with 12 times the population it has become.

2. Has aesthetic or artistic value. While the California bungalow may be aesthetically pleasing and interesting, this is not a primary criteria of this district.

3. Is identified with local historic personages. There are three historic personages associated with this district. The first, Waldo K. Cowan, was a Santa Monica developer and civic leader who served on many boards and commissions (including the Santa Monica School Board) and who built four of the homes in the proposed district that are still standing. His myriad pre-World War I activities included advocating for bike paths, running a construction company (with George P. Elliot), a real estate company (with Bernard Sues), and one of the first car dealerships, as well as being active in developing automotive prototypes. In fact, he sold the first gas-electric hybrid in Los Angeles in 1912. These five elements — bike lanes, construction, real estate, automobile dealerships, and hybrids — still figure prominently in Santa Monica today, over a century later, and were certainly visionary for their time. (See the Documentation Report on 1107 Arizona Avenue for more details of Cowan's life).

Joseph J Rowe was a turn-of-the-last century Santa Monica master builder who built many buildings in the proposed district (1223 and 1229 11th Street) and outside the proposed district (426 Palisades Avenue, determined eligible for the National Register of Historic Places and also the City landmark at 929 Lincoln). Many of his buildings have been demolished, but his role in early Santa Monica construction history is indisputable.

The third important personage connected to this district is Ken Strickfaden (1896-1984), a special effects genius who worked in Hollywood for decades, specializing in wildly arcing and sparking effects such as those in the 1931 *Frankenstein* movie. He was also a photographer, and many of his pictures are now in the Santa Monica Library historic photograph collection. While his original special effects workshop, in a garage behind 1223 11th Street, was torn down in 1955 to build a triplex, this is the house where his fabulous career started and it is one of the many links between Santa Monica and Hollywood. (See the Documentation Report on 1223 11th Street for more details of Strickfaden's life.)

This finding somewhat overlaps finding #5: A representative sample of work by a notable builder or designer. Waldo Cowan and Stickfadden are true Santa Monica historical figures while Rowe is probably more suitable in the notable builder category.

4. Embodies distinguishing architectural characteristics valuable for the study of this period and style. While there is a shrinking handful of small, single-family, 100-year-old residences still surviving in the mid-Wilshire area of the original Santa Monica Tract, they are of all different styles (Craftsman, Queen Anne, cottage, etc). Nowhere is there a concentration of a single style, the gracious bungalow style, built by two famous builders (Rowe and Cowan) in such a compressed timeframe (1904–1911). There are also two outliers in the potential district, the 1913 altered Craftsman at 1218 11th Street built by A. Feist and the 1925 Spanish Revival at 1115 Arizona Avenue built by J. Norman. But the core of the district is the rare surviving cluster of half a dozen bungalows built by Rowe and Cowan, two early Santa Monica construction luminaries.

5. Is a representative sample of the work of a notable builder or designer. Joseph J. Rowe, a master builder, built 1223 11th Street and 1233 11th Street. These two 1911 buildings are some of his earliest works and he went on to build the city landmark at 929 Lincoln Blvd. (1916) and also 426 Palisades Avenue. Meanwhile, Waldo K. Cowan built 1233 11th Street (1904), the district’s earliest residence still standing, and its neighbor 1239 11th Street (1905) as well as 1107 Arizona Avenue (1906, built for his own family) and 1109 Arizona Avenue (1911, built for his parents). Two of his homes (1247 and 1253 11th Street) have already been demolished (in 1955 and 1992, respectively) to build an apartment building and a condominium building. This pace of demolition, erasing the earliest works of two of our historic builders, gives added urgency to the designation of the district. In short, 5 of the 10 lots in consideration were built by two (Rowe and Cowan) famous Santa Monica builders.

6. It is a familiar visual feature of a neighborhood. This little piece of history gives the traveler along busy 11th Street, whether by car, bike, scooter, or on foot, a sense of relief from the relentless parade of boxy dingbats that increasingly, in their old or new forms, crowd our city. Because of their location, surrounded entirely by multi-family behemoths, they stand out in a distinctive way. Their visible presence could certainly be enhanced by removal or pruning of screening foliage and fence maintenance, but the original “bones” are there and still holding. That will not be the case if the removal of any more of the original buildings is allowed to proceed.

In conclusion, this potential district meets all but one of the requirements of Santa Monica’s Landmark Code SMMC 9.56.100A. In addition, it qualifies for essentially the same reasons per SMMC 9.56.100B because:

1. It is a definable area possessing a concentration of historic or thematic sites that contribute to each other and are unified aesthetically by plan, physical development, or architectural quality.

2. It reflects significant geographical patterns associated with different eras of settlement and growth.
3. It has a unique location or is a familiar visual feature of a neighborhood or of the city.

Please note that of the nine specific criteria (6 for landmarks and 3 for historic districts) listed above, a district only has to meet one. In our case, the potential district meets eight beyond a reasonable doubt. So while the district certainly qualifies, the discretion of the Landmarks Commission should focus on the district's exact boundaries to enhance the integrity of the district, given the number of non-contributors and the number of altered contributors. (See the discussion in Appendix 2 for the trade-offs in considering the final district's boundaries.)

Finally, this proposed district fulfills one of the reasons that approximately 1,500 buildings are catalogued in the Historic Resources Inventory. The reason to maintain that catalogue is to proactively identify potential candidates for landmarking, structures of merit, or the creation of a historic district. In this case, there are six buildings from the HRI that could feed the potential district if it were at its maximum size. In creating this district, the Landmarks Commission would be fulfilling the mandate of the LUCE (Land Use Circulation Element), which fully expresses community values including:

“Preserves the scale and character of all residential neighborhoods” (pg. 7).

And which emphasizes

“that Santa Monica continue to celebrate its past by preserving attributes that characterize the City's rich history” (section 2.3-4).

By creating this district, the Landmarks Commission would be fully congruent with all the city's historical goals, from the municipal code to the LUCE.

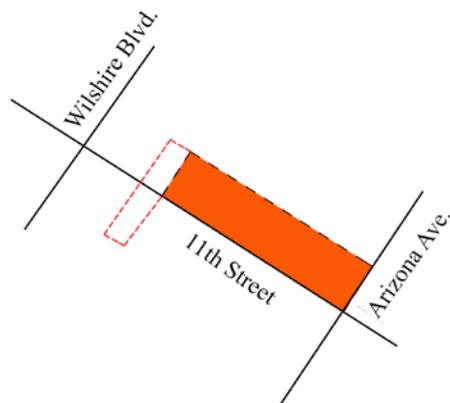
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11th Street Bungalow Historic District Documentation

by
Santa Monica Mid City Neighbors
and Friends of 11th Street
May 2018



DOCUMENTATION FOR THE 11TH STREET BUNGALOW HISTORIC DISTRICT

by

Susan Suntree, M.A.; Sherrill Kushner, J.D.; Mario Fonda-Bonardi, AIA;
Commissioner Diane Miller; Paulo Vianna
Photography: Mike Hejjas
Santa Monica Mid City Neighbors

April 2017

Updated May 2018



The LUCE supplements the City's Historic Preservation Element by actively integrating the preservation of historic resources into planning efforts throughout the City. The Plan includes policies to ensure that the City continues to protect what is unique and valued on a citywide and neighborhood level, including Palisades Park and the bluffs; Santa Monica Pier; and neighborhood streetscapes, architecture, and building scale.

VISION

Santa Monica continues to celebrate its past by preserving attributes that characterize and represent the City's rich history. The City is aware that its historic resources are irreplaceable and help to form the core of its being...

... The LUCE embraces historic preservation not only for its important role in preserving the character-defining features which make Santa Monica unique, but also for the critical contribution it makes in helping the community achieve its sustainability goals.

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PART 5: LETTERS OF SUPPORT

Part 1: Introduction

Summary

Friends of 11th Street, a subcommittee of Santa Monica Mid City Neighbors, was established in order to promote the formation of a bungalow historic district made up of the centenarian bungalows on 11th Street between Arizona Avenue and Wilshire Boulevard. Over the years, this proposal has been supported by people like the late Superior Court Judge David Finkel, a former city council member; architectural historians Thomas Hines, Ph.D., Professor Emeritus, UCLA; Robert Winter, Ph.D., Professor Emeritus, Occidental College; and John Crosse; architects such as Ken Breisch, Ph.D., Professor, at the USC School of Architecture and Director of the Historic Preservation Program, and several others from UCLA, USC, and the City of Long Beach; and local residents including Bea Nemlaha who credits our work in the early '90s with inspiring her and her neighbors to create the Third Street Historic District, Santa Monica's first historic district.

The proposed 11th Street Bungalow Historic District includes a collection of eight (contributing and altered-contributing) bungalows on one block, which were built between 1904 and 1925, with one back house built in 1911 and another in 1924. Also a 2016 survey of potentially contributing bungalows still extant in the mid-city blocks of the original Santa Monica Tract demonstrates that very few eligible bungalows exist today. The 11th Street Cluster has been identified as a potential historic district in two Historic Resources Inventories. When city founders Arcadia Bandini de Stearns Baker and Senator John P. Jones purchased a tract of coastal sage and created Santa Monica, their original grid included 11th Street's 50 x 150 foot lots. What arose is a family neighborhood that was eventually anchored by Madison Elementary School, which was built in 1925, remodeled to earthquake standards in 1937, and is now part of Santa Monica College. These homes commemorate the beginning of Santa Monica's evolution from a temporary resort village to a viable and vital town that the city's permanent residents called "home."

There is no other extant cluster of the city's original bungalows built by the first middle-class residents of the original city of Santa Monica. We have a once-in-a-lifetime opportunity to save this cultural and historic treasure by establishing a historic district here that honors and protects for generations to come the architectural expression of affordable, well-built, and well-designed middle-class housing.

Additionally, three major contributors to the development of Santa Monica as a community have lived and worked here: Waldo K. Cowan built several bungalows throughout the city as well as on 11th Street and served on several city and organizational boards; Joseph J. Rowe has been described in staff and architectural consultants' reports as a master builder inspired by renowned architects Greene and Greene (two of his buildings are already either Santa Monica Landmarks or have been declared eligible for the National Register of Historic Places and two of his earliest extant works are included in the 11th Street Cluster); and Kenneth Strickfaden, a Hollywood special effects genius famous for creating the pyrotechnics for the original film version of *Frankenstein*, began his amazing career in his backyard workshop where he lived with his father and brothers at 1223 11th Street.

We look forward to the designation of the 11th Street Bungalow Historic District to protect the city's history of affordable middle-class housing and the philosophy and architecture that these houses reflect.

Acknowledgements

The community worked for decades to establish this historic district. This document is dedicated to Syd and Joyce Jurin and Dave and Jan Paley, whose research and leadership from 1989 to 1991 provided the foundation of this neighborhood story.

We would like to thank the following individuals and organizations (partial list), including those from the 1980s and 1990s, who have supported this endeavor:

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And many others.

Part 2: History of 11th Street

11th Street/Santa Monica: A History

by Susan Suntree

Research by Susan Suntree, Paulo Vianna, Jan Paley, Dave Paley, Joyce Jurin

In 1875, the amazing Arcadia Bandini de Stearns Baker and her new husband, Colonel Robert Baker, teamed up with a wealthy silver magnate, Senator John P. Jones, to found the City of Santa Monica. A rare piece of this historic Santa Monica remains: a cluster of bungalows located between Arizona Avenue and Wilshire Boulevard on 11th Street. An original bungalow cluster like this exists nowhere else within the city's original mid-city boundaries (Wilshire Boulevard, Ocean Avenue, Colorado Avenue, 19th Street). Still standing on the original subdivision in their nearly original shape are eight bungalows (contributors and altered contributors plus two back houses) built between 1904 and 1925. These were the homes of middle-income people: carpenters, brick kiln owners, painters, members of city commissions, and Hollywood artists, whose dreams and schemes created our city and contributed to developing the film culture of Los Angeles. These bungalows, built from old-growth redwood and Douglas fir, stand as an architectural documentary about the life and growth of Santa Monica. It is a testimony to the ordinary people who actually did the work it took to create this city.

1.

An alluvial plain fans out from the Santa Monica Mountains to the crescent of Santa Monica Bay. Made up of the rocks, dirt, and dust carried by rain off of the Santa Monica Mountains, it layers over ancient seabed sediments. When the Ice Age ended about 7,000 years ago, the land we call Santa Monica made its appearance, looking geographically very much as it does today. Native Americans, who have lived in Southern California for 15,000 years, became its first citizens. For the Tongva people as for people today, location was everything, and this area was an excellent place to call home. It had easy access to wide varieties of edible plants and game, trout swam in Santa Monica Creek, and sea life abounded. The largest shaman's cache yet discovered in Los Angeles was found at the foot of Inspiration Point in Palisades Park. These Native Americans had ample routes for trading their famous soapstone bowls, reed baskets, crystal tools, and jewelry. Among these routes was a famous one that crossed over 11th Street. It connected the large village

on the banks of the Los Angeles River (where downtown Los Angeles is now located) to the Santa Monica coastal villages. Eventually used by the Spanish as a cattle trail, today we call it Wilshire Boulevard.

Although Tongva families continue to make the Westside home and maintain a cultural center at University High School, the population capsized in the wake of Spanish and Yankee colonialism. The Santa Monica area played a notable role in this transition. Juan Cabrillo, a maritime navigator for the Spanish Empire, recorded sailing past its smoky palisades in October 1542. Later, Gaspard de Portola, a Spanish soldier and administrator in New Spain, and his overland expedition camped at springs near the city's northeastern border (some of these springs still provide part of the city's water supply) and as one story goes, it was the feast day of Santa Monica, and thus our area was given its present name. Eventually, the City of Santa Monica, including 11th Street, was contained within Francisco Sepulveda's Rancho San Vicente y Santa Monica. Other ranchos whose borders at one time included our city were; to the north, Rancho Boca De Santa Monica and in the Ocean Park and Venice areas, Rancho Ballona.

2.

In 1872, when Colonel Robert Baker first arrived from Northern California, Santa Monica and 11th Street were bound for transformation. Prosperous and confident, Baker bought Sepulveda's rancho. Soon after, he married Arcadia Bandini de Stearns, a wealthy widow and rancho owner. In 1874, Senator John P. Jones, who had made his fortune in the Nevada silver mines, arrived and found sympathetic business partners in the Bakers. A year later, in 1875, the Bakers and Jones established the Town of Santa Monica, an area from Colorado to Montana Avenues, and from the Palisades bluffs to 26th Street, with each block divided into 50 x 150 foot lots. 11th Street was named and ready to become a neighborhood. The Bakers and Jones planned and politicked for Santa Monica to become a port and railroad center for Los Angeles. But first the town needed citizens. On July 15, 1875, the lots of the new town were sold at auction. Crowds arrived by wagon, steamer, and train, and people began to buy.

Arcadia Bandini de Stearns Baker owned Block 113, lot M (1107 Arizona Avenue, at the corner of 11th and Arizona) and lots N and O. Later, she sold the lots to Robert F. Jones, the nephew of

Senator Jones, who became president of the Bank of Santa Monica. Senator Jones owned the rest of the lots on the east side of the street (P, Q, R, S, T, U, V). These, plus the Arizona Avenue lots, are central to the proposed 11th Street Bungalow Historic District. By 1880, when the prospects of a railroad and port dimmed, the city entered an economic depression. Several of the 11th Street lots were hit by tax sales in 1889. Nevertheless, the city continued to grow, although slowly, as new industries emerged.

Everyone who has ever lived on 11th Street and tried to garden has confronted the challenge presented by the soil. Those thousands of years of marine and alluvial sediment have added up to one thing: clay. The challenge to 11th Street gardeners became a resource and industry for which Santa Monica was once famous: clay for pipes, bricks, and pottery. Santa Monica bricks were used for many early buildings including some of its first schools.

Santa Monica historian Donald Cleland writes that in 1898, the city's first high school was built on lots between Oregon (now Santa Monica Boulevard) and Arizona between 10th and 11th Streets: "...the building was dedicated at the June graduation exercises that same year." But long before the plan to provide secondary education in Santa Monica had been consummated, sharp criticism had been leveled at the trustees for their choice of a building site. One objector said: 'This is ridiculous [sic], why build a school away out in the country? It will be twenty years before this town is settled enough to need a school that far out.' It may be remarked in passing that the new school was to be located four blocks east of the existing Sixth Street School."

The disgruntled critic suggests the rural condition of early Santa Monica, which, according to descriptions in *The Outlook* newspaper, was surrounded by green fields, farms, and ranches. By 1913, Santa Monica High School was built on Prospect Hill. In 1925, Lincoln School was replaced by the present building and renamed Madison School, which has served as an elementary school, a continuation high school, and more recently as a Santa Monica College campus and site of the Broad Stage.

Some of the city's first homes were built on the 1200 block of 11th Street, creating one of Santa Monica's earliest family neighborhoods anchored by Lincoln/Madison School. On May 23, 1904,

Frank Boothe paid for one of the early building permits in the city (#80) to hire Waldo K. Cowan to construct a small home at 1233 11th Street. Cowan was an important early builder and active civic leader during the first decades of the city's history. Cowan bought lot N (1253 11th Street) from Robert Jones, and built himself a house in July 1904. It was a bungalow described by architectural historian and bungalow expert Robert Winter as an excellent example of the Neoclassical Revival style. Cowan sold his home at 1253 11th Street to the Cripe family, who owned, with C.F. Geltner, Santa Monica's best-known brick kiln. In 1906, after purchasing lot M (now 1107, 1109, and 1115 Arizona Avenue, at the corner of 11th and Arizona) from Robert Jones, Cowan built a home for his growing family—a large hip-roofed bungalow that remained in his family for several years. (See 1107 Arizona Avenue for more about Cowan.) These homes are among the very oldest buildings in the City of Santa Monica.

Another important early contractor, Joseph J. Rowe, shaped 11th Street when in 1911, he built two houses, at 1223 and 1229. Rowe was a master builder working in the City of Santa Monica during the first two decades of the 20th century. He incorporated the details of Craftsman style into his work and was aware of Greene and Greene's work, emulating features of their architecture. The bungalows at 1223 and 1229 are the oldest known extant examples of his work. (See 1229 11th Street for more about Rowe.)

Between 1904 and 1913, 11th Street between Wilshire Boulevard and Arizona Avenue grew into a neighborhood of family homes that housed the people who made Santa Monica into a vital, charming city. Rancher William Nelson, plastering contractor F.A. Griffith, painter Ashford Drumm, and their families all lived here. Like Cowan, the 11th Street residents were middle-income people whose bungalows often remained in their families for generations and whose various skills and labor built the city. In later decades, 11th Street residents participated in the glamour of early Hollywood. For example, Kenneth Strickfaden, who attended Santa Monica High School, is known for his photographs of early Santa Monica and became famous as a founding Hollywood special effects artist. He began his career in a workshop behind his family's home at 1223 11th Street. In 1928, Louis B. Mayer bought three lots at the corner of 11th and Wilshire. (See 1223 11th Street for more about the Strickfadens.) In the early 1960s, James and Doris Lennon purchased 1223 11th Street from Frank Strickfaden's granddaughter, Marilyn

Throssel, to use as a rental. An uncle of the Lennon Sisters, a famous 1950s and '60s singing group, Jimmy Lennon was one of the 20th century's most famous boxing announcers. His son, Jimmy Lennon, Jr., who grew up on 11th Street, followed in his father's footsteps and in 2012, was inducted into the International Boxing Hall of Fame 2013 class.

Early in the 20th century, plants from Australia, South Africa, and the Mediterranean were in vogue and replaced most of the native vegetation. Now fully mature trees on 11th Street that were planted in this era include, among others, jacaranda, lemon bottle brush, Canary Island date palms, an empress palm garden, and blackwood acacias. (For decades there lived in the front yard of 1223 11th Street a large, three-trunked Australian blackwood acacia; it is now gone, but is listed in the first edition of *Trees of Santa Monica*. Its progeny live in the side yard.) In the back and side yards stand magnolias, birds of paradise, and night-blooming jasmine, among other early 20th century garden plants.

By 1913, the 1200 block of 11th Street demonstrated aesthetic unity—the California bungalow in a diversity of styles. Santa Monica became famous for its block upon block of white bungalows and its swaying palm trees. The 11th Street bungalows represented the kind of housing that suits the climate as well as the ethos of the people who called Santa Monica home. Built with passive solar cooling, they utilized the low-tech solution of double-hung windows that open on the bottom and on the top to allow cool air to circulate into the house and hot air to circulate out. High ceilings and the orientation of the windows also enhanced air circulation.

In *The California Bungalow*, Robert Winters points out that bungalows “provided a comfortable abode for the average person. In that sense, they are revolutionary in the history of architecture.” The bungalows on 11th Street demonstrate his assertion. Characterized by a return to architectural principles, the California bungalow, a style that swept the nation, emphasized an integration of inside and outside and a harmony of home and surroundings through the use of large windows and an open floor plan. Simple but elegant in design, they were well-built but inexpensive and inaugurated aesthetically pleasing affordable housing. For example, at 1223 11th Street, there is a rhythm of multiple multi-paned windows on three sides of the house. The interior has high ceilings, old-growth fir floors, old-growth redwood wainscoting, built-in shelving, and embossed

doorplates, knobs, and window handles. As Winter notes, “only rarely in all of history has such architecture been found outside the realm of the ‘rich, the few, and the well-born.’” He continues: “Many Americans wanted to live simply and artistically and set out to do that.... Behind the word artistic was, I believe, a more profoundly realized concept—respectability.” He points out that the bungalow grew up in an era of expanding democracy, so that “the bungalow filled more than the need for shelter. It provided psychic fulfillment of the American dream.”

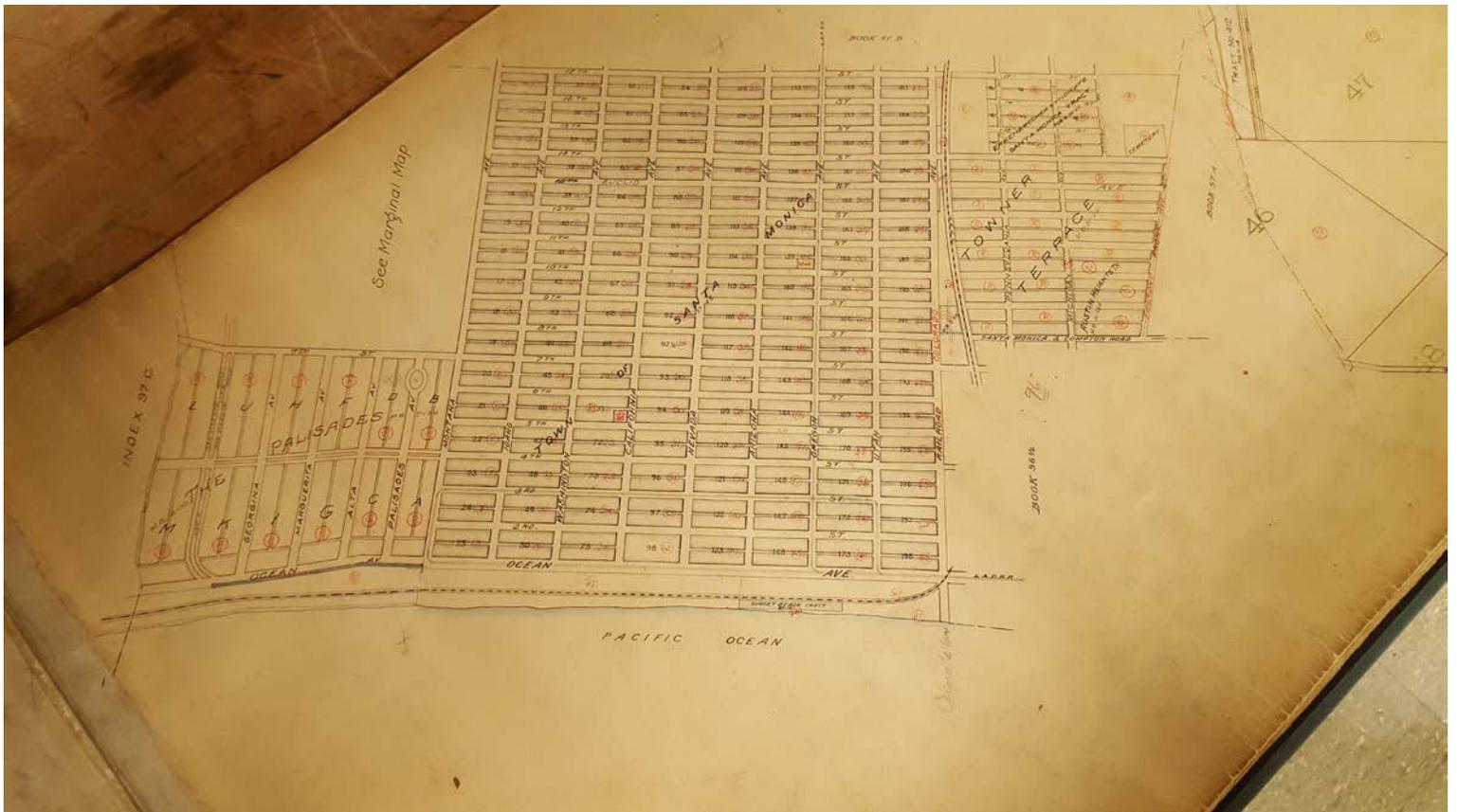
3.

By the end of World War II, according to Les Storrs’ account in *Santa Monica: A Portrait of a City*, as a response to population growth, zoning changes allowed the redevelopment of much of the city into apartments. 11th Street experienced these changes. In the 1950s and ’60s, many bungalows, most of which were built before 1909, were replaced by apartments that expressed the fashions of the era, including dingbats and other vernacular features. This began the process, according to Storrs, that led the number of families with children to decline, the city’s average age to rise, and for the still unresolved neighborhood parking problem to grow. In the 1980s and ’90s, three buildings on the block became condominiums. From 1989 to 1991, with the support of Mid City Neighbors, residents formed Friends of 11th Street to support creating the city’s first historic district comprised of the street’s bungalow cluster. That effort has now been revived and, hopefully, will be successful. Spanning from 1904 to the present, the 11th Street neighborhood, in one block, presents a microcosm of the city’s architectural evolution and population growth.

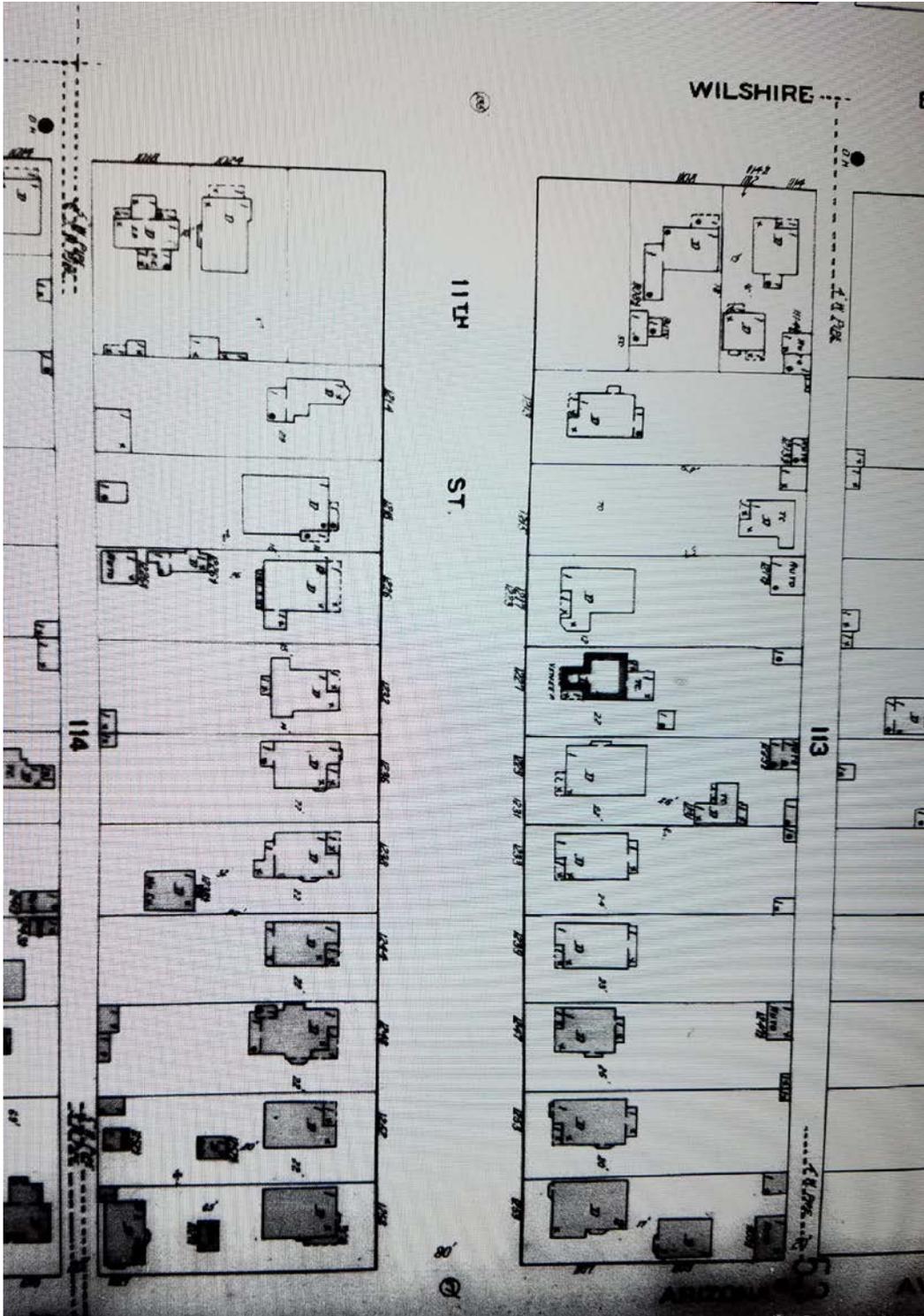
11th Street intersects Wilshire Boulevard, where it is busy with shops, bakeries, restaurants, and bars and is sometimes called “Gourmet Corner.” The neighborhood is bounded by the historic Madison School campus of Santa Monica College and the Broad Stage, the Tony Berlant house and art studio (winner of a Santa Monica Conservancy award) and by the landmarked former Callahan’s Restaurant (now Ingo’s Tasty Diner). Public transportation stops at both the Wilshire and Santa Monica Boulevard corners. 11th Street is busy with foot and bicycle traffic as well as with vehicles. The bungalows are a familiar visual feature on this busy street because of their singular Craftsman presence, a rarity in Santa Monica, and because they have stood in place since the oldest was built in 1904, 114 years ago, as living reminders of a bygone era.

Ever since its first inhabitants set the precedent, Santa Monicans have valued an artful culture in harmony with the outdoors. The 11th Street bungalows exemplify this tradition. This rare cluster embodies the life and growth of Santa Monica. Researching who owned lots, built houses, and raised families on this 11th Street block reveals not only the vision of the city's founders, but also the dreams of its residents, their character, aspirations, and way of life. Clearly this cluster of homes is a treasure trove, a historic district that tells the story of Santa Monica's evolution. Now is the time to make this precious resource available for the future—for children, historians, residents, and tourists. Cyclic economic pressures must not rob us of the LAST group of original bungalows in the historic City of Santa Monica. A city needs to know itself. A photo or a notation in a book on a shelf is soon lost to the community imagination and outlook. We need living references to our history and an architectural fabric that offers alternative ideas about urban life. We need to take care of our story by establishing a protective historic district: the 11th Street Bungalow Historic District.

Early Santa Monica Map (Undated)



Sanborn Fire Insurance Map of 11th Street, 1918
Bounded by Wilshire Boulevard and Arizona Avenue



District Historic Survey Sheet, 1990
The 1200 block of 11th Street

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

11-B.

IDENTIFICATION AND LOCATION

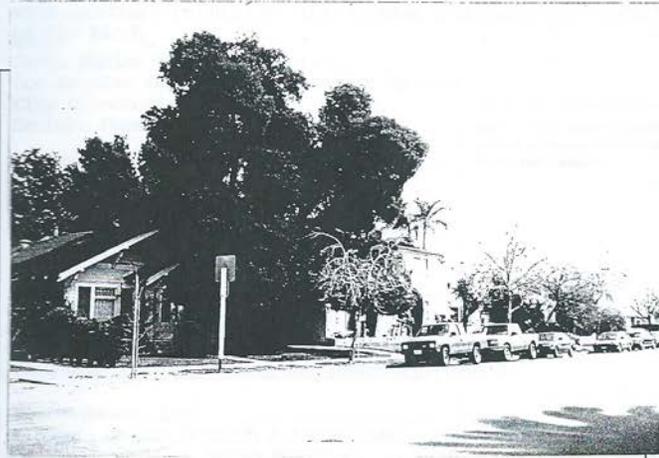
1. Historic name _____
2. Common or current name 1200 Block of 11th Street Cluster
3. Number & street 1218-59 11th St. Cross-corridor 1115 Arizona Ave.
City Santa Monica Vicinity only _____ Zip 90404 County LAN
4. UTM zone 11 A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. Multiple Other _____

Ser. No. _____
National Register Status 5D3
Local Designation _____

DESCRIPTION

6. Property category District If district, number of documented resources 7
7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The 1200 Block of 11th Street Cluster is located on both sides of 11th Street between Wilshire Boulevard and Arizona Avenue. Excluding the properties on the ends of the block and most of the west side of the street which do not contribute to the cluster's historic character, the grouping contains twelve parcels, seven of which are documented as contributors. The non-contributors are two story apartment buildings built since the late 1950s. Each lot measures 50' by 150' and contains a single family residence in the front of the lot; several contain an additional residence or a two story apartment building in the rear. Setbacks are uniform and some of the properties at the south end of the block are bordered by low, cement curbs. Architecturally, the houses fall into two types: single story, hipped roof cottages from the turn of the century era and one story Craftsman bungalows from the teens. One exception, a small, Spanish style cottage, is located around the corner on Arizona.



8. Planning agency City of Santa Monica
9. Owner & address Multiple
10. Type of ownership Private
11. Present use Residential
12. Zoning R3
13. Threats Demolition

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

DPR 523 (Rev. 6/90)

District Historic Survey Sheet, 1994
The 1200 block of 11th Street

HISTORICAL INFORMATION

14. Construction date(s) 1904-25 F Original location _____ Date moved _____
15. Alterations & date _____
16. Architect None Builder See continuation sheets
17. Historic attributes (with number from list) 02--Single Family Property

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Residential Architecture Area Santa Monica
 Period 1875-1943 Property type Houses & Apartments Context formally developed? No

19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The 1200 block of 11th Street Cluster is located in the original town of Santa Monica, subdivided in 1875. Although the lots were recorded during the 19th century, this section of town was the eastern "frontier" and was not developed until the early 20th century. In 1902, only one house had been built on the block; by 1909, sixteen wood frame cottages had been erected. Three of these early homes, all hipped roof, turn-of-the-century cottages, survive: 1233, 1239, and 1259 (1107 Arizona). Each was built by Waldo Cowan, an active contractor during the first decades of the twentieth century in Santa Monica. Cowan, whose activities included serving as treasurer of the Santa Monica Board of Trade (the forerunner of the Chamber of Commerce) lived on the block, first at 1253 (recently demolished) and later at 1259. By 1918, the block was fully developed, with Craftsman bungalows filling in the empty lots. Two of the surviving bungalows were built by contractor J. J. Rowe, another active Santa Monican. The architectural highlight of the cluster is 1218, built in 1913 and an example of the Oriental influence on the Craftsman style. The 1200 block of 11th Street underwent substantial redevelopment in the 1960s and 1970s, when the majority of the cottages were replaced with apartment buildings. This cluster represents the remnants of the historic character of the block.

20. Sources
 Santa Monica Building Permits
 Los Angeles County Tax Assessment Records
 City Directories
 Sanborn Maps

21. Applicable National Register criteria C

22. Other recognition _____
 State Landmark No. (if applicable) _____

23. Evaluator L. Heumann/Review Committee
 Date of evaluation 1992

24. Survey type Comprehensive

25. Survey name Historic Resources Inventory/Phase 3

26. Year form prepared 1993
 By (name) Leslie Heumann & Associates
 Organization City of Santa Monica
 Address 1685 Main Street
 City & Zip Santa Monica 90401
 Phone (310) 458 8341

*Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



Bungalow Housing: History and Character

by Sherrill Kushner

The California bungalow is so natural to its setting, claimed Mary Austin, an early nature writer of the American Southwest, that they were “as indigenous to the soil as if they had grown up out of it.”¹

While it appears that the bungalow was a uniquely Californian and American architectural style and housing type, it had its origins continents away in the Bengal province of India. It first appeared in the Bengali countryside and its name derives from the Gujarat word *baṅgalo*, meaning “Bengali,” used in a shorthand way to refer to a “house in the Bengali style.”² These 18th century huts of one story with thatched roofs were adapted by the British, who used them as houses for colonial administrators in summer retreats in the Himalayas and in compounds outside Indian cities. In general, a bungalow is a low house, with a broad front porch, having either no upper floor or upper rooms set in the roof, typically with dormer windows or an attic vent designed to mimic a window over the main portion of the house. Also taking inspiration from the army tent, the English cottage, and the Persian verandah, early bungalow designers clustered dining rooms, bedrooms, kitchens, and bathrooms around central living rooms, thereby creating its essential floor plan. In 19th century England, the bungalow was usually located in seaside communities where it took advantage of nature, sea air, and open green space.

The bungalow craze took off after the turn of the 20th century, during an era in which Americans were obsessed with the notion of health, or simply were attracted to economic opportunities in the booming West. Before World War I, a small bungalow could be built for \$900. A good-sized bungalow cost maybe \$3,500. From eastern America the idea spread westward. Naturally, California was a promising locale for bungalows. Land was relatively cheap, and the possibility of affordable and comfortable housing was attractive to aspiring young workers, the sick on the mend, and the old on modest pensions. The first California house dubbed a bungalow was designed by the San Francisco architect A. Page Brown for J.D. Grant in the early 1890s.

“Bungalows reflected the whole range of architectural movements of their day, from Queen Anne to Arts and Crafts, Tudor to Prairie and Pueblo, Spanish to English Colonial Revival, and even

Moderne. These styles share a conscious search for the supposed simplicity of preindustrial times. All were meant to counter the excess of the Victorian period by returning to the past when handicrafts displayed the laborer's personal involvement in the work. It is easy to see how the bungalow — whose existence was defined on the grounds of restoring family values — fit beautifully into the Arts and Crafts movement. It would bring style to all the people whatever their economic or social status.”³

According to promotional literature in the early 20th century, the bungalow's main purpose was to have most of the living spaces on one floor. This simplified the building process and allowed for easier installation of utilities than in a two-story house. Further, their design promoted safety. In the event of fire, windows as well as doors offered easy escape. Without staircases, thereby eliminating the necessity of multiple trips up and down stairs to carry out household chores, they were attractive to the elderly and also for homemakers.

The California bungalow was a one-and-a-half story variation that became popular across the United States, and to varying extents elsewhere, from around 1910 to 1939. Its popularity stemmed from its small size and affordability, making it possible for many Americans to own their own home, equipped with all the latest conveniences. Another reason for the bungalow's popularity was the idea that simplicity and artistry could harmonize in one affordable house. It allowed people of modest means to achieve respectability. With its special features — style, convenience, simplicity, sound construction, and excellent plumbing — it went beyond providing shelter, but rather the fulfillment of the American dream. Situated on its own plot of land, with a garden, however small, and a car parked out front, a bungalow provided privacy and independence.⁴

The bungalows sited in the proposed 11th Street Bungalow Historic District are of the American Craftsman architectural style typical of the American Arts and Crafts movement. Common features usually included: low-pitch rooflines on a gabled or hipped roof; deeply overhanging eaves; exposed rafters or decorative brackets under the eaves; and a front porch beneath an extension of the main roof. Sears Company and The Aladdin Company manufactured such bungalows in kits and sold them from catalogues for construction on sites during the turn of the 20th century, though the 11th Street bungalows are owner/contractor built. They cover a range of dates from 1904 to 1925. The signature look of California bungalows is horizontal in massing.

They are integrated with the earth by use of local materials and transitional plantings. They commonly were made of wood shingle, horizontal siding, or stucco exteriors, as well as brick or stone exterior chimneys and partial-width front porches.

Resurgent interest in the American Arts and Crafts or American Craftsman movement, and of special-interest publications such as *American Bungalow* magazine, has contributed to the bungalow's recent popularity. Rising house prices, nationally and locally, as well as their central and convenient location in many urban neighborhoods, has fueled demand for these houses.

Notes

¹ Austin, Mary. *California: The Land of the Sun*. London: Adam and Charles Black, 1914.

² "Bengal." Wikipedia. Retrieved from <https://en.wikipedia.org/wiki/Bengal>.

³ Adapted from *American Bungalow Style* by Robert Winter and Alexander Vertikoff. Published by Simon and Schuster in cooperation with *American Bungalow* magazine, 1996.

⁴ *American Bungalow* magazine.

The Disappearing Bungalow

THE CASE OF THE DISAPPEARING BUNGALOW as of 2018

The table below shows the number of single-family bungalows
in the area bounded by Wilshire Blvd., Ocean Ave., Colorado Ave.,
and 19th St. during four time periods:

Street	1903-1913 (a)	1983 (b)	Aug. 1989	May 2018 (c)	ALL* (e)
Ocean Av.	7	2	1	0	0
2nd St.	11	0	0	0	0
3rd St.	9	0	0	0	0
4th St.	15	0	0	0	0
5th St.	19	0	0	0	0
6th St.	26	4	1	0	0
7th St.	37	2	0	0	0
Lincoln Bl.	36	7	2	0	0
9th St.	31	4	0	1	1
10th St.	29	6	0	2	2
11th St.	34	10	8 (d)	4 (d)	4
12th St.	35	10	4	1	1
Euclid St.	30	7	1	0	0
14th St.	27	9	2	0	0
15th St.	29	1	0	0	0
16th St.	20	9	0	0	0
17th St.	19	4	0	1	1
18th St.	15	7	0	1	1
19th St.	13	6	0	0	0
Total:	442	88	19	10	15 (e)

- (a) As per Planning Dept. records.
- (b) As per preliminary landmark “windshield” survey.
- (c) Count is for all Centenarian Bungalows built before 1918
Based on 2006 HRI website data for North-South streets
- (d) Includes the bungalow at 1107 Arizona Ave., corner of 11th St. and Arizona.
- (e) This column lists the whole south side of the original city, from Ocean Ave. to Centinela Ave. (current Mid-City and Downtown Neighborhoods combined), and the east-west streets missing from the previous columns.

*See detailed list on the next page.

The Centenarian Bungalows

	Address	Date Constructed	Style
1	1233 11TH ST	1904	Colonial Revival
2	1322 12TH ST	1905	Hipped Roof Cottage
3	1328 10TH ST	1906	Hipped Roof Cottage
4	1458 26TH ST	1907	Craftsman
5	1107 ARIZONA AVE	1907	Hipped Roof Cottage
6	1229 11TH ST	1908	Craftsman
7	1235 17TH ST	1910	Dutch Colonial Revival/Craftsman
8	528 COLORADO AVE	1910	Craftsman
9	1223 11TH ST	1911	Craftsman
10	1419 PALISADES BEACH RD	1911	Craftsman
11	1303 9TH ST	1913	Craftsman
12	919 WILSHIRE BLVD	1913	Craftsman
13	1248 18TH ST	1914	Craftsman
14	1348 10TH ST	1915	Craftsman
15	1254 26TH ST	1915	Craftsman

- Table with all the 100+-year-old bungalows left on the original south side of the city (from the ocean to Centinela Avenue, and from Wilshire Boulevard to Colorado Avenue).
- Based on data from the 2006 HRI, available on the LMC website today.
- Excluding the units that have been modified or torn down since 2006.
- It includes the current Mid City and Downtown neighborhoods combined.
- There are only 15 bungalows over 100 years old left in this part of the city.
- Of the 10 oldest surviving bungalows, four are located in this district.
- Including the oldest one.

Part 3: Historic District Maps

North 11th Street Bungalow Historic District Streetscape

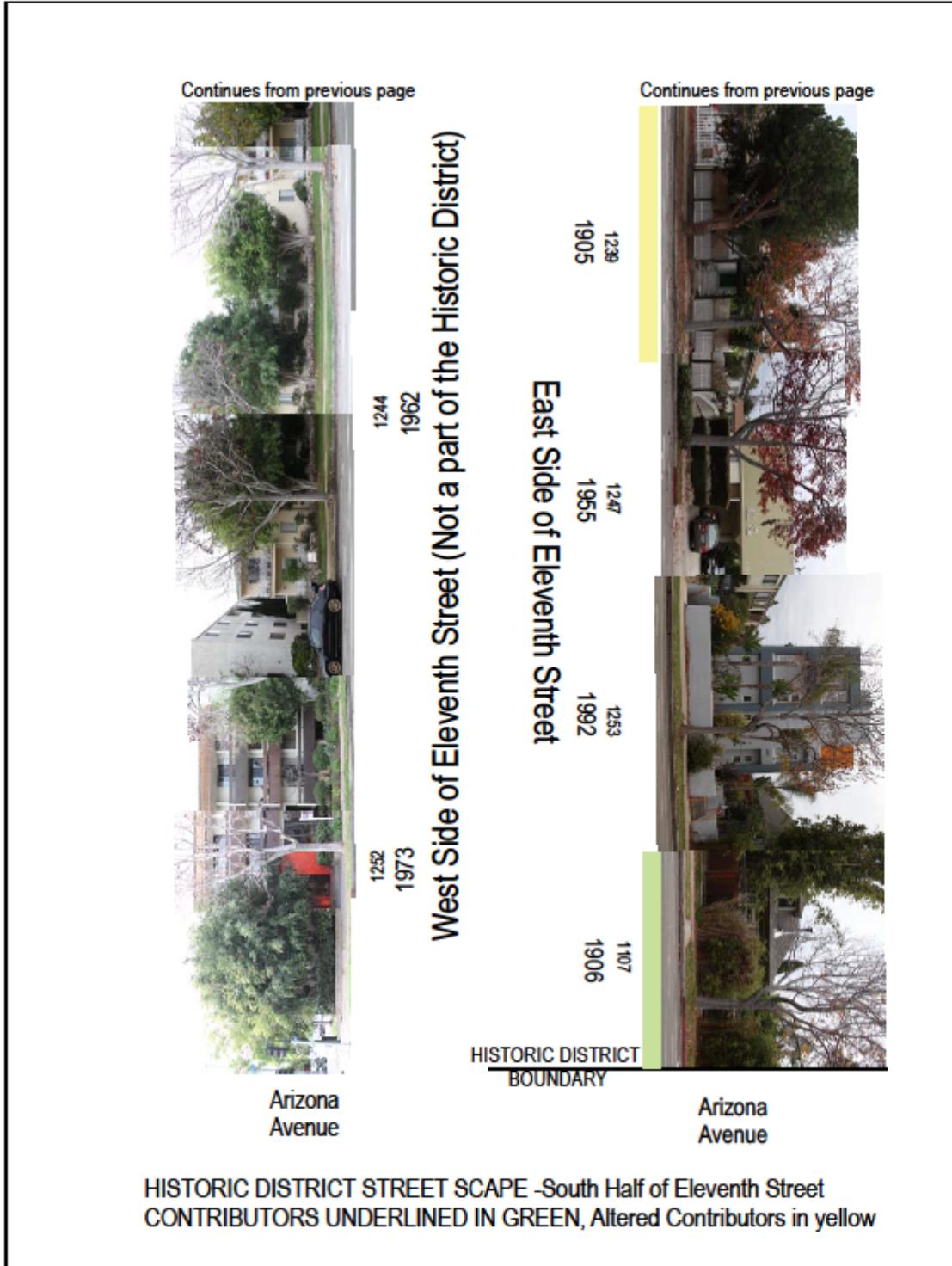
HISTORIC DISTRICT STREET SCAPE -North Half of Eleventh Street
CONTRIBUTORS UNDERLINED IN GREEN, Altered Contributors are in yellow

OPTIONAL HISTORIC DISTRICT BOUNDARY

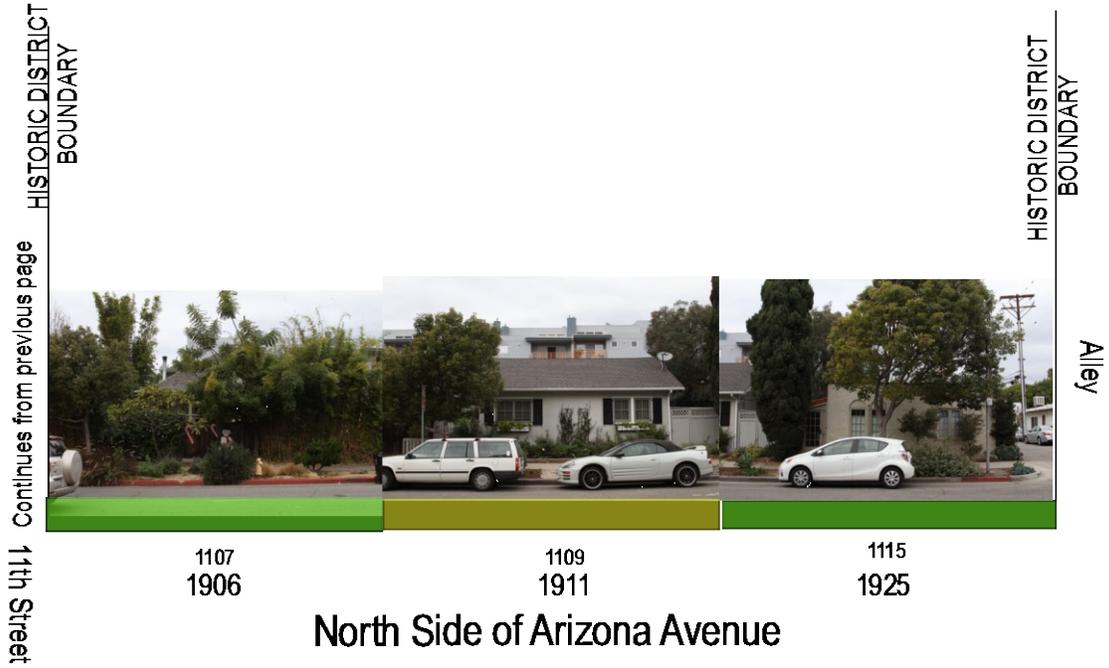
Address	Year	Side	Contributor Status
<u>1215</u>	1962	East Side	Contributor
<u>1223</u>	1911	East Side	Contributor
<u>1227</u>	1957	East Side	Contributor
<u>1229</u>	1911	East Side	Contributor
<u>1233</u>	1904	East Side	Contributor
<u>1218</u>	1913	West Side	Contributor
<u>9661</u>	1921	West Side	Contributor
<u>9861</u>	1921	West Side	Contributor
<u>9961</u>	1921	West Side	Contributor
<u>9561</u>	1921	West Side	Contributor

Continues on next page

South 11th Street Bungalow Historic District Streetscape



Arizona Avenue Bungalow Historic District Streetscape



South Side of Arizona Avenue (Not Part of the Historic District)



HISTORIC DISTRICT STREET SCAPE -North Side of Arizona Avenue
CONTRIBUTORS UNDERLINED IN GREEN, Altered Contributors in yellow

Part 4: The Bungalows

1218 11th Street Altered Contributor on HRI
1913 (1956 rear building with alterations)



This is the only building on the west side of eleventh street and is a distinctly craftsman building unlike the rest of the district which is mostly bungalows.



This building unfortunately has lost its swooped roofs (shown here prior to the alteration) in a 2016 reroofing. Although the reproofing permit specifically said that it had to be done to Secretary of the Interior Standards this was ignored. The brick chimney now stuccoed was lost in the 1994 earthquake. There is a distinctive ridge chain holding the lower roof.

1218 11th Street

Data and Narrative

Lot D Block 114

Built: 1913

Permit: #1992, 27 May 1913

Owner: J.C. Walters

Designer, Builder: A.H. Feist

Addresses: 1218 11th Street

Santa Monica Historic Resources Surveys: Listed as contributor to an 11th Street district, 1990, 1994, and 2006. Historic Register: 5B5

Additional Permits:

1922, for five-room residence.

24 August 1956, permit #B20334 for apartment and garages; Richard Owen, contractor; C. Carter, architect. "For new 1 bedroom units (currently two dwellings) - 5 garages, rumpus room, laundry room, relocate small house on lot; apartments with 17 rooms for three families. Stucco, 2 story, 25'x 46' Wand 60' L."

Post-1994 earthquake chimney rebuild. (Permit not located)

20 April 2015 for roof replacement issued with requirement to meet Historic Resources

Inventory: "Property is listed on Historic Resources Inventory. Discretionary permits required compliance with Secretary of Interior standards.

Applied | Notice 04/20/2015." (See: Roof Permit)

Owners/ Residents:

John P. Jones: 1875

W.L. Chambers: 1905

Florence B. Jones: 1906

Mattie Porter: 1907

J.C. Walters: 1913, owner

Joseph Daly: 1923, owner

Henry and Georgina Chambers: 1923, rear apartment. He was a driver for Jenkins Transfer and Storage.

John and Margaret Klein: 1927, owner. He was the manager of Aztec Tile.

Thelma and Elizabeth Vickey: 1956, owners

Further residents to be researched.

Note: For many decades, Fred and Thelma Rush lived here until they sold the house around the early 2000s to the Lennon family, who have used the house and the apartment behind it as a rental.

Narrative:

The Santa Monica Surveys of Historic Resources (1990,1994), referring to the "Oriental" style of bungalow architecture, describes 1218 11th Street as follows: "This five-room house, built in 1913 at a cost of \$1200 is a very good illustration of the type, **the best in Santa Monica.**"

Roof Permit

Secretary of the Interior/Historic Resources

Standards for Rehabilitation

6. **Deteriorated historic features will be repaired rather than replaced.** Where the severity of deterioration requires replacement of a distinctive feature, the **new feature will match the old in design, color, texture, and, where possible, materials.** Replacement of missing features will be substantiated by documentary and physical evidence.

Record 16BLD-0307

Residential

Record Status: Issued

A notice was added to this record on 04/20/2015.

Condition: Historic Resources Inventory

Severity: Notice

Total Conditions: 1

(Notice: 1)

Conditions

Showing 1-1 of 1

Zoning - 1 Applied

Zoning

Historic Resources Inventory

Property is listed on Historic Resources Inventory. Discretionary permits required compliance with Secretary of Interior standards.

Applied | Notice | 04/20/2015

Work Location

1218 11TH ST

SANTA MONICA CA 90401

Roofing

Re-roof, composition shingle, min class B.

Date	Invoice Number	Amount
01/29/2016	322051	\$23.58
01/29/2016	322051	\$0.07
01/29/2016	322051	\$1.31
01/29/2016	322051	\$0.10
01/29/2016	322051	\$0.90
Total paid fees: \$207.35		

Inspections

Completed (2)

Approved - 1; Correction – 1

Approved 1050 Rough-Building (1767736)
Result by: ta on 02/03/2016 at 03:50 PM

Correction 1090 Final-Building (1783833)
Result by: ta on 06/14/2016 at 08:23 AM

1090 Final-Building (1783833, Optional)
1218 11TH ST
SANTA MONICA CA 90401

Status

Correction
6/14/2016 8:23 AM
Desired Date: TBD

Details

Last Updated

6/14/2016 8:23 AM

Record
16BLD-0307
Residential

NOTE: ROOF REPAIR WAS NOT
COMPLIANT, HARMING THE
CONTRIBUTING CHARACTERISTICS.

Historic Survey Sheets

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name [Potential Landmark]

2. Common or current name None

3. Number & street 1218 11th Street Cross-corridor _____
 City Santa Monica Vicinity only _____ Zip 90404 County LAN

4. UTM zone 11 A _____ B _____ C _____ D _____

5. Quad map No. _____ Parcel No. 4282-007-004 Other _____

Ser. No. _____ - _____
 National Register Status 5B5
 Local Designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style

An Oriental influence, articulated by a distinctive "lift" at the peaks of the roof gables, distinguishes this one story, Craftsman bungalow. The cross gabled roof is extremely low in pitch and features exposed rafters in generously overhanging eaves. A front gable is centered on the facade and marked by a double "lift", an extended bargeboard, and an open pediment in the manner of a Japanese torii or gate. The strongly horizontal lines established by the roof treatment are reiterated in the shingled siding, where rows of shingles with alternating exposures have a banding effect. Extended lintels and sills reinforce the horizontal lines. A pair of posts set on brick pedestals support the front gable and define the entry and porch. The door features vertical channels of beveled glass. Windows to either side of the entry are clustered in two's and three's. Other features include a brick chimney on the north and neatly maintained landscaping. A two story, stucco apartment building and garage was built on the rear of the property in 1956.



8. Planning agency City of Santa Monica

9. Owner & address Fred & Thelma Rush
1218 11th St.
Santa Monica 90404

10. Type of ownership Private

11. Present use Residential

12. Zoning R3

13. Threats _____

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

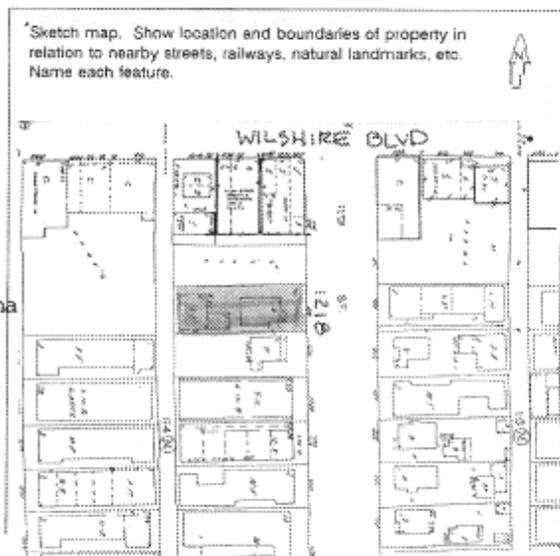
- 14. Construction date(s) 1913 F Original location _____ Date moved _____
- 15. Alterations & date _____
- 16. Architect Unknown Builder A. H. Feist
- 17. Historic attributes (with number from list) 02--Single Family Property

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme Residential Architecture Area Santa Monica
 Period 1875-1943 Property type Houses & Apartments Context formally developed? No
- 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This house is significant as an intact and nicely detailed example of an Oriental influenced Craftsman bungalow. The Craftsman aesthetic synthesized several traditions and philosophies, including the wood architecture of Asia, especially Japan, and the Swiss chalet, and the qualities of craftsmanship and pride of the medieval European craft guilds, epitomized in medieval architecture and design. These influences were probably most fully explored in the architecture of Charles and Henry Greene. However, the Japanese variant was distilled into several signature features such as gable lifts and incorporated into a small subset of the thousands of Craftsman bungalows built during the first quarter of the twentieth century. This five room house, built in 1913 at a cost of \$1,200 is a very good illustration of the type, the best in Santa Monica. Unlike larger examples in the same genre (e. g., the homes by the Milwaukee Building Company on Adelaide Drive), it was probably built without the services of an architect. A. H. Feist was the contractor, and either provided the design himself or used one obtained from a "bungalow book" of plans or some other easily available source. The bungalow is the most notable component of a cluster of homes from 1905-1925 located on 11th Street.

- 20. Sources
Santa Monica Building Permits
Los Angeles County Tax Assessment Records
City Directories, Sanborn Maps
Lunsford, Looking at Santa Monica
- 21. Applicable National Register criteria C
- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator L. Heumann/Review Committee
 Date of evaluation 1992
- 24. Survey type Comprehensive
- 25. Survey name Historic Resources Inventory/Pha
- 26. Year form prepared 1993
 By (name) Leslie Heumann & Associates
 Organization City of Santa Monica
 Address 1685 Main Street
 City & Zip Santa Monica 90401
 Phone (310) 458 8341



PRIMARY RECORD

Page 1 of 2

* Resource Name or #: 1218 11th St

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1218 11th St City Santa Monica Zip 90401

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

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appro
APN(s): 4282007004

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

* P3b. Resource Attributes: (List attributes and codes)

* P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
12/20/2006

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1956

* P7. Owner and Address:
Thomas Lennon Limited Ptnshp
1115 Yale St
Santa Monica Ca, 904030000

* P8. Recorded by: (Name, affiliation, address)
P. Moruzzi, M. Potter, K. Lain
ICF International
811 W 7th Street, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded:
* P10. Survey Type: (Describe)
Reconnaissance-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Santa Monica Citywide Historic Resources Inventory Update Final Report, prepared for City of Santa Monica by ICF Intl, 2010

* Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # _____ HR # _____
BUILDING, STRUCTURE, AND OBJECT RECORD	

Page 2 of 2 * NRHP Status Code 5B

- * Resource Name or #: 1218 11th St
- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Single Family Residence B4. Present Use: Residential Duplex
- * B5. Architectural Style: Craftsman
- * B6. Construction History: (Construction date, alterations, and date of alterations.)

- * B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- * B8. Related Features:

B9a. Architect: _____ b. Builder: _____

- * B10. Significance: Theme Residential Development Area Santa Monica
 Period of Significance 1956 Property Type Residential Applicable Criteria A.4

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address Integrity.)
 A.4 - Contributes to a district that embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study. The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5B5. This is a contributor to a cluster of intact, modest single family residences that date from the early part of the Twentieth Century located within the previously identified "1200 Block of 11th Street District." Additionally, due to the property's high level of physical integrity it appears individually eligible for local designation as a City of Santa Monica Landmark.

B11. Additional Resource Attributes: (List attributes and codes): _____

- * B12. References:
 Basten, Fred. 'Santa Monica Bay: Paradise By the Sea'; Los Angeles County Tax Assessor Records; McAlester, Virginia and Lee. 'A Field Guide to American Houses,' Sanborn Maps. Santa Monica City Building Permits. Santa Monica Public Library Collections.

(Sketch map with north arrow required)

B13. Remarks:

- * B14. Evaluator: P. Moruzzi, M. Potter, K. Lain ICF International
 Date of Evaluation: _____

(This space reserved for official comments.)

1223 11th Street Contributor on HRI
1911 (1955 rear building)



Front Facade



Alley view of rear 1955 building

Data and Narrative

Lot T Block 113

Built: 1911

Permit: #672, 11 April 1911

Owner: Mary E. Drumm

Designer, Builder: Joseph J. Rowe

Addresses: 428 (pre-1909); 1217 (pre-1958); 1223 (current)

Santa Monica Historic Resources Surveys: Listed as contributor to an 11th Street district 1990, 1994, 2007, 2010.

National Register of Historic Places: 5D3

Additional Permits:

8 November 1915; Frank Strickfaden, for 1-room addition

1955: Mark and Marilyn Throssel, for 3-unit apartment (1221 11th Street)

1979: James Lennon, to reduce apartments from four to three units (not accomplished)

Owners/ Residents:

John P. Jones: 1875

Bruno J. and Ellen Frauke: 1907, resident

Tax Sale: 1908 (redeemed)

Waldo K. Cowen and Bernard Sues: 1 January 1911

Mary E. Drumm: 1911-1912, builder

Frank E. and Mary Polly: 1912-1914, owner, residents

Frank Strickfaden (remarried: from 1920 Clara Strickfaden): 1914-1944, owner, resident

Kenneth Strickfaden: 1914-1920, renter. He was an electrician.

Charles G. Strickfaden: 1919, renter. He was a musician.

Frank L., Jr.: renter. He was an electrician.

Louise F. Nichols (widow of Fred Nichols): 1947-1948, renter

William and Anne O. Kirning: 1954, and 1958-59, renters. He was an electrician.

Leon Ondrups: 1960-61, renter. He was an engineer.

Mark and Marilyn Throssel: 1952 to 1963 (owner, residence and rental)

James and Doris Lennon: 1963-present, owners

Various renters not yet verified.

Susan Suntree and family: 1983 to the present, renter

Narrative:

1223 11th Street is a pristine, handsome 107-year-old bungalow that has been altered only once with the addition of a room, permitted in 1915, and enclosure of the porch. The house's broad-shouldered façade, graceful and stable in its proportions, glows at night like a lantern through its original multi-paned windows. The many windows demonstrate the bungalow philosophy of welcoming the inside and outside to blend together intimately. In this salutary climate, nature and household are literally opened to one another. 1223 is built of old-growth redwood and Douglas

fir, contributing to its stability and longevity. Designed and built by Joseph. J. Rowe (See: 1229 11th Street for more about Rowe), one of Santa Monica's master builders during its founding decades, it expresses the beauty and lasting quality in construction and interior and exterior details expected in affordable middle-class housing.

Frank Strickfaden and His Family

The history of 1223 11th Street begins in 1875 with the township map created by Arcadia Bandini de Stearns Baker and Senator John P. Jones, where they laid out street grids, including 11th Street. Senator Jones was the first owner of Lot T. In 1911, Mary E. Drumm, who with her husband was developing homes in Santa Monica, purchased 1223 11th Street previously owned by Bruno and Ellen Frauke, whose small house and the lot had been the subject of a tax sale. Waldo Cowan, an important Santa Monica builder and city leader, purchased the deed with his business partner at the time, Bernard Sues. They may have been the ones to sell it to the Drumms who hired Joseph J. Rowe to construct a new bungalow. The Drumms, whose building permit was issued on 11 April 1911, sold the new house to Frank and Mary Polly; Polly is identified in the Santa Monica Directory as working in the mining business.

Francis (Frank) Joseph Strickfaden (1855-1944) made enough money in real estate and insurance in the mining town of Anaconda, Montana, to retire in 1908 to Ashland, Oregon, with his much younger wife, Nancy Creek Strickfaden, and their three sons. In 1909 they built a large Queen Anne style house that has since been designated an Ashland landmark. Both Anaconda and Ashland socialites, Nan and Frank's tumultuous divorce made the *Ashland Tidings*, a story that devolved into tragedy. A local man hired by Nan and her girlfriends to burn down the Strickfaden house so she could claim the insurance money was caught and jailed. He later hung himself. The women were never sentenced. A newspaper reported that it just wasn't right to jail "society ladies."

In 1912, Frank packed his 1908 Model T, filed notice in the newspaper that he was not the one who took all the furnishings from the Ashland house, and moved with his middle son, Ken, to Santa Monica. For two years they lived at California Avenue and Fifth Street. His oldest son, Frank, Jr., and youngest son, Charles, joined them a few years later. In December 1914 Frank purchased the 1223 (then 1217) 11th Street bungalow from Frank and Mary Polly. In 1915, to accommodate his family, he added a garage/workshop, a bedroom, and enclosed the porch, creating the three-bedroom home that stands today 103 years later. It stayed in the Strickfaden family for four decades and three generations.

Strickfaden continued investing in real estate in Southern California including, in 1917, property in the Norwalk Tract. Reflecting the social conditions of the era, one of the covenants to the deed read: "Said premises shall not be sold, conveyed, leased to or rented or occupied by any person not of the white or Caucasian race." Frank married Clara Dunston in 1920. Eventually, Nan, his former wife, in failing health, also moved to Santa Monica, living at 908 19th Street. Frank and Clara's home continued to be the regular gathering place of the close-knit Strickfaden clan. Ken and Gladys's youngest daughter, Marilyn, inherited the house from Frank, after he and Clara died. Frank and Clara are buried in Santa Monica's Woodlawn Cemetery.

Frank Strickfaden, Jr. (1894-1971) lived with his mother in Ashland, Oregon, after the divorce, but moved to 1223 11th Street where he explored electricity with Ken in his backyard workshop. Frank worked as an electrician in the Armed Services, and later in the petroleum industry, all the while dropping in as often as he could on his Santa Monica-based family. In 1971, ravaged by cancer, he committed suicide

Charles Strickfaden (1900-1981) lived with his father while in high school and became a well-known saxophonist after graduating from Santa Monica High School, and leaving University of California at Berkeley after his freshman year. In 1924, he joined the Paul Whiteman Orchestra, a very popular jazz group that worked with the top musicians of the day. After leaving the Whiteman Orchestra, he played with Hollywood studio orchestras recording film scores and with classical groups like the Janssen Orchestra, which earned him glowing reviews. Charles became wealthy from his real estate and business investments, and retired to Maui where he died.

Ken Strickfaden: Hollywood Special Effects Genius

Kenneth Strickfaden (1896-1984) entered Santa Monica High School as a sophomore in 1914 when he and his father arrived in Santa Monica; he graduated in 1916. According to *The Nautilus*, Santa Monica High School's yearbook, he was involved in multiple activities including photography, theater, band, orchestra, and sports, especially track, and was listed as a working electrician in the Santa Monica Directories during his high school years. In his backyard workshop (See: Strickfaden workshop photo) he began experimenting with Tesla coils, wireless communications, and electrical effects — skills that led to his fame. Ken also took up photography, and in 1914 began taking photos of Santa Monica area sites; these are part of the Santa Monica Library collection of early images of the city. 1223 11th Street remained his permanent residence until 1920. He and Les Storrs, the city's former director of planning and zoning, were good friends, and Storrs recalls some of their adventures in his book, *Santa Monica: Portrait of a City*.

After high school, Ken fought in World War I, flew in the 322nd Pursuit Squadron, and built and raced speedboats. He developed his skills in designing sets while working at amusement parks on the East and West Coasts, worked as an electrician, and eventually was employed in the burgeoning Hollywood film industry where he became known as a Hollywood special effects genius. His wildly arcing and sparking electricity effects for James Whale's 1931 masterpiece *Frankenstein* catapulted him into fame and a career that spanned dozens of films, including *The Wizard of Oz*. Ken's importance to the development of the film industry was recognized in 1981 at a gala held in his honor by the Academy of Motion Pictures Arts and Sciences, where they celebrated his contributions to the evolution of filmic drama through special effects.

Ken was also a science educator and ceaseless experimenter, teaching classes in astronomy, general science, and electricity throughout his life. He loved presenting electrical shows to the Armed Forces. Indefatigable, "Elecstrick" and "Kenstric," as he was known, presented over a thousand "Science on Parade" lectures and taught industrial skills as well as working on Hollywood films. Ken married his high school sweetheart, Gladys Ward, in 1921. In 1933, he and his family moved from 1348 15th Street to a home at 853 26th Street, which Ken designed and built, and where he lived until his death in 1986. Gladys died in 1978, and their daughter

Carolyn was killed in an automobile accident in 1981. Ken and Gladys were buried in Woodlawn Cemetery.

Marilyn, their youngest daughter who married Mark Throssel, a local Santa Monican, inherited 1223 11th Street from her grandfather, Frank.

Marilyn Strickfaden Throssel (1926-2010) attended Occidental College and UCLA. She and her husband retired to Florence, Oregon, after living and working in Southern California, she as a teacher, social services worker, and vocational rehabilitation counselor; he as an engineer. They once again lived in Santa Monica when she and Mark moved into 1223 11th Street for a few years, building the back apartments in 1955. In 1963, they sold the family home to the James and Doris Lennon family, who are the current owners.

Marilyn's description of her teen years, noted in her obituary, provides a vivid picture of mid-20th century Santa Monica: "...she loved to hike across the barren hills where Pepperdine University stands today and to ride her horse 'Sam' through sparsely inhabited areas now known as Beverly Hills. Never living more than three miles from the Pacific coastline, Marilyn's teen years included diving for abalone, many beachside clam crab bakes and summertime kayaking all in her beloved Santa Monica Beach and Bay. She recently said that she believes that she 'grew up in the very best of times.'"

Strickfaden Workshop

16

Kenneth Strickfaden, Dr. Frankenstein's Electrician

the lives of great inventors such as Thomas Edison, Nikola Tesla, Guglielmo Marconi and similar heroes of science. Technical books of the period which might have accelerated young Kenny's interest in the electrical sciences were *The ABC of Wireless* (Trevett), *Induction Coils* (Nor-



An early Strickfaden laboratory (ca. 1915). A revolver can be seen hanging within a coil of wire. Is this the same revolver with which Ken's younger brother, Charles, was accidentally wounded in the rump by friend Harry Hoag? See Chapter 14, "Notes from Charles" (courtesy of Marilyn S. Throssel).

ric), *How to Make Things Electrical* (multiple contributors), *Wireless Telegraphy and High Frequency Electricity* (Twining) and Morgan's *The Boy Electrician*. It is also probable that Ken gained additional inspiration from reading periodicals of the day such as *Popular Electricity*, *Electrician & Mechanic* and *Modern Electrics*.

Ken's older brother Frank also took an interest in the electrical sciences. The boys were able to obtain components for replicating science textbook experiments with funds acquired through the sale of orchard fruit and by carrying out errands for local business firms. Their cache of technical paraphernalia included wire, batteries, insulators, glass plates, incandescent bulbs, glass jars, switches and an induction coil. The first subjects to attract their attention were electrostatics and electromagnetism. The young

Kenneth Strickfaden: Dr. Frankenstein's Electrician
by Harry Goldman (2005)

Historic Survey Sheets

Page of Resource Name or #:

Recorded by: Date:

**State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

Primary #

HRI#

Trinomial

DPR 523L (1/95) HRG

1221 11th St

December 2007

1

Santa Monica Citywide Historic Resources Survey

1

Address on Inventory: 1221 11th St

Legal Address (Tax Assessor): 1221 11th St, Santa Monica, CA 90401

Property Name:

Continuation Update

Alterations: No significant alterations have occurred since the property was last evaluated.

Updated Status Code: 5D3

Evaluation: The survey evaluated the resource on the property as falling under criterion A.4 - Contributes to a district that embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.

Historic District(s): 1200 Block 11th Street (formerly 1200 Block 11th Street Grouping)

Prepared by:

Prepared for: City of Santa Monica

1685 Main Street, Santa Monica, CA 90407-2200

Jones & Stokes

P. Moruzzi, M. Potter, K. Lain

ICF International

811 W 7th Street, Suite 800

Los Angeles, CA 90017

Description: The property contains a one-story single family residence. It was designed in the Craftsman style. Arthur E. Maurey (sp?) is recorded as having built the resource. The architectural design is attributed to Not Listed. The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5D. This is a contributor to a cluster of intact, modest single family residences that date from the early part of the Twentieth Century, and are located within the previously identified "1200 Block 11th Street Grouping." Note: Previous evaluations gave this property a 1223 11th St. address.

APN: 4282006022

CONTINUATION SHEET

Page 1 of 1 Resource Name or #: 1221 11th St

Recorded by: Jones & Stokes

Date: December 2007

Continuation Update

Address on Inventory: 1221 11th St
Legal Address (Tax Assessor): 1221 11th St, Santa Monica, CA 90401 APN: 4282006022
Property Name:

Description: The property contains a one-story single family residence. It was designed in the Craftsman style. Arthur E. Maurey (sp?) is recorded as having built the resource. The architectural design is attributed to Not Listed. The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5D. This is a contributor to a cluster of intact, modest single family residences that date from the early part of the Twentieth Century, and are located within the previously identified "1200 Block 11th Street Grouping." Note: Previous evaluations gave this property a 1223 11th St. address.

Alterations: No significant alterations have occurred since the property was last evaluated.

Updated Status Code: 5D3

Historic District(s): 1200 Block 11th Street (formerly 1200 Block 11th Street Grouping)

Evaluation: The survey evaluated the resource on the property as falling under criterion A.4 - Contributes to a district that embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.



Santa Monica Citywide Historic Resources Survey

Prepared for: City of Santa Monica
1685 Main Street, Santa Monica, CA 90407-2200

Prepared by: P. Moruzzi, M. Potter, K. Lain
ICF International
811 W 7th Street, Suite 800
Los Angeles, CA 90017

6. Evaluation of Significance

6.1 Previous Evaluations

The property at 1221-1223 11th Street has been previously evaluated as part of the City's ongoing historic resource survey efforts. In the 1994 phase of a historic resources inventory by Leslie Heumann and Associates, it was assigned a status code of 5D3 (appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation) as part of the 1200 Block of 11th Street Cluster potential historic district.¹⁷ In its 2010 update of the historic resource inventory, ICF Jones & Stokes made the same recommendation.¹⁸

6.2 Evaluation of Local Significance

In summary, 1223 11th Street, a single-family residence, appears eligible for local listing as a Structure of Merit and as a Landmark, both as an individual and as a contributor to the potential 1200 Block of 11th Street Cluster historic district. The rear building, 1221 11th Street, does not appear eligible for local listing as a Structure of Merit, a Landmark, or a contributor to the potential historic district. This determination was made by evaluating the property against each of the criteria as follows:

Structure of Merit Evaluation: 1223 11th Street

9.36.080(a). *It has been identified in the City's Historic Resources Inventory.*

The subject property has been identified in the City's Historic Resources Inventory and meets this criterion.

9.36.080(b). *It is a minimum of 50 years of age and meets one of the following criteria:*

The subject property was constructed in 1911 and meets the 50-year age criterion.

9.36.080(b)(1). *It is a unique or rare example of an architectural design, detail or historical type.*

As a one-story, single-family residence designed in the Craftsman style, the property at 1223 11th Street is not a unique example of an architectural design, detail, or historical type. However, intact examples of this property type are becoming increasingly rare in this area of Santa Monica due to alterations and

¹⁷ Leslie Heumann, State of California, Department of Parks and Recreation DPR 523 Form for 1223 11th Street (contributor to 1200 Block of 11th Street Cluster), 1994; Leslie Heumann and Associates, Final Report: Santa Monica Historic Resources Survey Phase Three (Prepared for City of Santa Monica, 1994).

¹⁸ City of Santa Monica Planning and Community Development Department, "Historic Resources Inventory," <http://www.smgov.net/Departments/PCD/Historic-Resources-Inventory/>; ICF Jones & Stokes, Santa Monica Citywide Historic Resources Inventory Update Final Report (prepared for the City of Santa Monica Planning and Community Development Department, 2010).

demolition for new construction. As this property is one of only a few remaining intact examples of the property type, it appears to satisfy this criterion.

9.36.080(b)(2). *It is representative of a style in the City that is no longer prevalent.*

The subject property is an excellent, small-scale representative of the Craftsman style, which was once prevalent in Santa Monica but has become increasingly rare. It appears to satisfy this criterion.

9.36.080(b)(3). *The structure contributes to a potential Historic District.*

The property at 1223 11th Street has previously been identified as a contributor to the potential 1200 Block of 11th Street Cluster historic district, and has retained all elements of integrity since its initial evaluation in 1994. It appears to satisfy this criterion.

Landmark Evaluation: 1223 11th Street

9.36.100(a)(1). *It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political, or architectural history of the City.*

The subject property appears to satisfy this criterion for exemplifying major patterns in Santa Monica's developmental and architectural history. It is a representative, intact, and rare remaining example of the type and style of single-family residences that were constructed in Santa Monica during the first decades of the 20th century. As a 1911 residence constructed within the original Santa Monica townsite, the residence is associated with the area's pattern of residential development in the early 20th century. As an intact example of the Craftsman style, 1223 11th Street reflects major patterns in the city's early architectural history and continues to communicate the aesthetic and associative principles, values, and ideas of the period during which it was constructed.

9.36.100(a)(2). *It has aesthetic or artistic interest or value, or other noteworthy interest or value.*

The subject property is a good representative example of Craftsman architecture and retains the typical character-defining features of the style. However, as a comparably modest example, its aesthetic or artistic value is not highly significant, unusual or noteworthy. It does not appear to satisfy this criterion.

9.36.100(a)(3). *It is identified with historic personages or with important events in local, state, or national history.*

The house at 1223 11th Street is identified with Kenneth Strickfaden, who lived there with his father for an indeterminate period of time. Strickfaden is well-known as an electrical expert who created many innovative special effects for the film industry; by the time he achieved significance in this field, he no longer lived at the 11th Street house. He was also an avocational photographer, and took many pictures of Santa Monica when he was a teenager. Additional research and analysis would be required to determine the exact time period of Strickfaden's occupation of 1223 11th Street and the significance of his photographic work. This is beyond the scope of a preliminary assessment, and as a result the property is left unevaluated under this Landmark Criterion.

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9.36.100(a)(4). *It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail, or historical type valuable to such a study.*

The subject property is one of only a handful of intact examples of the Craftsman style in the Mid-City neighborhood. Given the period during which it was constructed and its rarity as an intact Craftsman residence in the area, the subject property embodies distinguishing architectural characteristics valuable to a study of the earliest period of development of this part of Santa Monica. For these reasons, the property appears to satisfy this criterion.

9.36.100(a)(5). *It is a significant or a representative example of the work or product of a notable builder, designer, or architect.*

The building permit for the subject property did not note an architect. Its builder was J.J. Rowe, a local builder; research did not suggest Rowe was a notable builder in Santa Monica. Given the modest size and style of the property, it is unlikely a prominent architect or designer is associated with it. For these reasons, 1223 11th Street does not appear to meet this criterion.

9.36.100(a)(6). *It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the City.*

The subject property does not occupy a unique location or a singular physical characteristic. Its lot size is the same as others on the block, and the property conforms to the typical setbacks and uniform rectilinear parcel and street grid pattern characteristic of this area of Santa Monica. As one of several one-story single-family residences on a residential street in the city, the property is not likely an established visual feature of the neighborhood. Therefore, 1223 11th Street does not appear to satisfy this criterion.

Structure of Merit Evaluation: 1221 11th Street

9.36.080(a). *It has been identified in the City's Historic Resources Inventory.*

The subject property has not been identified in the City's Historic Resources Inventory and does not meet this criterion.

9.36.080(b). *It is a minimum of 50 years of age and meets one of the following criteria:*

The subject property was constructed in 1955 and meets the 50-year age criterion.

9.36.080(b)(1). *It is a unique or rare example of an architectural design, detail or historical type.*

As a two-story, multi-family residence, the property at 1221 11th Street is not a unique or rare example of an architectural design, detail, or historical type. It does not appear to satisfy this criterion.

9.36.080(b)(2). *It is representative of a style in the City that is no longer prevalent.*

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The subject property is a modest representative of the Mid-Century Modern style, which remains prevalent in Santa Monica. It does not appear to satisfy this criterion.

9.36.080(b)(3). *The structure contributes to a potential Historic District.*

The property at 1221 11th Street sits at the rear of its lot and has not previously been identified as a contributor to the potential 1200 Block of 11th Street Cluster historic district, unlike 1223 11th Street at the front of the lot. It does not appear to satisfy this criterion.

Landmark Evaluation: 1221 11th Street

9.36.100(a)(1). *It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political, or architectural history of the City.*

The subject property does not appear to satisfy this criterion for exemplifying major patterns in Santa Monica's developmental and architectural history. While it is a representative, apparently intact example of the type and style of multi-family residences that were constructed in Santa Monica during the 1950s and 1960s, it is not directly associated with significant patterns of residential development in the Mid-City neighborhood. Rather, it represents the scattered infill and construction that occurred across the city during the postwar period. Furthermore, the triplex is a rear building only partially visible from an alley and does not serve as a strong example of Santa Monica's residential or architectural character.

9.36.100(a)(2). *It has aesthetic or artistic interest or value, or other noteworthy interest or value.*

The subject property is a representative example of Mid-Century Modern architecture. However, as a very modest and vernacular example, its aesthetic or artistic value is not highly significant, unusual or noteworthy. It does not appear to satisfy this criterion.

9.36.100(a)(3). *It is identified with historic personages or with important events in local, state, or national history.*

Research does not suggest 1221 11th Street is associated with historic personages or with important events in local, state, or national history. It does not appear to satisfy this criterion.

9.36.100(a)(4). *It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail, or historical type valuable to such a study.*

The subject property is one of many examples of Mid-Century Modern multi-family housing in the Mid-City neighborhood, and is neither unique nor rare in terms of its property type or architectural style. It does not embody distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship. It does not appear to satisfy this criterion.

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9.36.100(a)(5). *It is a significant or a representative example of the work or product of a notable builder, designer, or architect.*

The building permit for the subject property did not note an architect, and research on its builder, Arthur E. Mooney, did not suggest he was a notable builder in Santa Monica. Given the modest style of the property, it is unlikely a prominent architect or designer is associated with it. For these reasons, 1221 11th Street does not appear to meet this criterion.

9.36.100(a)(6). *It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the City.*

The subject property does not occupy a unique location or a singular physical characteristic. Its lot size is the same as others on the block, and the property conforms to the typical setbacks and uniform rectilinear parcel and street grid pattern characteristic of this area of Santa Monica. As a rear building that is not visible from the street, the property is very unlikely to be an established visual feature of the neighborhood. Therefore, 1221 11th Street does not appear to satisfy this criterion.

7. Conclusion

Based on documentary research, site analysis, the development of historic contexts, and an evaluation against local eligibility criteria, ARG finds that the 1911 Craftsman house at 1223 11th Street appears eligible under City of Santa Monica Landmark Criteria 9.36.100(a)(1), and 9.36.100(a)(4) and Structure of Merit Criteria 9.36.080(a), 9.36.080(b)(1), 9.36.080(b)(2), and 9.36.080(b)(3), both as an individual and as a contributor to the potential 1200 Block of 11th Street Cluster historic district as identified in the City's Historic Resources Inventory. The 1955 multi-family building at 1221 11th Street does not appear eligible for designation under any City of Santa Monica Landmark or Structure of Merit Criteria.

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**1229 11th Street Contributor on HRI
1911 (1911 rear building)**



Front Facade



Alley View



Corbel Detailing

Data and Narrative

Lot R Block 113

Built: 1911

Permit: #742, 25 May 1911

Owner: Thomas M. and Florence R. Holbert

Designer, Builder: Joseph J. Rowe

Addresses: 428 (pre-1909); 1229 front, 1231 back (1918): 1229 front, 1229 1/2 back (current)

Santa Monica Historic Resources Surveys: Listed as contributor to an 11th Street district, 1994.

National Register: 5D3

Additional Permits:

Permit #742, 1911, for cottage

Other permits to be researched.

Owners/ Residents: 1229 (front) and 1229 1/2 (back) and 1231(back)

John P. Jones: 1875

Joseph M. Englund: 1905, owner

Edwin G. Lawrence: 1907, owner, resident

Thomas M. and Florence R. Holbert: 1908, owner, resident

F. L. Moore (1229): Ocean Park Tea and Coffee Company, 1912

Thomas M. Holbert (1229 1/2): 1912. He was a millman.

Cornelius L. Rarick: 1915, renter. He was a carpenter.

Monica D. Holbert: 1915, renter

Thomas M. Holbert: 1915, owner. He was an automobile operator.

Dale W. Holbert: 1915, renter. He worked as a plumber at Balsley Bros.

Kenneth E. and Marjorie Bashford: 1923, owner. He was a salesman for the CN
Hendricks Motor Supply.

George Throssel: 1925, renter at 1229 1/2.

Rose Bradshaw (1229): 1927

Florence Holbert (1229 1/2): 1923-27, renter. She was an ironer at the Domestic Hand
Laundry.

Wilburn C. Larson: 1989 (owner, used as a rental)

Further residents to be researched.

Note: The 1909 Sanborn Map of the block shows a small back house, which was the home of the early residents. After 1911, when the front and back Craftsman cottages were built (replacing the original back house), the front house was designated 1229 and the back house 1231. Later, the back house became 1229 1/2, as it is today.

Narrative:

Joseph J. Rowe, a resident of Santa Monica from 1905 until his death in 1924, designed and built multiple properties in the city, both bungalows and large single-family homes. He was an investor in early Santa Monica real estate as well as builder and designer, and he and his wife purchased

property in the 1904 Irwin Heights Tracts. After moving to several different addresses in Santa Monica, he, his wife, Armina, and another relative, Lloyd Clifford Rowe, who was a carpenter, settled at 1117 10th Street where they lived from 1915 to 1924.

Rowe is considered to be a master builder who was aware of Greene and Greene's work and who incorporated the details of Craftsman architecture into his designs. Landmarks Commission staff and consultants' commentaries praised the quality of design and craftsmanship embodied in his extant buildings and described it as high relative to other local builders of the period. These comments were included in Landmarks Commission staff and consultant reports when the 1916 house Rowe built at 929 Lincoln Boulevard was landmarked in 2007. Another home built by Rowe, the 1914 William Pigott House at 426 Palisades Avenue, was determined eligible for the National Register of Historic Places and is listed in the City of Santa Monica Historic Resources Inventory as having a California Historical Resource Status Code of 3S (appears eligible for National Register as an individual property through survey evaluation). Because both the residence at 929 Lincoln and the William Pigott House were designed and constructed with a high level of skill, it appears that Rowe was an exceptional master builder.

The 11th Street bungalow cluster includes Rowe's earliest extant homes: 1223 11th Street and 1229 11th Street, both built in 1911. Rowe's work is noted for exhibiting a particularly high level of integrity of design, materials, and workmanship, as is evidenced by both of these Craftsman homes.

Historic Survey Sheets

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Common name: None

Address: 1229 11th Street

National Register status: 5D3

Construction date: 1911

Architect: Unknown

Builder: J. J. Rowe

Description:

Similar in appearance to 1223 11th Street, this is a one story, front-gabled Craftsman bungalow. Both the primary gable and a second, smaller gable which projects over a front porch offset to the south feature moderate pitch, carved braces, and extended bargeboards with notched ends. Clapboard sheathes the structure. Typically, the porch has been enclosed. Original facade fenestration includes a tripartite window north of the porch and an attic window centered beneath the peak of the main gable. The property contains a second, smaller, gabled bungalow in the rear. Both appear to be mostly unaltered, with the exception of the porch enclosure.

Significance:

This property is typical of the modest Craftsman homes that once characterized much of the neighborhood. It was built in 1911 by contractor J. J. Rowe who was also responsible for several other surviving houses on this block. Tom Holbert was listed on the original building permit as the owner of the \$1,450 improvement. In 1912, Holbert was listed in the city directory as a millman residing at 1229 1/2 11th Street. The following year Frank L. Moore of the Ocean Park Tea and Coffee Company was also listed on the property at 1229, suggesting that the second bungalow may have been built within a few years of the first.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings 5D3

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 1229 11th St

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 1229 11th St City Santa Monica Zip 90401

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

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appro
APN(s): 4282006020

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

* P3b. Resource Attributes: (List attributes and codes)

* P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

12/20/2006

* P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1908

* P7. Owner and Address:

Larson, Gladyce E Tr
Gladyce E Larson Trust
1870 Sunningdale Rd 29-b
Seal Beach Ca, 907400000

* P8. Recorded by: (Name, affiliation, address)

P. Moruzzi, M. Potter, K. Lain
ICF International
811 W 7th Street, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)

Reconnaissance-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")

Santa Monica Citywide Historic Resources Inventory Update Final Report, prepared for City of Santa Monica by ICF Intl, 2010

* Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record

Photograph Record Other: (List) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 1229 11th St

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

* B5. Architectural Style: Craftsman

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

* B7. Moved? No Yes Unknown Date: _____ Original Location: _____

* B8. Related Features:

B9a. Architect: _____ b. Builder: _____

* B10. Significance: Theme Residential Development Area Santa Monica

Period of Significance 1908 Property Type Residential Applicable Criteria A.4

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

A.4 - Contributes to a district that embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study. The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5D3. Since this property was last surveyed it has increased in its relative significance and now appears eligible for local listing as a contributor to the previously identified "1200 Block of 11th Street District." This cluster of intact, modest single family residences dates from the early part of the Twentieth Century.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Basten, Fred. 'Santa Monica Bay: Paradise By the Sea'; Los Angeles County Tax Assessor Records; McAlester, Virginia and Lee. 'A Field Guide to American Houses'; Sanborn Maps. Santa Monica City Building Permits. Santa Monica Public Library Collections.

(Sketch map with north arrow required)

B13. Remarks:

* B14. Evaluator: P. Moruzzi, M. Potter, K. Lain ICF International

Date of Evaluation: _____

(This space reserved for official comments.)

1233 11th Street Contributor on HRI
1904 (1924 rear building)



Front Entry



Alley view of rear building and
attached garages



South side yard and rear building

Data and Narrative

Lot Q Block 113

Built: 1904

Permit: #80, 23 May 1904, for a one-story cottage

Owner: Frank Boothe

Builder: (Waldo K.) Cowan and Elliott

Addresses: 424 (pre-1909), 1233 and 1237 (1233 1/2), 1233 and 1233 1/2 11th Street (current)
Santa Monica Historic Resources Surveys: Listed as contributor to an 11th Street district 1990, 1995.

Additional Permits:

Permit #3029 1/2: 26 October 1923. Owner: Margaret Enriquez. New screen porch, sleeping room, one laundry space, one nook added to rear of old building. Cost: \$600.00

Permit to build 1233 1/2: 24 September 1924. Address was 1237 at that time.

Permit #9645, 5 February 1946, patio including Empress Palm Court; masonry and Malibu tiles. Owner: John B. Terry.

Permit for patio: 1946: 1233 1/2

Owners/ Residents:

John P. Jones: 1875

Frank Boothe, Miss Hattie Boothe, Miss Mary Boothe: 1904

William Nelson: 1906

W.J. Davenport: 1912, 1913

Louis P. Heckel: 1915, owner. He was a driller.

Frank J. Grossman: 1920

Orrin Hall: 1921

Abigail (H or W)ebband: 1922

Margaret Y. Enriquez: 1923

Henrietta Enriquez: 1923 renter

Mary Enriquez: 1923, renter. Student.

William A. Brunsch: 1927

John B. Terry: 1946

Associated International Marketing: current owner; front and back houses (back house is two stories with downstairs and upstairs apartments) are rentals managed by Roque and Mark. 1233: Gary and Christina Duncan; 1233 1/2 downstairs: Amnon Schwartz.

Historic Survey Sheets

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Common name: None

Address: 1233 11th Street

National Register status: 5D3

Construction date: 1904

Architect: Unknown

Builder: Cowan and Elliot

Description:

A 1923 American Colonial Revival facade belies the turn-of-the-century origins of this one story cottage. Narrow clapboard and a hipped roof behind the facade are characteristics of the earlier period. The facade, shrouded in dense vegetation, features an enclosed soffit broken by a front-gabled portico. Fluted pilasters and brackets frame the entry and the open pediment. The double door is glazed, with muntins outlining the shape of each door. A similar glazing pattern characterizes the single and double casement windows to either side of the entry. In the rear, a two story duplex repeats the clapboard and fenestration used on the facade; it was apparently built in 1924. Other features of the property include a pergola, tiled patio (1946) and palm trees.

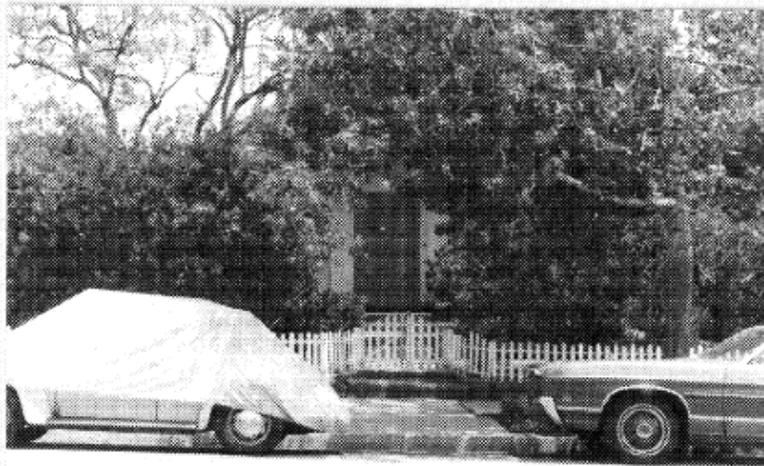
Significance:

This property is the earliest of the surviving houses on 11th Street and illustrates the evolution in architectural tastes over the first quarter of the twentieth century. It was built in 1904 by the contracting firm of Cowan and Elliott. Frank D. Boothe was listed on the original building permit as the owner of the \$1,600 improvement. The 1905 city directory confirms that Boothe lived at 424 11th Street (the former address of the property) with Hattie and Mary Boothe.

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Address: 1233 11th Street



CONTINUATION SHEET

Primary # _____

HRI #/Trinomial _____

Page 1 of 1

Continuation Update

Resource Identifier: 1233 11th St., 1200 Block 11th Street Cluster, Santa Monica

Building suffered minor damage in the January 1994 Northridge Earthquake. Green tagged by the City of Santa Monica Building and Safety Division. Survey observations of damages or repairs were limited to the front concrete steps, which have been repaired and repainted.

NRHP Status Code remains the same at 5D3



P11 Report Citation: Historic Resources Inventory Update for the City of Santa Monica
Date of Field Visit: 3/19/95
Date Form Prepared: 9/28/95
By (name): Scott Field/Janet Tearnen
Organization: Parkinson Field Associates
Address: 7985 Santa Monica Blvd. #116
City: Los Angeles, CA 90043
Phone: (213) 891-4009

State of California -- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION

Primary # _____
 HR # _____
 Trinomial _____
 NRHP Status Code 5D3

PRIMARY RECORD

Other Listings 5D3
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 1233 11th St

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles
 b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
 c. Address 1233 11th St City Santa Monica Zip 90401
 d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
 e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
 APN(s): 4282006019

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

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

* P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
 12/20/2006

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
 1924

* P7. Owner and Address:
 M And C 11th Street Llc
 430 Colorado Ave # 203
 Santa Monica Ca, 904010000

* P8. Recorded by: (Name, affiliation, address)
 P. Moruzzi, M. Potter, K. Lain
 ICF International
 811 W 7th Street, Suite 800
 Los Angeles, CA 90017

* P9. Date Recorded:
 * P10. Survey Type: (Describe)
 Reconnaissance-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
 Santa Monica Citywide Historic Resources Inventory Update Final Report, prepared for City of Santa Monica by ICF Intl, 2010

* Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____

HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 1233 11th St

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

* B5. Architectural Style: Colonial Revival

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

* B7. Moved? No Yes Unknown Date: _____ Original Location: _____

* B8. Related Features:

B9a. Architect: _____ b. Builder: _____

* B10. Significance: Theme Residential Development Area Santa Monica

Period of Significance 1924 Property Type Residential Applicable Criteria A.4

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

A.4 - Contributes to a district that embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study. The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5D3. Since this property was last surveyed it has increased in its relative significance and now appears eligible for local listing as a contributor to the previously identified "1200 Block of 11th Street District." This cluster of intact, modest single family residences dates from the early part of the Twentieth Century.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Basten, Fred. 'Santa Monica Bay: Paradise By the Sea'; Los Angeles County Tax Assessor Records; McAlester, Virginia and Lee. 'A Field Guide to American Houses'; Sanborn Maps. Santa Monica City Building Permits. Santa Monica Public Library Collections.

B13. Remarks:

* B14. Evaluator: P. Moruzzi, M. Potter, K. Lain ICF International

Date of Evaluation: _____

(This space reserved for official comments.)

(Sketch map with north arrow required)

1239 11th Street Altered Contributor
1905 (1934 rear building)



Altered Front Entry (new partial stucco, door and windows)
This building is hard to see in its entirety because of landscaping



Altered Rear Facade with new stucco and new dormer(also on south side)



Curb view



Rear Building (relatively unchanged)

Data and Narrative

Lot P Block 113

Built: 1905

Permit: #389, 23 November 1905. One-story Craftsman bungalow, Classical Revival Style.

Cost: \$1225.00.

Owner: William Nelson

Designer, Builder: Waldo K. Cowan

Addresses: 424 (pre-1909); 1239 (current)

Santa Monica Historic Resources Surveys: Listed as a contributor to an 11th Street district 1994, and as an altered contributor in 2007.

Additional Permits:

Permit #9346, 5 July 1922. Builder: Pete Christenson; Owner: Mrs. William Nelson.

Added sleeping room, peaked roof. Cost: \$100.

Permit #5695, 14 September 1934. Contractor: C. Beaird. Applicant: J.C. Steel and Hy R.

Stanley. Four-room dwelling and garage 22' x 38'. Cost: \$1500.00.

Permit #B17231, 17 February 1955. Owner: Nellie Mudd. Remodel back apartment 1239 1/2 11th Street. Cost: \$800.00.

Permits need further research.

Owners/ Residents:

John P. Jones: 1875

Mr. and Mrs. William Nelson: 1907, resident

Mrs. William Nelson, Electa Nelson: 1916

J.C. Steel and Hy R. Stanley: 1934, owners

Nellie Mudd: 1955

Kamran Ghermazian: owner, resident in 1989

Homayoun Ghovanlou: Current owner; front and back houses are rentals.

Currently, Kathrine Takis and Robert LeFleur live in the back house (1239 1/2)

Residents needs further research.

Narrative:

William Nelson was a local rancher.

Historic Survey Sheets

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Common name: None

Address: 1239 11th Street

National Register status: 5D3

Construction date: 1905

Architect: Unknown

Builder: W. K. Cowan

Description:

This is a one story, hipped roof cottage typical of the years around the turn-of-the-century. Identifying characteristics include box-like proportions, a hipped roof, and Colonial Revival detailing. Narrow clapboard sheathes the structure. Horizontal lines are created by a continuous sill course, a frieze board and by the enclosed soffits which slightly overhang the building. In a departure from the norm, dormers are centered on the side elevations. The facade features a porch recessed into the south half and defined by Tuscan columns. Although the fenestration on the porch appears original, other windows on the front and sides have been replaced by aluminum siders. The property, bordered by a low cement curb at the sidewalk, also contains a second one story residence built in the rear in 1934.

Significance:

This property is one of the earlier of the surviving houses on 11th Street and illustrates the most common residential building type of the turn-of-the-century era. It was built in 1905 by W. K. Cowan, presumably one half of the contracting firm of Cowan and Elliott who constructed 1233 11th Street one year earlier. William Nelson, a rancher according to the 1907 city directory, was owner and resident of the \$1,225 improvement.

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Address: 1239 11th Street



PRIMARY RECORD

Other Listings 5D3
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 1239 11th St

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1239 11th St City Santa Monica Zip 90401
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 4282006018

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

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

* P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
12/20/2006

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1934

* P7. Owner and Address:
Ghovanlou, homayoun
10620 Esther Ave
Los Angeles Ca, 900640000

* P8. Recorded by: (Name, affiliation, address)
P. Moruzzi, M. Potter, K. Lain
ICF International
811 W 7th Street, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")

Santa Monica Citywide Historic Resources Inventory Update Final Report, prepared for City of Santa Monica by ICF Intl, 2010

* Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

State of California -- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Primary # _____
 HR # _____
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 * NRHP Status Code 6L

- * Resource Name or #: 1239 11th St
- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
- * B5. Architectural Style: Hipped Roof Cottage
- * B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? No Yes Unknown Date: _____ Original Location: _____

* B8. Related Features:

B9a. Architect: _____ b. Builder: _____

* B10. Significance: Theme Residential Development Area Santa Monica
 Period of Significance 1934 Property Type Residential Applicable Criteria _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5D3. This property has lost integrity due to the loss of original multi-colored brick veneer, the primary character defining feature of the property, during the 1994 Northridge Earthquake, as well as replacement of front porch steps, front door and no longer appears to be eligible.

B11. Additional Resource Attributes: (List attributes and codes): _____

- * B12. References:
 Basten, Fred. 'Santa Monica Bay: Paradise By the Sea'; Los Angeles County Tax Assessor Records; McAlester, Virginia and Lee. 'A Field Guide to American Houses'; Sanborn Maps. Santa Monica City Building Permits. Santa Monica Public Library Collections.

B13. Remarks:

* B14. Evaluator: P. Moruzzi, M. Potter, K. Lain ICF International
 Date of Evaluation: _____

(This space reserved for official comments.)

(Sketch map with north arrow required)

1107 Arizona Avenue

1107 Arizona Avenue Contributor on HRI
1906



Front facade on 11th Street although this house's address is actually on Arizona Avenue. This corner building is hard to see because of the extensive landscaping on all sides.



Even though there are some modern touches e.g. the chimney, the spirit and detailing of this house is still very intact.

Data and Narrative

Lot M Block 113

Built: 1906

Permit: #445, 9 March 1906

Owner/Contractor: Waldo K. Cowan

Addresses: 408 11th Street (pre-1909); 1259 11th Street; 1107 Arizona Avenue (for several decades, 1107 and 1109 were same property)

Santa Monica Historic Resources Surveys: Listed as contributor to an 11th Street district 1995, 2006

Additional Permits:

Permit #B66, 19 June 1946, altered stairway

Permit #3696, 29 March 1948, recover the roof

Permit #B859718, December 1950, convert attic into rental; change interior walls

Owners/ Residents:

Arcadia Bandini de Stearns Baker: 1875

Robert F. Jones (Senator Jones' nephew)

Waldo and Susie Cowan: 1906-14

Carrie Kneer: 1915, owner. She was the widow of Randolph Kneer.

John H. Rule: 1915, owner

Estelle Grace: 1915, renter. She was a teacher.

Chester A. and Anna B. Peck: 1918, owner. He was a MetLife insurance agent.

Maria Robirds (widow): 1919, owner.

Merwyn and Genevieve D. Christie: 1923. He was a salesman. She was a stenographer.

W.R. Parks: 1923, owner.

John and Lillie Rule: 1927, owners

Amelia Rule: 1932, owner

Mr. and Mrs. William Worley: 1946, owner

Frank Wixson: 1950, owner

Jeffery L. Vinion and Miranda B. Field: 1990, owners

Current Resident Owners: Ted Catanzaro and Debbie Mahdessian, who are photographers.

Further research needed on residents.

Note: The list of owners and renters is complicated. It is possible that the 1107 and 1109 addresses were combined or interchanged.

Narrative:

Waldo K. (Willie) Cowan

On 27 March 1903, the *Daily Outlook* announced that, "The Dudley Investment Company has sold Waldo Cowan a lot on Seventh Street between Arizona and Oregon. Mr. Cowan is a newcomer

and will improve the place at once.” Cowan must have taken this to heart, because he made major contributions to Santa Monica civic life in the decade that he and his wife, Susie, lived here. Waldo Cowan was a member of the Santa Monica Board of Trade (a predecessor of the Chamber of Commerce), the Santa Monica School Board, secretary of the Oddfellows Seaside Lodge #30, treasurer of the Foresters of America Court Neptune 99, and treasurer and active leader of the Associated Charities. He was also the 1912 election supervisor for his precinct. He ran for assessor and for city council for the 6th Ward, and though he was not elected, his leadership is evident in the work he did on the Board of Education during the era when a new high school on Prospect Hill, Santa Monica High School, was under consideration, and in his other activities that kept him regularly in the news.

In 1905, he partnered with George P. Elliott to create Cowan and Elliott, a construction company that built many new bungalows, especially in what is now called the mid-city area. Later he formed a partnership with Bernard Sues in a real estate and construction business. Cowan had a major hand in building the bungalows that created the streetscape on 11th Street between Nevada (now Wilshire) and Arizona. Some of his projects included the following: He owned an interest in 1223 11th Street before Mary Drumm bought the lot; he built 1233 11th Street, 1239 11th Street, 1247 11th Street, and 1253 11th Street, where he lived before building and moving into 1259 11th Street (1107 Arizona Avenue) with his family in 1906. In 1910, he subdivided this lot and in 1911 built a home (now 1109 Arizona Avenue) for his parents, William A. and M.B. Cowan. William had been a “Practical Fruit Grower and Nurseryman” according to an 1876 ad in the *Daily Outlook* for his business at 6th and Railroad. His business featured “Blue Gums, peppers, pines, cypress,” trees still evident in the Santa Monica cityscape. Clearly Waldo Cowan shaped the built environment of 11th Street from its earliest appearance.

Susie and Waldo Cowan’s life in Santa Monica was soon to change. On 20 June 1913, Cowan’s mother, Martha, died. She and William had been living in the cottage Cowan built for them (now 1109 Arizona Avenue) in 1911. Cowan and his business partner Bernard Sues drove up to the Antelope Valley where they purchased several acres west of Lancaster. Cowan was sure that the area would be the next Imperial Valley because there was so much water and inexpensive land that would support alfalfa and dairy farms. He reported to the *Daily Outlook* that the road was good

and that it took less than a day's drive to get there. Perhaps influenced by his father, the nurseryman fruit grower, on 30 June 1914, the Cowans bought a large ranch in Lancaster. After staying with their friends, the Stones, for a few weeks and selling their house (1107 Arizona Avenue) and household goods, they left Santa Monica for their ranch on about 1 August 1914. In 1917, the magazine *Rural World* featured a photograph of the Cowans' model pear farm.

Cowan loved cars and his commitment to the automobile was a defining activity of his life. One of his earliest Santa Monica civic activities was his membership on the 1899 Cycle Path Committee. In 1903, he was a founding member of the Los Angeles Automobile Club, which intended to build clubhouses and race tracks, and to encourage good roads. Cowan was a supporter of car racing in Santa Monica and probably took part. By 1904, when living at 408 (1253) 11th Street, he posted an ad in the *Daily Outlook* selling "horse, wagon and harness, Clipper feed cutter, and Petaluma brooder, all in good condition." Cars were his future. In 1911, it was reported in the *Daily Outlook* that he was one of the first in the city to purchase a Ford Touring car. Cowan both sold and raced Ramblers from at least 1908. At the time, it was the second-most popular car after the Ford. On 17 May 1908, the *Los Angeles Times* reported that Cowan sold to the City of Long Beach the first "automobile fire fighter ever seen in the West." It was a firetruck made from a Rambler, the first car-based fire truck. And the fire chief said he wanted all autos for firefighting from then on. In the Automobile and Sports section of the *Los Angeles Times* on 13 September 1913, the paper announced, "The Jeffery quadruple drive truck had its first military test in Southern California last Sunday. W.K. Cowan Company is the local distributor for the new power wagon."

Cowan's car expertise made him a regular feature in the *Los Angeles Times*, which reported on 18 July 1915: "Veteran motor man again in the field; W.K. Cowan appointed manager of local agency which controls Southern California and Arizona territories." It noted that Cowan had "come up with motor industry from bicycle days." In fact, he was in *Los Angeles Times* as early as 1912 when Cowan reported to be the first person in Los Angeles to sell the very first hybrid gas-electric car. The *Los Angeles Times* also reported, on 28 February 1915, "Old-timer takes up agency for cars over in Pasadena." And in October of 1917, a *Los Angeles Times* article headlined: "Pioneer auto man is honored." "W.K. Cowan is called to new position; employed as manager of new commercial car department...In his time has been one of the largest distributors in the Southern

California field.” His new position was with the commercial car department at J.W. Leavitt’s Chevrolet car distributors.

Cowan was an energetic, engaged, and influential member of Santa Monica’s founding community. His range of interests evolved from carpentry to contracting to real estate development to civic duty to model pear orchards to fast cars to the newest innovations in automobile design. His influence is still evident in the Santa Monica tradition of civic participation and in the beauty of the 11th Street bungalows.

Historic Survey Sheets

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Common name: None

Address: 1107 Arizona Avenue/1259 11th Street

National Register status: 5D3

Construction date: 1906

Architect: Unknown

Builder: W. K. Cowan

Description:

Located on the corner of 11th Street and Arizona Avenue, this is a one story, hipped roof cottage typical of the years around the turn-of-the-century. Identifying characteristics include box-like proportions, a hipped roof with enclosed soffits, and Colonial Revival detailing. Narrow clapboard sheathes the structure. Hip roofed dormers containing pairs of double-hung sash are centered over each elevation. Another hip roof defines a porch on the southwest corner, now enclosed by windows. Notable features include bracketed cant bays on the west and south. The property is bordered by a low cement curb at the sidewalk.

Significance:

This property is one of the earlier of the surviving houses on 11th Street and illustrates the most common residential building type of the turn-of-the-century era. It was built in 1906 by Waldo. K. Cowan, presumably one half of the contracting firm of Cowan and Elliott who constructed 1233 11th Street one year earlier. Cowan also built 1253 11th (demolished) and perhaps 1109 Arizona (substantially altered). Active in both real estate and contracting, Cowan served as treasurer of the Santa Monica Board of Trade. He occupied this house after vacating 1253.

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Address: 1107 Arizona Avenue/1259 11th Street



State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # _____ HR # _____ Trinomial _____ NRHP Status Code <u>5D3</u>
PRIMARY RECORD	Other Listings <u>5D3</u> Review Code _____ Reviewer _____ Date _____

Page 1 of 2

- * Resource Name or #: 1107 Arizona Ave
- P1. Other Identifier: _____
- * P2. Location: Not for Publication Unrestricted a. County Los Angeles
 b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
 c. Address 1107 Arizona Ave City Santa Monica Zip 90401
 d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
 e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
 APN(s): 4282006015

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

This one-story residence is designed in the Craftsman style of architecture and it has many of the key elements typical of the style. It features a hipped roof with wide overhanging eaves and three hipped roof dormers. Exterior surfaces are finished with thin wood siding and there are wood framed sash windows. Applied decoration is minimal; however, there is a small metal lantern above the entrance. The property is surrounded by a tall wood fence and there are several bushes and trees in the landscape. The house appears to be a contributor to a cluster of intact, modest single-family residences that date from the early part of the Twentieth Century, and are located within the 1200 block of 11th Street.

- * P3b. Resource Attributes: (List attributes and codes) _____
- * P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
12/21/2006

- * P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1907

* P7. Owner and Address:
Castanzaro, theodore C And
Mahdessian, debbie
1107 Arizona Ave
Santa Monica Ca, 904010000

* P8. Recorded by: (Name, affiliation, address)
P. Moruzzi, M. Potter, K. Lain
ICF International
811 W 7th Street, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded:
* P10. Survey Type: (Describe)
Reconnaissance-Level Survey

- * P11. Report Citation: (Cite survey report/other sources or "none")
Santa Monica Citywide Historic Resources Inventory Update Final Report, prepared for City of Santa Monica by ICF Intl, 2010

- * Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # _____ HR # _____
BUILDING, STRUCTURE, AND OBJECT RECORD	

Page 2 of 2 * NRHP Status Code 5D3

- * Resource Name or #: 1107 Arizona Ave
- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Single Family Residence B4. Present Use: Rooming House
- * B5. Architectural Style: Hipped Roof Cottage
- * B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? No Yes Unknown Date: _____ Original Location: _____

* B8. Related Features:

B9a. Architect: _____ b. Builder: _____

* B10. Significance: Theme Residential Development Area Santa Monica
 Period of Significance 1907 Property Type Residential Applicable Criteria A.1

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

A.1 - Contributes to a district that exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City. The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5D3. Since this property was last surveyed it has increased in its relative significance and now appears eligible for local listing as a contributor to the previously identified "1200 Block of 11th Street District." This cluster of intact, modest single family Craftsman style houses dates from the early part of the Twentieth Century. Note: Previous evaluations gave this property a 1259 11th St. address.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
 Basten, Fred. 'Santa Monica Bay: Paradise By the Sea', Los Angeles County Tax Assessor Records; McAlester, Virginia and Lee. 'A Field Guide to American Houses,' Sanborn Maps. Santa Monica City Building Permits. Santa Monica Public Library Collections.

(Sketch map with north arrow required)

B13. Remarks:

* B14. Evaluator: P. Moruzzi, M. Potter, K. Lain ICF International

Date of Evaluation: _____

(This space reserved for official comments.)

1109 Arizona Avenue Altered Contributor
1911



This impeccably maintained house was stuccoed in the mid fifties and has metal window boxes and shutters which may not be original. Further research is needed.



Front door and west facade detailing

Data and Narrative

Lot M Block 113

Permit: 12 September 1911

Owner: Waldo K. Cowan

Contractor: Cerini

Addresses: 408 11th Street (pre-1909); 1259 11th Street; 1109 Arizona Avenue

Note: 1107, 1109, and 1115 (plus a garage at what is now 1115) swapped addresses until Lot M was legally subdivided into three parcels.

Santa Monica Historic Resources Surveys: Listed as altered contributor to an 11th Street district 1995, 2006

Additional Permits

1954, stuccoed exterior

Permit #B15216, 8 February 1954, Contractor: William O'Rourke, repair stucco exterior;
Cost: \$350

Permit #B15649, 13 May 1954, Porch and patio roof; Cost: \$200

Permit #B20386, 31 August 1956, Install shower basin, bathroom and toilet; Cost:
\$500

Owners/Residents:

Arcadia Bandini de Stearns Baker: 1875

Robert F. Jones (Senator Jones nephew)

Waldo K. Cowan: 1911, built this house for his parents

Martha B. and William A. Cowan: 1912

Andrew J. Dickens: 1915. Dickens was a policeman.

Mr. Lang: 1917, owner.

Mr. Clarence L. Jordan: 1917, owner. He taught at the evening high school.

Carrie Kneer: 1919

Arthur and Adeline Cocknell: 1924, owners

Thomas and Leona Berry: 1925, owners

Leo L. Berry: 1925, renter. He was a clerk at the Santa Monica Post Office.

James A. Hall: 1926, owner

Helen M. Lamb (widow): 1927, owner

Howard Fink: 1954

W. Taylor: 1956

MofioBissada: 1990, owner

Yvette and Darren Silver: current owners. The house is a rental.

Further residents need to be researched.

Narrative:

In 1910, Waldo Cowan subdivided his 1259 11th Street (1107 Arizona Avenue) lot and in 1911 built a home (now 1109 Arizona Avenue) for his parents, William A. and M. B. Cowan. William

was a nurseryman with a business at 6th and Railroad. Martha Cowan, Waldo's mother, died in 1913. Her children, in addition to her son, Waldo, included Mrs. Stella Footman of Raymond, California, and Mrs. A.E. Locke. In 1914 and again in 1915, ads in the *Daily Outlook* listed 1109 Arizona for rent, described as four rooms, furnished, with a garage. Rent was \$25. In 1923, William Cowan was listed as living in the Soldiers' Home.

Historic Survey Sheets*

* To be located.

1115 Arizona Avenue Contributor on HRI
1925



This compact house is the youngest in the district and is the only one originally with stucco.



Distinctive front window detailing



The only house with an attached rear garage, which is probably not original.

Data and Narrative

Lot M Block 113

Built: 18 November 1925

Permit: #1612, "Three rooms built in rear [of 1109] for income — stucco, flat roof, walls of concrete, 26 x 24."

Owner: John Rule

Contractor: L.B. Norman

Addresses: 408 11th Street (pre-1909); 1259 11th Street; 1107 Arizona Avenue, 1115 Arizona Avenue

Santa Monica Historic Resources Surveys: Listed as contributor to an 11th Street district 1995, 2006

Additional Permits:

Permit #865, for cottage (the structure that preceded the current 1115 Arizona). This permit was taken out by the owner of 1109 Arizona. No date.

Permit #B5309, 22 February 1954. Contractor: T. B. Eyer (Owner: Angle); Repairs; Cost: \$70.

Permit #B19815, 28 May 1956. Contractor: Arnold Doty (Owner: Angle); Garage; Cost: \$800.

Owners/ Residents:

John Rule: 1925, owner

Wilbert G. Graham: 1927, renter. He was a police officer.

Mr. and Mrs. G. B. DuRail: 1930. On 26 December they had a son, David Bradford.

Amy L. Angle: 1954, owner

John G. and Ruth Seablom: 1927, owners. He worked at the Golden Super Service.

Michael de Villiers: current owner

Further research on residents needed.

Narrative:

1115 Arizona Avenue was built to replace an existing rental, and was eventually separated from 1109, to become a unique property. Wilbert Graham was reported in the 26 December 1930 *Daily Outlook* to have suffered a serious accident: "Popular Santa Monica motorcycle officer is in a serious condition at Martin's Hospital, following injuries received last night when his motorcycle crashed into a car at the corner of Ninth and Santa Monica Blvd." He was chasing a speeding automobile.

Historic Survey Sheets

HISTORIC RESOURCES INVENTORY

Continuation Sheet: 1200 Block of 11th Street Cluster

Common name: None

Address: 1115 Arizona Avenue

National Register status: 5D3

Construction date: 1925

Architect: Unknown

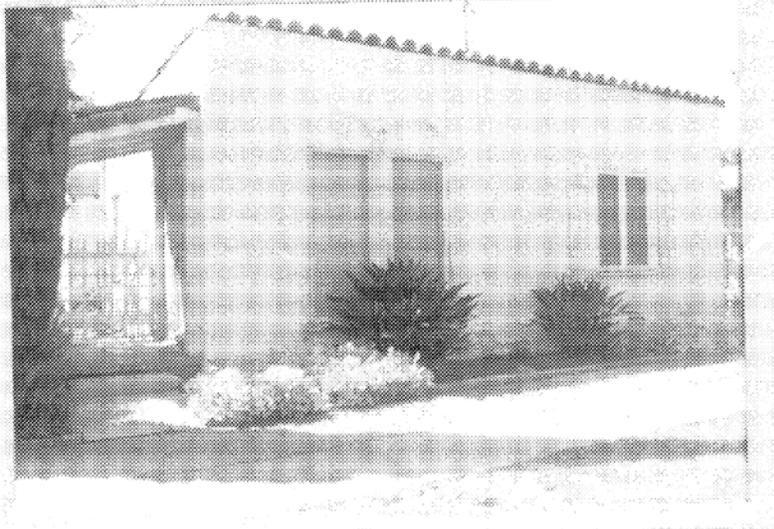
Builder: J. B. Norman

Description:

This one story Spanish Colonial Revival cottage features stucco exteriors, a flat roof, and a tiled parapet. An attached porch on the west shelters the entry beneath a tiled shed roof. The facade contains two pairs of casement windows. On the west, full length, fifteen light windows are set into shallowly arched recesses and separated by an engaged, spiralled column. Shutters flank the eight light openings on the east. The house, three rooms in size, is set close to the street with a minimal setback. It is in good condition.

Significance:

This property is the most recent of the cluster of historic homes surviving on the 1200 block of 11th Street. It was built on a subdivided portion of the Cowan lot on the corner of 11th and Arizona in 1925. Owner John Rule estimated the cost of the residence at the time of construction as \$2,900.



Part 5: Letters of Support



May 1, 2018

Santa Monica Landmarks Commission
1685 Main Street, Room 212
Santa Monica, California 90401

RE: 11th Street Historic Bungalow District

Dear honorable members of the Landmarks Commission:

Pasadena Heritage appreciates the opportunity to submit this letter in support of the designation of the proposed 11th Street Historic Bungalow District. The proposed district is comprised of eight bungalows constructed between 1904 and 1925 that represent a building type now disappearing at an alarming rate in Santa Monica and surrounding communities, including our own. Moreover, this is a rare surviving cluster of bungalows constructed by Santa Monica's first middle-class residents. Finally, two previous citywide surveys have found the 1200 Block of 11th Street Cluster eligible for designation. Despite infill development after the period of significance, as well as alterations to some of the individual bungalows, the proposed district, as a whole, retains much of its original early twentieth-century character and merits designation.

As a 501(c) (3) non-profit historic preservation organization, Pasadena Heritage is concerned about the protection of historic resources throughout Southern California including the eight bungalows in the proposed 11th Street Historic Bungalow District, and we hope that the district will be designated.

Sincerely yours,

Susan N. Mossman
Executive Director

November 08, 2017

Members of the Santa Monica Landmarks Commission.

The letter that I wrote many years ago still seems appropriate for Santa Monica is a city where bungalows continue to be the main stock of residential housing. Their number is one of the chief reasons for the city being such a fine place to live.

I certainly endorse the proposal that this neighborhood become a historic district. My experience here in Pasadena is that the so-called "Bungalow Heaven" has reinforced its residents' public awareness and sense of community, something that is vital in our modern-day society.

Sincerely,

Robert W. Winter, PhD
Emeritus Professor of History, Occidental College
Author of The California Bungalow (1980)
Author, American Bungalow Style (1994)

Co-author of five editions of guides to the Architecture of Los Angeles County.



OCCIDENTAL COLLEGE
LOS ANGELES
CALIFORNIA 90041

ROBERT W. WINTER
ARTHUR G. COONS
PROFESSOR OF THE
HISTORY OF IDEAS
(213) 259-2582

September 13, 1989

The Honorable Members of the Santa Monica Landmarks Commission

I first became aware of the significance of California bungalows when I was living on 9th Street in Santa Monica in the late fifties and early sixties. On my way to the beach I became familiar with some very pleasant bungalows on and off nearby California. They were not great architecture, but they embodied a delightful way of life. I remember that in an extension course at UCSB on "The Pathology of the Popular Arts" where I was supposed to be mildly critical of them, I came to realize that they were the epitome of the American dream of a free-standing, single-family dwelling, and I ended my lecture on them with the simple but heartfelt doggerel:

With a little more status
And a little more dough
I'm going to buy me
A bungalow.

I did, albeit on the other side of the county, and now



OCCIDENTAL COLLEGE
LOS ANGELES
CALIFORNIA 90041

ROBERT W. WINTER
ARTHUR C. COONS
PROFESSOR OF THE
HISTORY OF IDEAS
(213) 259-2582

I live in a glorified one that is on the National Register of Historic Places.

I have written about them in my The California Bungalow (1980), published incidentally in Santa Monica by Hennessey and Ingalls. Unfortunately most of my old beloved bungalows have perished in the onslaught of progress. Please preserve this one on 11th Street. Surely something of the past should be retained so that we can visually experience our history.

Sincerely,
Robert W. Winter

I have just seen a picture of the bungalow under consideration. It is an excellent, if modest, reflection of the Bauhaus-Arts movement (Classical Revival) of the turn of the century and speaks, like the Craftsmen bungalows of the same period, for a need to return to the fundamentals of architecture — a reform movement that would arrive at reform by a return to classical principles.

On Mon, Nov 6, 2017 at 12:46 PM, Thomas S. Hines <hines@history.ucla.edu> wrote:

Thank you Susan. I am happy to update my 1989 letter by saying here that I still fully support your efforts at preservation of that bungalow tract.

All best wishes. Thomas Hines, 6 November 2017

THOMAS S. HINES
Research Professor of History and Architecture and Urban Design
1317 Perloff Hall, UCLA
[405 Hilgard Avenue](#)
Los Angeles, California, 90095
Departmental Telephone: [310-825-7857](tel:310-825-7857)



Department of History and
GRADUATE SCHOOL OF ARCHITECTURE AND URBAN PLANNING
LOS ANGELES, CALIFORNIA 90024

14 September 1957

Landmarks Commission
City of Santa Monica
Santa Monica, California.

Dear Commission Members:

I am writing in regard to the Craftman and other early 20th century cottages on and near the block on 11th Street between Welshire and Arizona, which you are now considering for landmark designations.

This will probably be a difficult determination to make since these are not famous buildings by famous architects. I would argue, however, that the houses are significant examples of an important period in the cultural history of Southern California - the Craftman era of the first two decades of the 20th century.

Once buildings and historic neighborhoods are destroyed, there is no bringing them back. They are gone forever. Such environments give texture and a sense of historical continuity to our rapidly changing cities. I hope you will give every consideration toward protecting this significant collection of structures.

Sincerely
Thomas Hines
Professor

■ LETTERS

The Argonaut 10/22/15

In Defense of Neighbors

Re: "The Good, the Bad and the Ugly," news, Oct. 8

Your article about Airbnb misses half the point. It isn't just the noise and parking trouble we get from these rentals, but what we lose to them.

I want neighbors. I want people with whom I can build a relationship, who participate in community and neighborhood and street activities, who watch each other's homes when we are not home, who get to know each other's kids, who call LAPD when there are burglars lurking, and who have a stake in our community.

These overnight transients destroy the cohesiveness of our interpersonal relationships.

Councilman Bonin: Make absentee-owner short-term vacation rentals illegal!

Jack Schwartz
Venice

'A Touchstone to the Past'

Re: "Choose History over the Wrecking Ball," opinion, Oct. 8

I just finished reading Susan Suntree's piece and wanted to add my voice for her proposal. I lived in Santa Monica for nearly 10 years in the 1980s and

was even then alarmed by the erosion of Santa Monica's unique character as more box-like structures took the place of original dwellings.

Her argument is a sound one — that this cluster of bungalows on 11th Street can and should be saved so we have an attractive touchstone to the past.

Buzz Wilms
Topanga

Preservation = Identity

Re: "Choose History over the Wrecking Ball," opinion, Oct. 8

I was so glad to read Susan Suntree's argument for giving her home landmark status — not only because it is beautifully written, but because she makes such a powerful case for the preservation of our layers of history.

"A city needs to know itself" — I couldn't agree more!

Janet Owen Driggs
Los Angeles

'Take Care of Our Story'

Re: "Choose History over the Wrecking Ball," opinion, Oct. 8

I was born and have spent much of my life in Santa Monica. While I have lived in Topanga for the last 19 years, I'm often in

town and have seen the enormous building and population growth in Santa Monica over the years — not all of it positive, in my perspective. There has not always been enough careful consideration of historical roots that people should value and remember.

I am moved to write in regard to Susan Suntree's column about the possible demolition of her home and other bungalows on 11th Street. Developers may profit, and more people could live in whatever new apartment complex would be built, but something of the history and significance of the place will be lost. There are also issues of population density in an area that is overcrowded and expensive already.

I could not say it better than she did: "A city needs to know itself. A photo or a notation in a book on a shelf is soon lost to the community imagination and outlook. ...Protecting 1223 11th St. as a city-designated landmark would preserve an important piece of living history that bridges the eras and grounds our understanding of where we are. The house and its neighboring bungalows should be joined

together to form an 11th Street Bungalow Cluster, with the property owners enjoying a generous package of new historic building benefits. We need living references to our history and an urban fabric that offers alternative ideas. We need to take care of our story."

Amanda Foulger
Topanga

Don't Shortchange Middle-Class History

Re: "Choose History over the Wrecking Ball," opinion, Oct. 8

I strongly support giving landmark status to the bungalows on 11th Street. Many places I have visited around California have lost their place in history: There is not one reminder of what comprised the early life, struggles and character of those who lived there and built homes and gave the place a unique character that is still the bedrock of its identity.

The bungalows that Ms. Suntree describes are unique to California and reflect the lives of those who worked, raised families and contributed not to the extravagance of a region, but to the simple daily needs of

creating a sustainable life.

Where is there left one place that reminds any of us of the times we could order our house from the catalog and build our dreams? Imagine seven of them in one place.

To deny these bungalows landmark status is a denial of all we Americans claim to be important: family, hard work and creating the great and sustaining middle-class values that are essential to our way of life.

It would be a great American tragedy to ignore what those seven bungalows represent.

Ruth Ghio
West Sacramento

■ LETTERS *10/15/15 p.5 The Argonaut*

Frustrated, but Not Surprised
Re: "D.A. won't File Charges over Kardashian Midnight Fireworks," *argonautnews.com*, Oct. 1

As a person who was startled out of my bed that night by what turned out to be a celebrity privilege fireworks show, I'm frustrated and disappointed by D.A.'s lack of prosecution. But I'm not surprised.

L.A. has much bigger problems than some screwy, media-hungry family who rudely decided to wake up tens of thousands of sleeping Angelenos at midnight.

Hopefully we can all appreciate the fact that it will never happen again and go back to sleep on this issue. In any case, filing charges would move the Kardashians more into the spotlight than they deserve. After all, they're simply famous for being famous, if you don't count Caitlyn Jenner, and somehow people never do.

*Spencer Greene
Playa del Rey*

Save the 11th Street Bungalows

Re: "Choose History over the Wrecking Ball," *opinion*, Oct. 8

I didn't know the rich history behind this row of houses on 11th Street, but every time I pass I slow down a little as my eye investigates each and every porch, window and roof.

Thank you to Ms. Suntree for sharing this rich history that is all too precious to erase from our streets. I hope there will be actions to preserve 11th Street and save our history.

*Valerie Fowler
Pacific Palisades*

History isn't just for the Rich

Re: "Choose History over the

Wrecking Ball," opinion, Oct. 8

I completely support giving these mid-city bungalows historic landmark status. We cannot just represent the history of Santa Monica by preserving the former homes of the wealthy.

As a member of the Santa Monica Conservancy and the Ocean Park Association, I am grateful for the historical homes landmarked in my neighborhood and I hope to see the rest of the city's history honored and protected in this way.

*Susan Mason
Santa Monica*

Keep the 'Architectural Documentary' Rolling

Re: "Choose History over the Wrecking Ball," *opinion*, Oct. 8
Please Landmark 1223 11th St. and give Historic Bungalow Cluster status to the group of bungalows on the block. As the article states:

"The whole cluster of early 20th-century bungalows on 11th Street between Arizona Avenue and Wilshire Boulevard is a rare piece of the city's early history like nothing else within Santa Monica's original boundaries,

(Continued on page 10)

■ LETTERS *(Continued from page 6)*

and this history deserves to be celebrated and protected.

"Still standing on the original subdivision in almost their original shape, these seven bungalows built between 1904 and 1913 (and one back house built in 1924) were homes to the middle-income people — carpenters, brick kiln owners and artists — whose dreams and schemes created our city and contributed to developing the film culture of Greater Los Angeles. Made of old-growth redwood and Douglas fir, they stand as a kind of architectural documentary about the life and growth of Santa Monica and a testimony to the ordinary people

who actually did the work it took to create this city."

*Gayle Kimball
Chico*

Count Me In

Re: "Choose History over the Wrecking Ball," *opinion*, Oct. 8

I passionately support the preservation of the 11th Street bungalows. All her points are valid and she articulates so well our need for an appreciation of history.

I have known the house 1223 11th St. for over 20 years. I attended rehearsals there for the eco-political street theater troupe FrogWorks, when the house was known as "FrogWorks Central"

and we were performing on the Third Street Promenade and all over the area to save the Ballona Wetlands.

I had my baby shower there, dog- and house-sat there, and tended the beautiful garden there, so it is close to my heart and part of my personal history as well.

*Allaire Koslo
Lake Hughes*

Me too!

Re: "Choose History over the Wrecking Ball," *opinion*, Oct. 8

I'm writing in support of Susan Suntree's idea that the still-intact original Santa Monica bungalows represent a specific and

worthy historical window into the past and should be saved.

Gary Snyder Nevada City

What We Owe the Past

Re: "Choose History over the Wrecking Ball," *opinion*, Oct. 8

Susan Suntree's essay arguing that cities create an identity by preserving their past is a compelling treatise for architectural preservation.

"A house and a neighborhood are expressions of the consciousness of people — in the case of the latter, the collective consciousness of the people who originally chose to live there together. To know their homes is to know them. To preserve them

is to preserve the character and the worldview of earlier generations.

That is the responsibility of the current generation. We hope future generations will do the same for us.

*Charles Bailey
Houston, Texas*

HAVE YOUR SAY IN THE ARGONAUT:

We encourage readers to share thoughts on local issues and reactions to stories in *The Argonaut* through our Letters to the Editor page. You too can have a voice in the community. Letters should include your name and place of residence (or publication) and a telephone number (not for publication). Send to letters@argonautnews.com.

June 2, 1990

213 829 3482
1800
Berkeley Street
Santa Monica
California
90404
USA
FAX
213 829 7518

City Council of the
City of Santa Monica

Re: 1252 11th Street

Honorable Mayor and Members of the City Council:

As a resident of Santa Monica and professional architectural historian who has worked in preservation, I would like to express my interest in, and concern for, the cottage at 1252 11th Street. It is my opinion-- and this has been corroborated by new information that has come to light since the Landmark Commission meeting in November and nearly every major architectural historian with expertise in the field of American architecture in the Los Angeles area-- that this house is at a local level an architecturally and historically significant building.

At first glance this small house may not appear to be what we have traditionally been taught--and too often told-- that an "historic house" should be (i.e., the Hearst Castle or the Jones Mansion, but as is noted on p. 11 of the California Office of Historic Preservation's publication, Historic Preservation in California: A Handbook for Local Communities, : "A popular misconception is that buildings are historic only if they have state or national importance. Nothing could be further from the truth. Buildings, structures, objects, and sites that have a role in the historic, economic and social contexts within your community take on local historic significance. What is significant in one town may not be in another." These historically significant resources include "houses of all ages, sizes and styles," as well as "properties associated with common people."

If we allow the cottage at 1252 11th Street to be destroyed, we will lose just such a property, and we will lose what sadly has become a very rare example of something that says more about typical American aspirations and values, and what the vast majority of ordinary Santa Monicans were really like, than a thousand and one Hearst Castles. Unfortunately, this seemingly ordinary house, which once belonged to a family of "common people," has now-- because so few examples of its type have survived in this city-- become extraordinary.

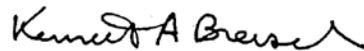
It's time that we sit back and thought about what we are letting happen to the little which remains of the cultural heritage of this city. Whether we consciously recognize it or not, it is these common remnants of the past, which fleck our city like so many oases in a sea of demolition and rampant development,

that still impart it with what we think of as Santa Monica's special character. We now stand to lose another of these tiny, but irreplaceable, oases. For what reasons? Because we, as citizens, have become so complacent? Because of legal technicalities? It's time we think about it, long and hard, before it's absolutely too late.

We all know how Hearst and his friends lived, and we all know that his castle will be preserved. But how many of our great grandparents lived in monuments like his. What they lived in, or spent their lives striving to live in, where houses like the one in question. What I'd like to know is where we're going to take our children and grandchildren to show them how their families, past and present, lived? Will they treat our memory in such a cavalier manner? I hope not.

I would like to close by stating my professional qualifications. I reside at 1017 2nd Street and hold a Ph.D in American architectural history from the University of Michigan. I have taught Architectural History--including a course on the American Vernacular Tradition--at Sci-Arc for the past three years. I have also held teaching positions at the University of Delaware and University of Texas in Austin. I currently am editor of the Preservation Newsletter of the Society of Architectural Historians and am a former member of Board the Directors of the Vernacular Architecture Forum, a national Academic organization devoted to the study of Vernacular Architecture. I am also the former Director of Preservation Planning for the National Register Office of the Texas Historical Commission.

Sincerely,



Kenneth A. Breisch, Ph.D.



The Conservancy Alliance

c/o 2210 24TH ST. #A SANTA MONICA, CA 90405

15 May 1990

Dear Mayor Zane and Members of the City Council:

In one of his letters to the Council, Mr. Chris Harding sites a need for "compelling reasons" to "justify the application of different standards" regarding CUP 89-046. Our analysis of this issue leads us to believe that Mr. Harding has overlooked or misrepresented the truly compelling issues that this proposed development presents. 1253 11th Street has been listed, cited, and accepted as an historic and contributing structure by the City's 1983 windshield survey, an April, 1990 viewing by architectural historian Leslie Heumann, and in discussions by the Landmark Commission. It's protection and the 11th Street neighborhood's protection from cumulative destruction has been called for by the most noteworthy architectural historians in Los Angeles because these excellent examples of vernacular architecture significantly contribute to the history of the working people who built this city.

As you know, the Landmark Commission never opened an application for Historic District status for 11th Street. The Friends of 11th Street are proceeding with this, having furthered their research and understanding of the procedures. The landmark status of 1253 11th Street was never fully explored either by the Friends or by the Landmark Commission because this wasn't the focus of the action last Fall. Commission records verify this.

Additionally, SEQA regulations apply to this CUP. The language of the law and the legal precedents that support it are clear. All the significant criteria that trigger the requirement for an EIR are present in this case as outlined by Patrick Marley in his letter to Mayor Zane. It's worth noting that cities don't get sued for having an EIR; they get sued for not having one.

A city is its neighborhoods. The Conservancy Alliance recognizes the real value of supporting and maintaining neighborhood integrity. Not only are our larger cultural values at stake, but, most significantly, the quality of ordinary, everyday life. The colors we see, the noise we hear, the message of the built environment - is urban life, Santa Monica life.

The "compelling" facts support the City Attorney's findings. We respectfully request that you adopt them.


(J. Bruce Cameron)

THE FREEMAN HOUSE

February 13, 1990

Mayor Dennis Zane, Members of the City Council
City of Santa Monica

Re: 1253 11th Street

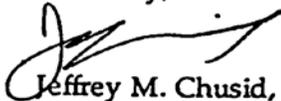
This letter is a request for you to give an important issue public consideration. The fate of 1253 11th Street is too significant to the architectural and social history of Santa Monica to be decided without the most thorough review. After all, once this building is torn down, it cannot be rebuilt when the realization hits that too little presence of the early days of your city is left.

The classic California Bungalows were the first wide-spread indigenous building type for Southern California. These beautiful Craftsman homes were made popular at an important time in the early growth of Santa Monica. Thus, not only did this middle-class, affordable, and yet attractive form of housing carry great significance for the social development of the region, but it was especially important for your city.

The particular houses in question are apparently unaltered examples from 1904. They include pitched roofs, front porches, and all the classic bungalow detailing. Just 6 years ago, these houses were 2 among 80. (Down from the original 250 bungalows which formed the early city.) Today, they are 2 among 19. That is a too precious remnant of your heritage to lose. Please view these houses as containing a sense of place, of history, of beauty, which is rapidly disappearing.

Thank you for your consideration of this letter, and of these homes.

Sincerely,



Jeffrey M. Chusid, AIA
Research Assistant Professor
Director, Freeman House

USC  ARCHITECTURE

September 13, 1989

To whom it may concern,

I am writing to preserve the 1904 bungalow at 1253 11th Street in Santa Monica. As an architecture teacher and community design consultant, I know that buildings such as this one which were quite common in their day, are all too rare and becoming rarer. Typically, historic preservation means saving "landmarks" of some specific significance. Instead, we should be careful to save the flavor of an era through its common structures. This is not only what was meaningful to the people who lived in the neighborhood at the turn of the century, but what is meaningful to the residents of the neighborhood today. Such buildings represent a community to itself and to outsiders, just as might a more recognizable monument represent a city.

Santa Monica has always valued community in its policies and politics. I think saving bungalows such as this one on 11th Street is consistent with those values.

If I can provide any further information, please contact me.

Sincerely,



Dr. Dana Cuff
Assistant Professor of Architecture and Urban
Planning;
Resident of Santa Monica



GRADUATE SCHOOL OF ARCHITECTURE AND URBAN PLANNING
LOS ANGELES, CALIFORNIA 90024

2 July 1990

Mayor Dennis Zane
Members of the City Council
Santa Monica City Hall
1685 Main Street
Santa Monica, California 90405

Dear Mayor Zane, City Council members,

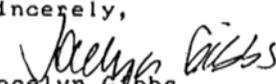
I urge you to consider the architectural and historical value of the ten bungalows that date from 1903 to the early 1920s, in the 1200 block of 11th Street in Santa Monica.

These bungalows date from a time when vernacular craftsmanship and sturdy commonsense made whole neighborhoods of well-scaled, liveable houses. We have no other example in the mid-city of such a fine, though small, remnant of the historic fabric of early Santa Monica housing.

I know of no better way to remember and honor Santa Monica's history, and to remind ourselves and our children of the value of well-crafted buildings and cohesive neighborhoods, than to preserve these bungalows and keep them in our sight.

As a Santa Monica resident and architectural historian, I thank you for giving this matter your careful consideration.

Sincerely,


Jocelyn Gibbs
Researcher;
President, Society of Architectural Historians/Southern
California Chapter

□ Sacramento Office
State Capitol
P.O. Box 942819
Sacramento, CA 94249 0001
(916) 445 1676

□ District Office
227 Broadway
Suite 300
Santa Monica, CA 90401
(213) 393 2717

Assembly California Legislature



TOM HAYDEN
Member, California State Assembly
44th District

Committees
Chair, Labor and Employment
Chair, Subcommittee on
Higher Education

Member
Education
Environmental Safety and
Toxic Materials
Revenue and Taxation
Select Committee on
Accreditation

May 21, 1990

Dennis Zane, Mayor
City of Santa Monica
City Hall
1685 Main Street
Santa Monica, CA 90401

Dear Mayor Zane and
City Council Members:

At your next meeting, you will be asked to vote on whether to accept the City Attorney's findings regarding 1253 11th Street. Those findings reflect your decision to deny the Conditional Use Permit 89-046, Tentative Tract Map 48039, pertaining to the 11th Street property.

I urge you to adopt the City Attorney's findings. I ask you to do so because the findings support two important policy objectives.

The first objective is that proposed projects should be compatible with the character and needs of the neighborhoods they impact, as articulated in the land use plan and related policies. These policies require that new projects fit with the character of the neighborhood, are compatible with existing land uses, are built according to the same scale as existing structures, and do not detract from the historical heritage of the community. The project proposed for 1253 11th Street fails to conform with these policies.

The second objective is that projects with the potential for significant environmental impact undergo an environmental review as required by the California Environmental Quality Act. The proposed project has the potential for significant impact, primarily because of the historic character of the structure it would replace. An environmental review would provide you with critical information regarding the historical value of this structure and assist you in making an informed decision as to whether an important landmark is being demolished.

For these reasons, I believe that the City Attorney's findings should be adopted. I thank you for your consideration. Please do not hesitate to contact me or my staff if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Hayden", with a long horizontal flourish extending to the right.

Tom Hayden

Mayor Zane and Council Members -2-

Each of these structures appears to be over 50 years old and each is a valuable index to the tastes and building styles of its era. Although some additions and changes to the dwellings are apparent, most have retained substantial architectural integrity. The hipped cottage at 1253 11th Avenue would seem to merit special consideration because of the ornamental detail on the pediment and the structure's high degree of integrity. These features warrant research into the history of the dwelling. Even if no local history is revealed, some effort should be made to move the structure intact to another location as a mitigation measure if higher density development is mandated for the lot.

Finally, the number of early bungalows on this street suggests that your Council has a unique opportunity to preserve a portion of the City's building history which remains intact despite the amount of infill of greater density on the block.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads "Portia Lee". The signature is fluid and elegant, with a large initial "P" and a long, sweeping underline.

Portia Lee, Ph.D.



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

(213) 590-6711
FAX (213) 590-6107

JAMES C. HANKLA
CITY MANAGER

July 2, 1990

Mr. Dennis Zane, Mayor
Members of City Council
Santa Monica City Hall
1685 Main Street
Santa Monica, Ca. 90401

Re: Proposed demolition of 1253 11th Street

Dear Mayor Zane and Members of City Council,

As a Santa Monica resident and historic preservation professional, I am writing to request your support for preserving the historic bungalow at 1253 11th Street as part of a potential historic district on that block. I have lived in Santa Monica for 16 years, and have worked in historic preservation for 10 years, first as Executive Director of the Los Angeles Conservancy and currently as Preservation Officer for the City of Long Beach. I have walked 11th Street and have given careful consideration to the planning and preservation issues involved.

The property at 1253 11th Street, now threatened by a proposed condominium, is visually and historically linked to a neighboring group of intact small-scale California bungalows built in the early 1900's. This group of five bungalows, located on the east side of 11th Street between Wilshire and Arizona, appear to be the only cohesive group of such homes built from Santa Monica's early history that has survived in its neighborhood. The addresses are: 1107 Arizona, 1253 11th Street, 1239 11th Street, 1229 11th Street and 1223 11th Street. They are likely to be among the very oldest homes in Santa Monica. As a reminder of the birth of our city, they are a virtual oasis from the past among their newer multistoried, multifamily neighbors.

The house at 1253 is a particularly fine example of the California bungalow style in a neoclassic vein. The other four bungalows on the east side of 11th Street are also worthy and intact examples, and constitute a small but cohesive group deserving of landmark district protection.

If you believe, as I do, that there is significant public value in preserving visible reminders of our past, and that this value only increases over time given the rapid pace of growth in our city, then please consider the preservation of 1253 11th Street as part of a potential historic district. The charming vintage California bungalows in the 1200 block of the east side of 11th Street will remind future

generations how this city once looked, and how it was developed by the families of Arcadia de Baker and Senator Jones.

Please call me if you have any questions; (w) 590-6864; (h) 828-0692.
Thank you very much for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads "Ruthann Lehrer".

Ruthann Lehrer
2730 Washington Avenue
Santa Monica, CA 90403

RAL:lcr

5051 East Euclid Avenue
Boulder, CO 80303

May 21, 1990

Mayor Dennis Zane and City Council Members
c/o City Hall
1685 Main Street
Santa Monica, CA 90401

Dear Mayor Zane and Council Members:

We're writing to ask you to please save one of Santa Monica's treasures, the house at 1223 11th Street. Please don't let it be destroyed to make room for yet another three-story apartment building.

We lived there in the mid-1960's, and had our second child there. Over the years, we've returned several times just to stand in front and soak up the charm of the house and the neighborhood.

This modest bungalow is one of only a few that remain. They represent something of an era that is of great interest but is rapidly becoming inaccessible to us. They should be saved for the enjoyment and enlightenment of future generations. Please save this one.

Sincerely,

Norman Peddie
Lori Peddie

Norman and Lori Peddie

cc: Susan Suntree

Susan -

We sure hope this helps. Thanks again for your kindness - we loved see our old house again. Norm

USC  ARCHITECTURE

12 February 1990

Santa Monica City Council
Santa Monica City Hall
1685 Main Street
Santa Monica, CA

Dear Ladies and Gentlemen,

I am writing regarding the house at 1253 11th Street, an early Queen Anne bungalow that is currently being threatened with destruction. This is one of the few remaining houses from Santa Monica's early history; of approximately 83 houses in 1983, there are now only eighteen houses left which date to the first years of Santa Monica's cityhood. The pace of development in Santa Monica has been extremely rapid in the last few years. As an architectural historian and resident of Santa Monica I have watched the changes in this city's environment with some concern. Certainly change is inevitable and often beneficial, and I do not oppose development across the board. But it is important to consider what may be lost irrevocably along the way.

The house under consideration deserves more careful attention than it has received thus far. While it is not an architectural masterpiece, it is a fine and rare example of this city's original residential fabric. Before one of the last examples of turn-of-the-century Santa Monica architecture disappears, it should be given formal consideration and a public hearing concerning its possible landmark status.

I hope that the City Council will consider this recommendation most seriously before taking further action, action which may later be regretted.

Thank you for your consideration,

Sincerely,



Deborah Robbins, Ph.D.
Assistant Professor, Architectural History



May 21, 1990

The Honorable Dennis Zane, Mayor
City of Santa Monica
City Hall
1685 Main Street
Santa Monica, CA 90401

Dear Mayor Zane:

This comes to encourage your support of the efforts being made to retain the charming and historically significant bungalows on 11th Street, between Wilshire Blvd. and Arizona Street. They comprise a wonderful neighborhood cluster with roots tied to our City's beginnings and certainly deserve to be preserved. Our society's ill's today have been created, in part, because we have no remembrance of the past.

As a member of the greater neighborhood, I would appreciate such historic enclaves cherished, protected and would urge the City Council to take every and all steps necessary to effect the same.

Sincerely,

Donald J. Shelby
Senior Minister

1008 ELEVENTH STREET, SANTA MONICA, CALIFORNIA 90403, 393-8258