

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 05000002

Date Listed: 2/10/2005

Green-Rankin-Bembridge House
Property Name

Los Angeles CA
County State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

[Handwritten Signature]

Signature of the Keeper

2/10/05

Date of Action

=====

Amended Items in Nomination:

Historic Name:

The Historic Name of the property should read: *Green-Rankin-Bembridge House*.
[This name best reflects the property's historic importance during the period of significance (1906-1926), during which time it was owned by Stephen & Josephine Green (1906-1913) and Thomas & Hazel Rankin (1919-1960). The name also incorporates that of the Rankin's daughter Dorothy (Rankin) Bembridge, who resided in the property during the historic period and was instrumental in preserving the historic property.]

Other Name:

Bembridge House; Rankin, Thomas & Hazel, House; Green, Stephen & Josephine, House

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bembridge House (preferred)

other names/site number _____

2. Location

street & number 953 Park Circle Drive not for publication

city or town Long Beach vicinity

state California code CA county Los Angeles code 90813 zip code 37

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Steph A. Mikse DSRPO 12/22/04
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

[Signature] 2/10/05

Bembridge House
Name of Property

Los Angeles, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
1		structures
		objects
3		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwelling

Current Functions
(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne Victorian

Materials
(Enter categories from instructions)

foundation Concrete
roof Asphalt
walls Wood clapboard and shingles

other Composition ornament

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1906

1924

1926

Significant Dates

1906, date of construction

1924, 1926, dates of alterations

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Bembridge House
Name of Property

Los Angeles, CA
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1		<u>388800</u>	<u>3738130</u>	3	—	—	—
2	<u>41</u>	—	—	4	—	—	—

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ruthann Lehrer

organization _____ date May 10, 2004

street & number 2730 Washington Avenue telephone (310) 828-0692

city or town Santa Monica state CA zip code 90403

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Long Beach Heritage

street & number P.O. Box 92521 telephone (562) 493-7019

city or town Long Beach state CA zip code 90809

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Los Angeles, California

DESCRIPTION

SUMMARY

The Bembridge House property consists of a three-story wood frame Queen Anne Victorian house, a two-story carriage house set at the rear accessed by a straight driveway from the street, and a small octagonal aviary in the side yard. Architecturally it features a steep hip roof with intersecting gables, a corner tower, a wraparound porch, a foundation of cast concrete simulating stone, wood and decorative shingle cladding, and rich ornamental detailing. Constructed in 1906, the house is the most monumental, elaborate and ornate Queen Anne surviving today in Long Beach. It is located in the original residential district of the City, where other more modest Victorian homes survive, but where subsequent development and increased density have altered the historic context. The carriage house is rare example of a type of building that has all but disappeared from the city and the region. The buildings have retained a high degree of original integrity and have unusually significant and intact interiors. The condition is good, with some deterioration due to lack of maintenance.

MAIN HOUSE

Exterior:

The house faces Drake Park, oriented to the south, and has two stories of living space plus a full attic. The framing and cladding are redwood, placed on a foundation of cast concrete blocks that simulate rough cut stone. A deep porch wraps around the front and the east side of the house, curving around a corner polygonal tower. The tower is three stories high and culminates in a steep conical roof. There are several bay windows breaking up the massing. A polygonal bay window is placed on the east side of the first floor under the porch, and is echoed just above on the second floor in one of the bedrooms. A second polygonal bay on the first floor occurs just behind the termination of the wraparound porch. On the west side are two square bays, one large and one small. The roof is a hipped pyramid with a moderately high pitch, with three lower gables projecting at the attic level. The gable at the front has a recessed area containing a pair of windows; the second gable on the east side contains a single rectangular window; a third small gable on the west side contains a round window. A smaller rectangular dormer is found at the rear of the house, with a pair of windows. The corner tower has three windows at the attic level. Metal ornamental crests remain on the tower and central hip. The eaves are deep, closed, and accented with shaped wood brackets along the soffits. The original wood roof shingles are visible from the attic interior; the existing roof of composition shingles was installed in 1966.

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The exterior walls are clad in clapboard siding and shingles. The cladding on the first and second stories consists of wider boards cut on the exterior into three smaller rows of siding per board to imitate narrower clapboard siding. A broad band of mirror-image fish-scale shingles divides the two stories. Patterned dog-eared shingles occur inside the side gable. The front gable, west gable and rear dormer have mirror-image fish scale shingles. There are continuous foliate relief friezes running below the eaves of the main roof and under the eaves of the porch roof. Similar ornament is placed inside the gable end on the façade and inside a small gable that rises above the porch to define the location of the front entry. Foliate swags are placed as additional ornament on the façade. Panels of relief escutcheons and scrolls occur on the tower. Small decorative brackets form a pattern between the band of foliate relief and the roof eave of the porch. The exterior is painted in gray, with white decorative accents and black window sash.

Pairs of ionic wood columns resting on cast concrete block piers support the wrap-around porch. Between the piers, the porch rail consists of wood siding with wood coping. The paired columns that frame the porch entry support ornate curved and pierced brackets under the porch eave. On the second story, similar paired columns frame the recessed sun porch, from which spring similar paired ornate brackets. The second story sun porch on the façade was enclosed with a row of five wood sash glass windows in 1924, and is considered to be significant in the evolution of the building. The proportions of the sun porch windows are tall and narrow, with a top transom section.

The front door is wood, stained with a dark finish. It has three parts: a central door with a single light, and two sidelights. The glass on the door is a single piece of beveled glass. The sidelights have decorative leading in a vertical lozenge design. Across the top of the doorway runs a band of small rectangular panes of beveled glass in three rows. The decorative treatment of the wood below the glass is a geometric design more Craftsman in inspiration than Victorian. The original bronze hardware remains. The side door is also dark stained wood, with a single pane of beveled glass, but the detailing is Victorian in character, with panels and decorative moldings.

The fenestration consists of double-hung wood sash windows with single lights. Some windows consist of a large single fixed pane with a multipane leaded glass toplight in curvilinear floral patterns. These may be found alone or as the central window in a group of three, flanked by double-hung windows, in the major public rooms and the larger bedrooms. There are also a small number of floral-patterned stained glass windows, located in the dining room, stair hall, and landing. All original windows are intact, except for a small number of replaced pieces of glass.

There is a brick chimney on the west wall, towards the rear.

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The house is set well back from the street, with a set of three concrete steps placed between a low retaining wall of cast concrete blocks similar to the foundation of the house. A concrete walkway leads to five wood steps that lead up to the front porch and entry door.

House Interior:

The interior of the house remains unchanged from the original construction and most of the interior decoration remains intact. The ground floor plan consists of a large entry hall, a front parlor, a second parlor, a dining room, an original kitchen with pantry and bathroom, a new kitchen (1926), a breakfast room, and a guest bathroom. The second floor contains three bedrooms, an office, a hallway, and two bathrooms. The full attic is unimproved.

The entry hall has an ornate staircase with elaborate balusters, newel post, and the original newel post lantern. The newel post has decorative egg-and-dart moldings around inset panels. The first floor landing has a full-length mirror framed with tall wood columns and a classical pediment. Floral stained glass windows flank the columns. The doorway between the entry hall and the front parlor is framed with squared columns resting on low walls. The front parlor contains a round room inside the corner tower. The second parlor contains an ornate fireplace set at an angle, with high gloss figurative glazed tile and a two-tiered columned mantel. The dining room has a built in buffet, wood paneled wainscot and a plate rail. Double double sliding panel doors separate the major living rooms. The wall finishes are calcimine, with a multicolored sponge surface painted treatment in the two parlors and hallways. Each room has a slightly different color palette. The entry hall and dining room ceilings have wood beams with plaster between; those of the two parlors are coved plaster. The ground floor room proportions are tall and spacious. An original dual gas-electric chandelier remains in the dining room. Light switches throughout the house are the original push-button types, although the house has been rewired.

The wood finish on the first floor is a dark walnut; the finish upstairs is a warm honey gold. The stair landing leading to the second floor is treated as a small room, with large tripartite window and stained glass panels. Secondary stairs lead down to the original kitchen. The upstairs rooms have ample windows and are filled with light. The master bedroom contains the round tower room, and a sunroom with sun porch. The full bathroom off the master bedroom is cantilevered over the front hallway and is supported with tie rods visible in the attic. The two other bedrooms contain alcoves with sinks. The two largest bedrooms contain dual gas-electric chandeliers. There are sliding pocket doors between the master and second bedrooms. The office room contains no plumbing, but a separate bathroom is located at the end of the hall. The bedroom doors have transom windows with intact brass hardware. The wall treatments upstairs are

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sponge-painted patterns similar to those downstairs, but in lighter pastel colors. A door off the hallway leads to the attic.

A large open attic occupies the entire top of the house. Subspaces within the turret and gables further articulate the space, which is unfinished with exposed rafters and framing.

There is a small basement accessed from a stair off a small downstairs storage room that leads to the location of the original cast iron furnace. This unit is nonoperable but remains in place.

Alterations:

The only architectural changes to the house date from 1924 and 1926, and are considered to be significant in the context of the evolution of the house. In 1924, the second floor sun porch was enclosed; this alteration is reversible, but architecturally it is compatible with the materials and proportions of the house.

In 1926, the rear section of the wrap around porch was enclosed to create a breakfast room. A bay window that had been part of the original house was moved outward for this new space. On the inside, wood wainscot and plate rail identical to that in the dining room is found, and may also be relocated architectural features. The original kitchen on the west side of the house was transformed into a living space, and a new kitchen built as a rear addition on the east side of the house. The original kitchen retains the stovepipe vents in the walls, a pantry, a storage room, and a bathroom with a wall-mounted wood tank toilet. The new kitchen is intact from its 1926 construction, with its cabinets, tile, and original floor still visible in one section. It is compatible in materials and design with the original house, but is a separate and distinguishable entity. The reasons for vacating the original kitchen and creating a new kitchen relate to the history of the family that occupied the house.

CARRIAGE HOUSE

Exterior

The carriage house is a two-story balloon framed wood structure. It has a side gable roof with a central front-facing gabled wall dormer, and a wood lantern at the center of the top ridge of the roof. The gable contains decorative foliate relief ornament. The roof is clad in composition shingle with some areas of composition sheeting. The original barn door seen in early photographs has been replaced with two wider and lower tilt-up garage doors. One of them was recently replaced with plywood as a temporary installation. A sliding rear door at the rear

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accesses the alley. Due to the construction of a public alley along the rear of the property, the first floor exterior wall was removed and rebuilt one foot back from the original footprint, so that the second story now overhangs the first.

Interior:

The interior also retains a high degree of integrity, containing the original hay chute between the upper hay loft and the first floor; a narrow staircase in the southeast corner; a large door on tracks at the rear of the first floor, and a smaller sliding door on the rear wall of the upper story. The double hung wood sash windows remain in place, as well as the original wood floor planks. The balloon frame construction and structural members are exposed.

AVIARY

The aviary is a wood frame octagonal structure in the side yard, on the opposite side of the driveway from the house. It has a pyramidal roof with a vent and cap roof at the top. The side walls are open on the top half, with metal mesh screening. The bottom half has vertical wood siding. There is no floor, simply dirt at the bottom. Shaped brackets like those on the soffits of the main house embellish the eave line.

The aviary appears on the earliest available Sanborn map of 1914, and because its features are consistent with those of the main house, it is considered to be an original feature of the property. It retains its integrity completely, having never been altered. The mesh screens are broken and in poor condition. Otherwise, the condition is good.

SETTING

Several trees of historic significance remain, their planting time estimated to be the 1920's. There are two Atlas cedars framing the front walkway, a tall slender Washingtonia palm alongside the driveway, and a pepper tree in the rear yard. The driveway is placed on the east side of the house and runs straight from the street the full length of the site to the carriage house door. It is concrete with bullnose borders.

The orientation of the house to Drake Park is important in its history, as this tract of land was developed by Colonel Charles Rivers Drake, who donated the park as part of his subdivision, and intended for prestigious and valuable homes to be constructed there.

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SIGNIFICANCE

SUMMARY

The Bembridge House is significant as the most elaborate and intact Queen Anne Victorian architecture extant in the City of Long Beach, California. The property contains a three-story main house, a two-story carriage house, and a small aviary. The exterior of the main house has complex and varied massing; a steep hip roof with multiple gables; a wraparound porch and a corner tower; richly detailed cladding and decoration. The house interiors are in pristine original condition, with original woodwork, wall finishes, and gas-electric chandeliers. It was constructed in 1906 and demonstrates the continued popularity of Victorian design in the first decade of the twentieth century. It represents an outstanding example of Victorian design and craftsmanship in the context of pioneering residential homes in Long Beach. It meets National Register Criteria C, embodying the distinctive characteristics of a type, period, or method of construction, and possesses high artistic values.

The name Bembridge House is preferred for this property, as this name has been in common use since the 1960's. It was Dorothy Bembridge, as owner of the property and resident of the house for many decades, who was dedicated to the preservation of the historic structures on the site.

HISTORICAL CONTEXT

The land that today includes the Bembridge House property was part of Willmore City and subsequently part of the original residential district of the City of Long Beach. The establishment of the town of Long Beach began with the purchase of options on 4,000 acres of Rancho Los Cerritos land by William Willmore for the establishment of an agricultural and town settlement on land adjacent to the ocean. In 1882, Willmore established the American Colony and its central district of Willmore City. Sales of land in the colony were not successful and he was forced to relinquish his options. This settlement, however, would form the basis for the future development of Long Beach.

The City of Long Beach was incorporated in January of 1888. The crash that affected most of Southern California later that year, however, had a disastrous effect on the growth of the city and its incorporation was nullified in 1896. In 1897, the city was re-incorporated. The decade of 1900 - 1910 was one of enormous growth in Long Beach, with the population increasing by 600 %; it was said that the City of Long Beach was the fastest growing city in the nation. Early economic development was centered near the ocean, with the development of an amusement zone and beachfront resorts. A retail and business district began to flourish nearby. The port of Long Beach was launched, and a major shipbuilding firm located there. Tracts of land were subdivided and residential development took off.

Col. Charles Rivers Drake, who had originally made his fortune from the development of railroads in Arizona, was a major pioneering entrepreneur in Long Beach. He formed the Seaside Water Company to create the Pike Amusement Zone, a carnival amusement park alongside the beach, and opened the palatial Plunge in 1902. The bath house, pier, hotels, rides, and shops at the Pike were major seaside attractions

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beginning in 1902, the year in which the Pacific Electric Railroad inaugurated a transportation link from Los Angeles to Long Beach. Drake was also the operator of the Virginia Hotel, an elegant establishment that opened in 1908 overlooking the beach adjacent to the Pike. The Pike and the Virginia Hotel were the City's major economic engines in its early days.

Drake was also the developer of the tract, the Knoll Park tract, in which the Bembridge house was located. In 1904, he donated a semi-circular park to the City of Long Beach, called Knoll Park, and laid out the lots in the tract around the circle, The park that was the centerpiece of that tract, Knoll Park, was later renamed Drake Park.

His intent was to create an upscale residential district. The original deed indicates restrictive covenants and quality standards placed on the property, which were to terminate on January 10, 1910. The covenants dictated:

... That said premises shall be used for residence purposes only; that no residence shall be erected, placed, or permitted upon any one of said lots or any part thereof that shall cost or be fairly worth less than One Thousand Dollars (\$1000.00), and that said residence and all portions and projections thereof shall be located not less than thirty (30) feet from the front line of said premises and shall face the front line thereof, namely Park Circle Street.

Today, the Bembridge House is the only remaining survivor of this early residential subdivision. Other vintage homes remaining in the area are more modest, and the neighborhood has seen the demolition of original housing stock to be replaced by apartments. The park itself has expanded, which also resulted in the loss of some older housing stock. The Bembridge House itself was threatened with potential demolition for park expansion in 1968, but it was spared, and the park now surrounds the house on three sides.

The house was constructed for Stephen and Josephine Green, who came to California from Iowa in 1897. They lived briefly in Seattle and Los Angeles before settling in Long Beach. The Green family had acquired their Long Beach property as of September 1906, according to title records. In 1907, Mr. Green started service on the board of the newly-formed City National Bank in downtown Long Beach, and by this time the family had moved to their newly constructed home in the Knoll Park neighborhood as well. Tax assessor records list Mr. Green as owner in 1907.

Stephen Green died in 1912, and his family sold the house the following year. Several different owners had control over the house during the next five years.

The date of November 14, 1919 is indicated for the ownership of Thomas M. Rankin, whose family remained in the house from that point until November 1999.

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The Rankin family originally lived in Cambridge, Nebraska. Two of the Rankin sons had a wholesaling and ranching business. One son, Thomas M. Rankin established a large wholesaling business for butter, eggs, and poultry.

Thomas M. Rankin and his wife Hazel had made several visits to Long Beach, California in the period 1910 to 1914, as Mrs. Rankin's parents owned and operated the Van Dyke boarding house in the city. The Van Dyke was located on Ocean Boulevard across from the Virginia Hotel, and was part of the thriving beach resort. According to anecdotes that survived in the Rankin family, Mr. Rankin admired the house at 953 Park Circle, asked who had constructed it, and was told it was a kit house made by the Gordon-Van Tine Company of Davenport, Iowa. Also according to family anecdotes, Hazel Rankin's mother apparently discovered that the Park Circle house was for sale in 1918, at which point the Rankins decided to move to Long Beach with their two children, Neil and Dorothy, and purchased the house to live in.

Thomas and Hazel Rankin lived in the house until their deaths, Hazel in 1956, and Thomas in 1960. Their daughter, Dorothy, was raised in the house and lived there for almost her whole life, except for brief periods during two marriages. Her second marriage in 1953, to Charles Bembridge, helped her to retain ownership of the house, as her husband supplied her with the funds in 1962 to buy her brother's interest in the house. Charles and Dorothy Bembridge moved to the house in August of 1963 from their previous residence in the Belmont Shore area in east Long Beach. Charles Bembridge died shortly thereafter, in September of 1963. For thirty-seven years, Dorothy Bembridge lived in the house alone, until her death in 1999. She left the house to Biola University, from whom Long Beach Heritage, the current owners, acquired it.

ARCHITECTURE

The Bembridge House is unique for having survived in its original pristine condition, virtually unchanged, for nearly a century. The Rankin family never remodeled nor redecorated the interiors. A few alterations were made in 1924 and 1926, and an undated alteration of the doors to the carriage house was made to replace the original doors. These alterations are relatively minor, and may be considered to have historic value in their own right as part of the evolution of the Rankins' use of the house. The overwhelming experience of the house is that of a monumental, ornate, and intact Queen Anne Victorian that is distinctive in the context of Long Beach residential architecture. The period of significance, 1906-1926, is based upon the time period in which the design of the house, as it exists today, took place.

The Victorian style was popular in Long Beach into the first decade of the twentieth century. There are extant a number of Victorian cottages, and some two-story and three-story more fully developed Victorians. However, none of them have the elaboration of form, ornate exuberance or richness of detail of the Bembridge House. Characteristic of Long Beach Victorians is a sobriety and plainness of detail, possessing the compositional massing and materials typical of Victorian design, but relatively austere and simplified. The reasons for this are likely to be traced to the cultural climate of the City, and possibly the late date of construction for many Long Beach Victorian buildings.

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The unique features of the Bembridge House, compared with other Long Beach Queen Anne Victorians, are its synthesis of complex asymmetrical massing with a tall corner tower, a deep and curving wrap-around front porch, paired Ionic column porch supports, relief decorations of friezes and swags and medallions, rich exterior cladding of siding and decorative shingles, a complex of steep roof forms with iron finials. The pristine interiors are unique in Long Beach, with the grand stairway and original light fixture on the newel post, boxed ceilings in the hallway and dining room, wood paneled walls and plaster walls with the original multi-colored sponge painted calcimine finishes, an original elaborate fireplace mantel with columns, mirror, and figurative high-gloss tiles. Original gas-electric chandeliers remain in the dining room and bedrooms. Decorative leaded glass transoms and stained glass windows occur throughout.

The Bembridge House is also the only residential structure in Long Beach to retain its original carriage house, a two-story structure with its original rooftop lantern and interior hay chute. The property also contains an octagonal aviary in its original condition, built at the same time as the other structures.

QUEEN ANNE VICTORIAN ARCHITECTURE

Queen Anne Victorian homes were built in the U.S. from 1880-1910, according to Virginia & Lee McAlester's *Field Guide to American Houses*. The architectural features of the Bembridge House match the identifying features of the Queen Anne Victorian style:

“Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with a partial or full-width porch which is usually one story high and extended along one or both side walls.” (p. 263)

The Bembridge House is characterized by a hipped roof with lower cross gables, one of the typical roof forms of Queen Anne Victorians. It falls under the “free classic” subtype for its decorative detailing. The McAlesters note that about 35% of Queen Anne houses use classical columns rather than turned posts as porch supports. They are usually grouped together in units of two or three – in the case of the Bembridge House, two. This subtype became common after 1890, reflecting Colonial Revival detailing.

Features of the Bembridge House that are typical of Queen Anne Victorians are: the asymmetrical composition; the complex of varied and projecting masses; the steeply pitched roof with cross gables; the corner tower; the wraparound front porch; the variations in wall textures with siding and shingle patterns; the decorative embellishments and detailing; the window types – single pane wood sash and tripartite windows with a fixed center pane having a floral patterned leaded glass transom.

The popularity of the Queen Anne style persisted, with decreasing popularity, through the first decade of the twentieth century. This style is not uncommon in Long Beach homes from 1900 – 1910. However, the architectural richness of the Bembridge House surpasses the relatively undecorated and modest treatment of Victorians typical for the City of Long Beach in that period.

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Bembridge House
Los Angeles, California

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National Park Service**

**National Register of Historic Places
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Section number 10 Page 1 Bembridge House
Los Angeles, California

GEOGRAPHICAL DATA

Verbal Boundary Description and Justification:

The property is Assessor's Parcel Number 7271-021-012. This is the property historically associated with the house, carriage house and aviary.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Page

PHOTOGRAPHS

1. **BEMBRIDGE HOUSE**
953 Park Circle Drive
Long Beach, CA 90813
Los Angeles County

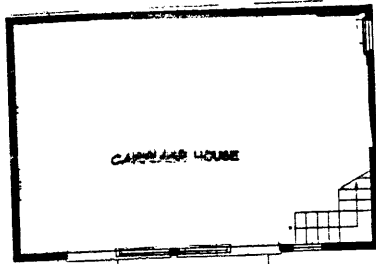
Photographer: Ruthann Lehrer
Date of photograph: April 2004
Original negative: files of photographer

View: Looking northwest from southeast position on property.
View shows front elevation and main side elevation.

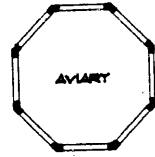
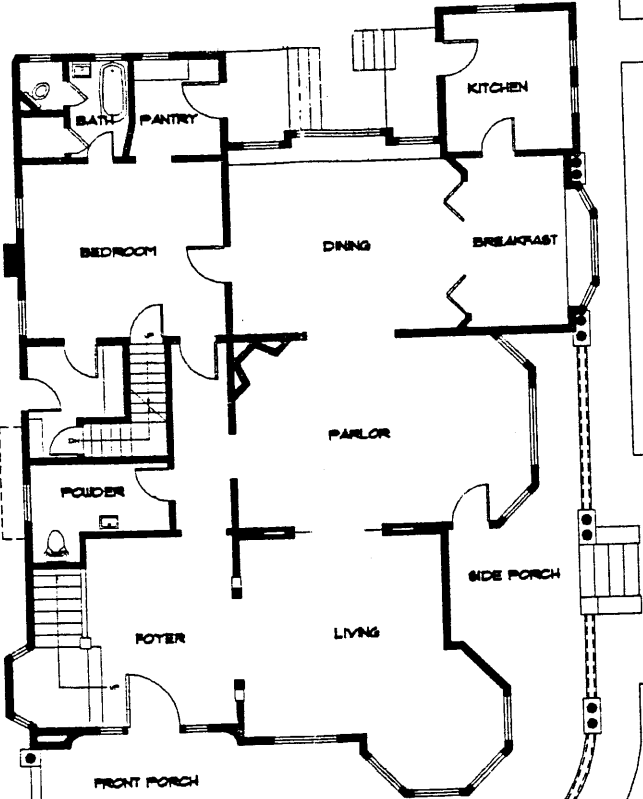
2. View: Looking west from north/south driveway on property.
View shows rear kitchen addition.

3. View: Looking north from street.
View shows house at left, carriage house at rear, aviary at right.

120'



GARAGE HOUSE



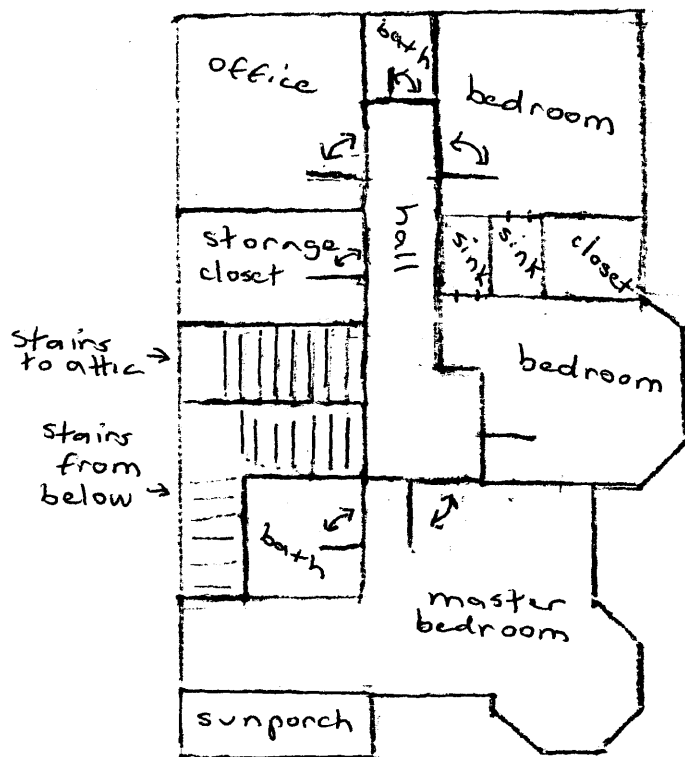
AVIARY

130.9'

144.2'

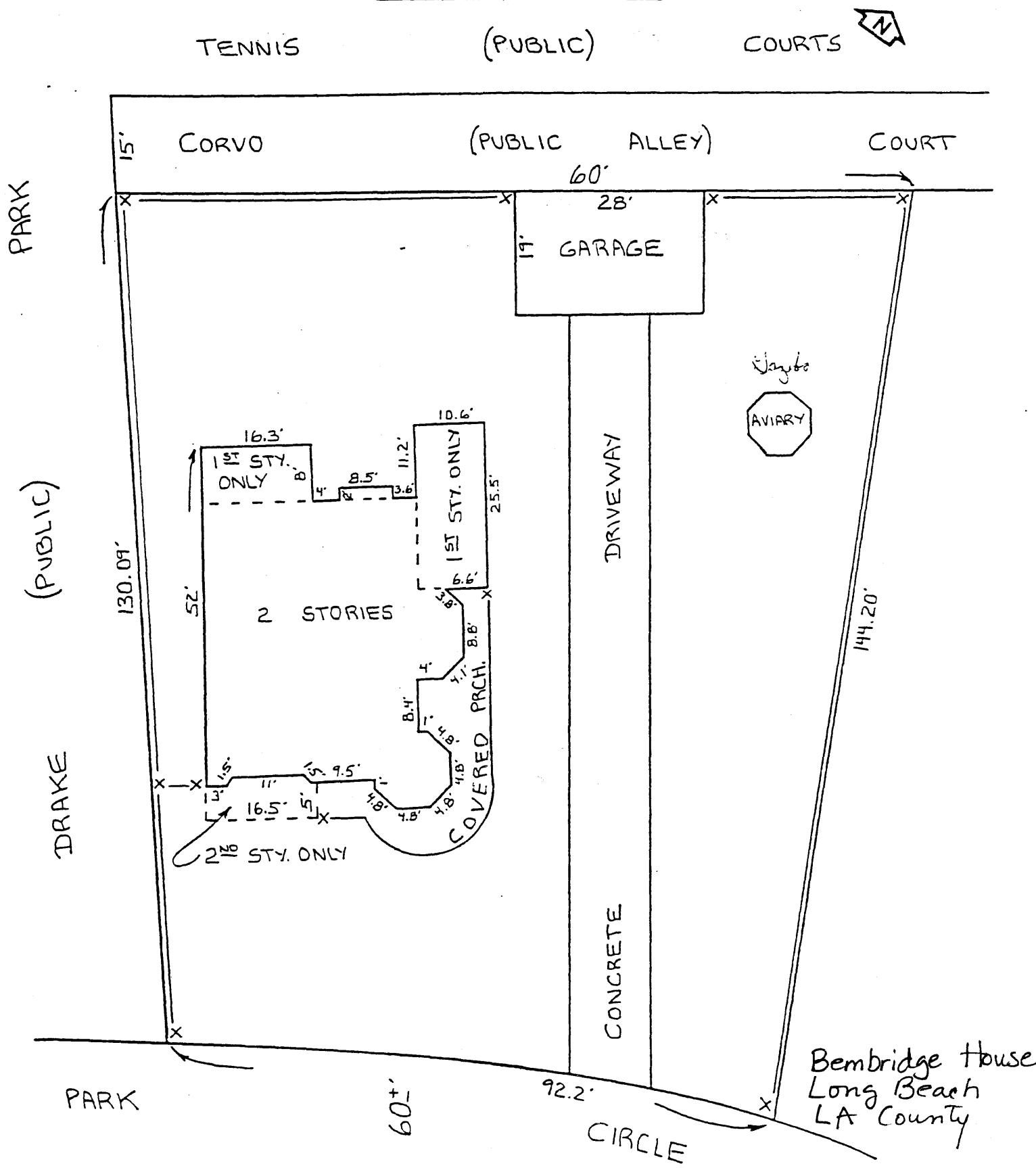
92.2'

Bembridge House
 Long Beach
 LA County



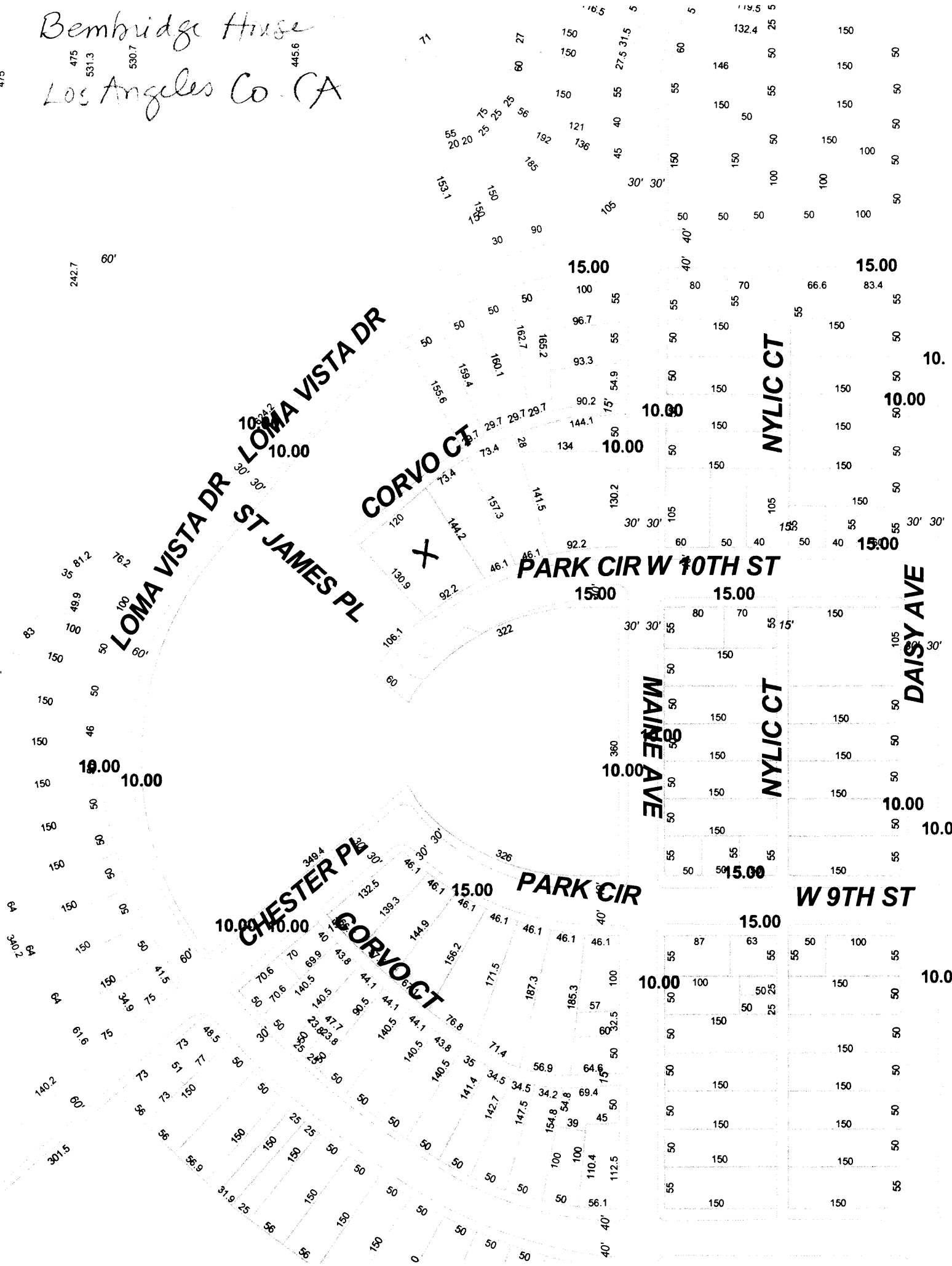
Bembridge House
 Long Beach
 LA County

Building Sketch



Bembridge House
Los Angeles Co. CA

4/3



LOMA VISTA DR
LOMA VISTA DR
ST JAMES PL

CORVO CT

PARK CIR W 10TH ST

CHESTER PL
CORVO CT

PARK CIR

W 9TH ST

MAINE AVE

NYLIC CT

NYLIC CT

DAISY AVE