



## Memorandum

**TO:** Roxanne Tanemori, City of Santa Monica  
**CC:**  
**FROM:** Jon L. Wilson, Preservation Consultant  
**RE:** **Preliminary Historic Assessment: 927-929 Lincoln Boulevard (APN 4281-033-018)**

DATE: July 3, 2007

As requested by City staff, PCR has conducted a site visit of 927-929 Lincoln Boulevard, the subject property, and has also reviewed archival data relevant to the residence. The small, one-story Craftsman bungalow was originally identified in the City's Historic Resources Inventory in 1993 during Phase 3 of the City's Historic Resources Survey. The residence was determined eligible for the proposed 900 Block of Lincoln Boulevard Historic District, and was given a California Historical Resource (CHR) status codes of 5D1, which is defined as a "contributor to a district that is eligible for local listing or designation."<sup>1</sup> According to the significance evaluation in the 1993 survey, the bungalow was described as "One of the oldest buildings on the block," and was considered to be "a better than average example of the Craftsman aesthetic in the neighborhood."<sup>2</sup> A similar single-family Craftsman bungalow (933 Lincoln Boulevard) is adjacent to the subject property on the south, and a two-story non-contributing multi-family building (921 Lincoln Boulevard) is adjacent on the north. The proposed 900 Block of Lincoln Boulevard Historic District originally included ten properties, but now appears to include nine contributing properties on both sides of Lincoln Boulevard (938 Lincoln was demolished).

The subject property located at 927-929 Lincoln Boulevard is a good example of the Craftsman Bungalow Cottage architectural style. During the first two decades of the twentieth century, the Craftsman Bungalow Cottage style was relatively common in the residential neighborhoods north and south of Wilshire Boulevard in the City of Santa Monica. While the Craftsman-influenced architectural style remains prevalent throughout Santa Monica, examples of the style in small single-story dwellings is seen less today due to the impacts of encroaching residential infill. The Bungalow was influenced by the American Craftsman movement, which espoused hand craftsmanship. Character-defining features typical of the style include low-pitched roofs with deep overhanging eaves, exposed rafter tails, and clapboard siding. In contrast to earlier styles, the bungalow was intended for the servant less household and could be built by an unskilled craftsman using plans from books or with kits fully cut and shipped from mail order houses such as Sears.<sup>3</sup>

Residential development along Lincoln Boulevard in north Santa Monica was sparse before 1920. According to the 1918 Sanborn Map, there were three residences on the east side of the 900 block of Lincoln Boulevard, and vacant lots on the west side of the 900 block of Lincoln Boulevard.<sup>4</sup> Two examples remain extant from the first phase of residential building in the

<sup>1</sup> Santa Monica Historical Resources Inventory, 1985-1986 (Final Report), Appendix F: Phase 3 Historic Resources. pp. 10.

<sup>2</sup> Historic Resources Inventory, DPR Form. 1993.

<sup>3</sup> *Santa Monica Historical Resources Inventory 1985-86 Final Report P 55 Architecture.*

<sup>4</sup> Sanborn Fire Insurance Map, 1918, Santa Monica map 8.

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900 Block of Lincoln Boulevard Historic District, including the subject property and 933 Lincoln Boulevard which are both examples of single-family Craftsman bungalows. The subsequent decade was a period of burgeoning growth for Santa Monica. The area south of Montana reflected that growth with increasing numbers of multi-family homes. Although these residences ranged in size from two families to eight or more families, the neighborhood remained modest in scale primarily because of the uniform size of the lots which were, approximately, fifty feet by one-hundred feet. During the early 1920s, preference for wood sided buildings in the Craftsman or American Colonial Revival style continued to dominate. During the mid 1920s the stucco and red tile of the Spanish Colonial Revival style dominated new construction. This transformation is seen in the evolution of the 900 Block of Lincoln Boulevard. According to the 1950 Sanborn map, the 900 Block of Lincoln Boulevard was almost completely improved by the 1950s.<sup>5</sup>

The proposed 900 Block of Lincoln Boulevard Historic District includes twelve properties of which nine are listed in the City's Historic Resources Inventory as potentially contributing. Contributing properties to the proposed 900 Block of Lincoln Boulevard Historic District includes one- and two-story single-family and multi-family residential buildings and the Gothic revival style St. Paul's Lutheran Church. Architectural styles in the neighborhood include Craftsman, American Colonial Revival, and Spanish Colonial Revival. Differences in use and appearance characterize the neighborhood but these are united by common setbacks, which are often treated as continuous lawns. This unity was made possible by alleys, which bisect each block and provide access to rear garages. Other unifying elements include tall palm and evergreen trees on both sides of the street, a scored cement retaining wall adjoining a couple of the lots (seen in 933 also), and nearly identically-scaled frontages. A high degree of integrity characterizes the contributing buildings in the district.<sup>6</sup>

According to the DPR forms from the 1993 survey the subject property was built in 1916 for Sidney and Belle Nirk, by contractor J. J. Rowe. Ownership of the residence remained in the Nirk family from the time of its construction until 2006.<sup>7</sup> In the rear of the lot, a detached unit (929 Lincoln Boulevard) built in 1951, served as a second unit. A sketch on the June 5<sup>th</sup> 1951, building permit application for 929 Lincoln Boulevard shows an existing garage in the rear of the lot with the proposed construction of a five-room apartment adjacent to the garage on its south side. Sid Nirk was described as the owner of the building and the contractor was Walter Lee Brown. The value of the proposed building was assessed at \$7,000. Another building permit application dated July 25<sup>th</sup> 1951, proposed the construction of a "laundry garage." The sketch-plan on the permit shows the existing two-story unit under construction and describes the addition to the existing garage. The value of the garage addition was assessed at \$900.

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<sup>5</sup> Sanborn Fire Insurance Map, 1918-1950, Santa Monica map 8.

<sup>6</sup> Historic Resources Inventory, DPR Form. 1993.

<sup>7</sup> Santa Monica City Directory.

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The subject property is located on the east side of Lincoln Boulevard between Idaho and Washington Avenues on Lincoln Boulevard. It is oriented facing Lincoln Boulevard to the west. Evergreen and tall palm trees line Lincoln Boulevard on both sides. Upon inspection of the property, it appears that it is a good representative example of a small wood-frame Craftsman bungalow. The one-story wood-frame residence has a cross-gabled asphalt-shingled roof with wide overhanging eaves. The residence has a front-gable roof that extends several feet beyond the primary façade (west elevation) creating a covered front porch. On the primary street-facing elevation, the soffit of the roof appears to be sheathed with tongue and groove board, while the eaves fascia is wood board that terminates with a sharp point. The front gable end is shingled above a decorative header piece, and is covered by clapboard between the header beam and the decorative header. The surface below the gable end on the ground-floor wall is covered with wood shiplap siding. The knee-wall of the front porch is made with clinker brick. There is a wood lattice covering the air vent above the first floor on the gable-end elevation between the header beam and the roof ridge. There are three exposed rafters with brackets extending horizontally from the façade along the pitch of the gable roof. The porch is supported with two box-posts under a horizontally running header beam that spans the entire length of the front elevation. The door is a Craftsman-style wood door with an almost square section of divided lights separated by wood mullions at eye-level. A large single-sash window topped with a horizontally running transom light is set into the ground floor wall adjacent to the primary entrance. On the secondary elevations, the walls are covered in shiplap siding and the windows are double-sash with either a single-light upper sash or a multi-light upper sash set into a wood frame with wood board casing. The chimney is built of clinker brick masonry.

Aside from the fixed single-light windows on the front elevation windows, there are little or no other noticeable alterations to the residence's character-defining features. It does not appear that the building has changed since the 1993 survey and the residence remains eligible as a contributor to the Lincoln Boulevard Historic District. In applying the City's significance criteria for individual recognition as a proposed City of Santa Monica Landmark the subject property does not appear to rise to the threshold of significance for Landmark designation. As an individual resource, the property does not possess sufficient historical importance or architectural merit to warrant such designation. The subject property, situated within the proposed 900 Block of Lincoln Historic District, has been previously identified in the City's Historic Resources Inventory and in subsequent survey updates and evaluations as being a contributor to the proposed 900 Block of Lincoln Boulevard Historic District within the City of Santa Monica. It is recommended that the subject property retain its current status as a contributor to the proposed 900 Block of the Lincoln Boulevard Historic District based upon its architectural merit as a good representative example of a modest-sized single-family Craftsman bungalow, which is a resource type that is threatened by encroaching development.



**ATTACHMENTS**

**Sanborn Map 1918**

**Sanborn Map, paste-up 1950**

**Photographs**

EUCLID 0

SCALE 100 FT. TO AN INCH

SANTA MONICA CAL 8

549

14

39

12<sup>TH</sup> ST.

550

15

40

11<sup>TH</sup> ST.

551

16

41

51

10<sup>TH</sup> ST.

552

17

42

WASHINGTON AV.

9<sup>TH</sup> ST.

553

18

43

47

8<sup>TH</sup> ST.

554

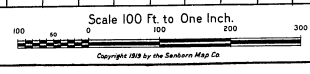
19

44

7<sup>TH</sup> ST.

33

34



MONTANA AV.

IDAHO AV.

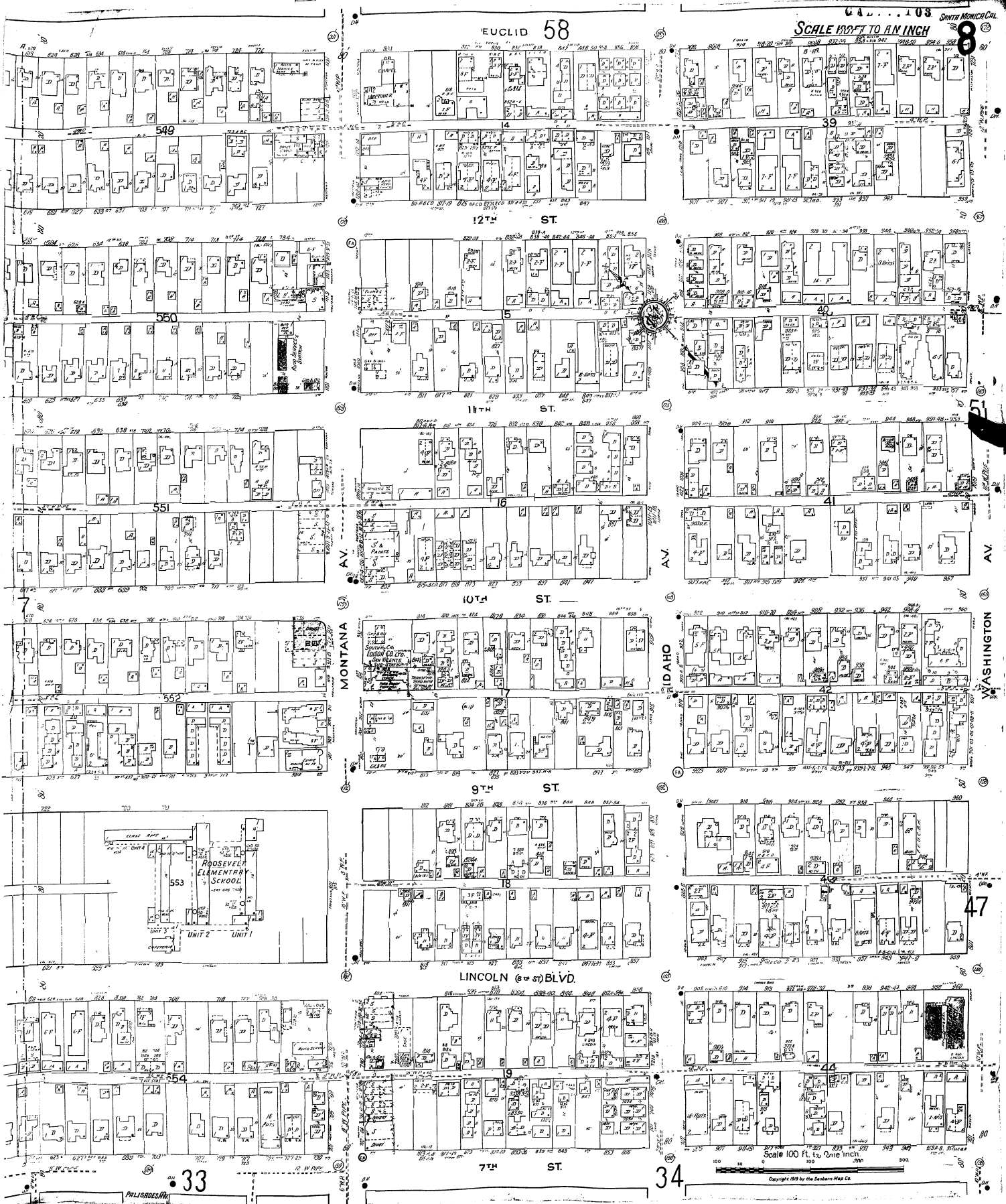
WASHINGTON AV.



6" W. PIPE

6" W. PIPE

PALLSADERS AV.



EUCLID 58

SANTA MONICA CAL  
SCALE 100 FT TO AN INCH  
8

549

4

39

12TH ST.

5

40

11TH ST.

16

41

10TH ST.

18

42

9TH ST.

18

43

551

552

553

554

LINCOLN @ 7th BLVD.

7TH ST.

44

47

Scale 100 ft. to one inch  
Copyright 1938 by the Sanborn Map Co.

33

34

PALISADES

ROOSEVELT  
ELEMENTARY  
SCHOOL  
UNIT 2 UNIT 1



General Property Setting, View East.



Front (West) Elevation, View East.



South Elevation, View Northeast.



East Elevation, View Southwest