

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUN 17 1986  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic WARREN WILSON BEACH HOUSE

RECEIVED

and/or common VENICE BEACH HOUSE

DEC 6 1985

2. Location

OHP

street & number No. 15 Thirtieth Avenue

N/A not for publication

city, town Venice

N/A vicinity of

state California 90291

code 06

county Los Angeles

code 037

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Bed and Breakfast

4. Owner of Property

name Phillip and Vivian Boesch

street & number No. 15 Thirtieth Avenue

city, town Venice

N/A vicinity of

state California 90291

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Recorder

street & number 227 North Broadway

city, town Los Angeles

state California 90012

6. Representation in Existing Surveys

title None

has this property been determined eligible?  yes  no

date

federal  state  county  local

depository for survey records

city, town

state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Warren Wilson Beach House, built in 1911, is a two-story 4272 square foot Craftsman Bungalow with many fine architectural elements. Located only a few hundred yards from the ocean and the Venice Pier, the house possesses high artistic value and is the finest example of a single family Craftsman Bungalow in Venice. It is representative of an era when many beach homes, generally board-and-batten cottages and bungalows, were being constructed in Abbot Kinney's "Venice of the Americas." This house, with its multi-gabled roof, wide overhang, stucco-clad first floor, shiplap-clad second floor, porches, pergola, many sets of multi-paned casement windows, and Craftsman decorative elements fits well into the beach resort style of life. It is one of the few homes in the area with a full-sized yard and is located on three lots. The interior contains many fine Craftsman details such as boxed beam ceilings, picture rails, plate rails, built-in book cases, hardwood floors, brick fireplaces, and wide woodwork with corner block accents. Much of the interior and most of the exterior are original. It possesses strong architectural value, is rare in the city because of its size and fine Craftsman elements, and is a superior example of the summer home of a Los Angeles family built in Venice during the era from 1905 to 1922.

#### Front facade:

A multi-gabled roof with unusual six-foot-wide overhangs, accented by single wooden braces, crowns the second story of this large Craftsman Bungalow (4272 square feet). The first floor of the house is clad in stucco while the second floor is clad in shiplap siding. The foundation, the large square pillars which support the porch and port cochere, and the walls of the front porch and east side are clad in brick. The gable vents are created with vertical boards with spaces between. A row of square blocks accents the trim board which runs below these large vents. Three bedrooms face front from the second floor and each has five casement windows with which to catch the ocean breezes and the view. The room to the west was once a pergola opening from the master bedroom. It was enclosed several years ago, to form a sun room for the master bedroom, but still retains the feel of a pergola. Casement windows, which match the others in the house were installed between the posts of the pergola and a flat roof constructed overhead. The original carved beams and supports still predominate.

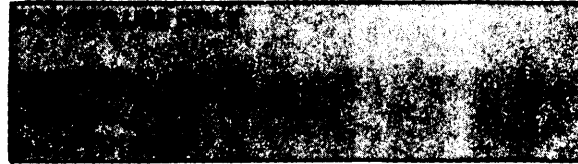
The stucco-clad first floor features a sun room with a rounded front bay and deeply-recessed, multi-paned casement windows with heavy lintels and trim. The front porch is connected to the sun room on the east and the shed-style porch roof continues in that direction to form the port cochere. The solid railings along the front of the concrete-floored porch and the railings along the east side of the port cochere are clad in brick. Brick walls, topped with heavy wood beams, cover the facade of the front porch and the east side of the house. French doors lead to the sun room on the west side of the front porch. The main entrance, in the south wall, is through a large wooden door accented by a nine-light beveled glass center section. A carriage door, with a two-foot-high sill, leads from the east side of the house to the port cochere. The original carsiding-clad porch ceiling is accented with new fan lights. Since 30th Avenue was closed to cars and became a walkway to the beach, the only access by car is through the alley. The port cochere is no longer used as a driveway and is now in use as a patio area. Removable lattice-work screens have been installed in some of the porch openings for privacy.

#### West Facade:

The most striking and visible face of this house is the west facade facing the ocean

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and the ample side yard. The gable which faces the west side is punctuated by a large two-story-high stucco-clad chimney which services the living room and master bedroom fireplaces. A set of recessed multi-paned casement windows flank the fireplace on each floor, with those on the first floor having a heavy wooden beam lintel and decorative blocks at the corners. A flat-roofed rounded bay in the center of the first floor contains five multi-paned casement windows and marks the location of the dining room. The flat-roofed ledge above is decorated with carved blocks. On the north end, a second story porch has been enclosed and fills in the area between the garage wall on the east and the back of the house on the south. Shiplap siding and casement windows help match the addition to the building. The original heavy wood porch railing adds strong detailing. Below this addition, a sun porch has been enclosed with a large plate glass window flanked by multi-paned casement windows. The enclosure was done several years ago and is compatible with the architecture of the house. The original stucco-clad railing is used as a base and window sill for the windows. The back of the porch, which faces north, also retains this original railing, with matching stucco-cladding and a trio of multi-paned windows. Carved beam ends decorate the facade above the first floor porch.

**East Facade:**

The front third of the east side of the house contains the port cochere and a large gable above the second story. The walls on this facade are clad in brick and the gable is covered with shiplap siding. The same style deep overhangs, accented with single braces, shelter this side of the house. Several pairs of casement windows look out from the first and second floors. Concrete steps lead to the kitchen door in the center of the east side. A belt course of carved decorative beam ends define the space between the first and second floors. At the north end, the east side of the garage extends east for about 12 feet. A set of wooden garage doors, set in a stucco wall, are a single car wide. A balcony above forms an ell with the balcony along the east wall. The original carved beam supports, railing and posts exist on the east wall and were copied on the second floor facade. Much of this second floor room and the garage were damaged by fire a few years ago. A substantial effort has been made to repair and rebuild the damaged areas as they appeared before the fire. The shiplap siding, deep overhangs, single braces, multi-paned casement windows, and decorative blocks were repaired or replaced where needed.

**North Facade:**

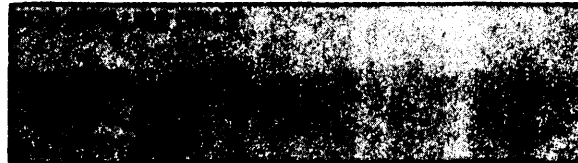
The rear of the garage faces on the alley. A pair of wood-molding-accented wooden garage doors in a plain stucco facade are used on the first floor. Above the narrow stucco band at the top of the first floor, is the shiplap siding and gabled end of the second floor. A green house window, walk-in door, and pair of casement windows look out onto the small parking lot at the west side of the garage.

**Interior:**

The interior of this beach house has the finished look of a fine Craftsman Bungalow. The living room reaches clear across the front of the house with a sun room forming an ell toward the front (south). A large beam runs down the center of the gently sloping ceiling. Two rows of beams lead from the center to the north and south sides of the room. The lintels of each window are topped with molding and accented with square blocks at the corners. A brick fireplace with clinker brick insets and a heavy wood mantel, dominates the west end. Built-in bookcases, with casement windows above, flank the fireplace and

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continue on each side to form ells. The detailing on the bookcases repeats the corner-block design used on the lintels of the windows. A large pair of pocket doors, located two steps up from the living room, lead to the dining room. A staircase with a Craftsman style newel post and balusters leads upward from the landing on the north side of the east end of the living room. A wide hallway at the top of the stairs retains its picture rail and woodwork detailing. All of the rooms have large window areas with groups of casement windows to catch the sea view and breeze. The large main bathroom contains two clawfoot tubs and a pull chain toilet. The original fireplace in the master bedroom is made of brick. The bedroom and the enclosed sun porch have a good view of the ocean and the pier.

The architectural elements and the basic philosophy of the Craftsman movement lend themselves well to the casual, comfortable life style which generations of children and adults have enjoyed in the seaside resort of Venice. This house, which was designed to take advantage of the breeze and ocean view, embodies the distinctive characteristics of the Craftsman method of construction and architectural elements. Venice is a city which has changed significantly since its heyday from 1905 to 1922, and this house is a visual reminder of its days as a clean, colorful, and unique beach community.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** Built 1911

**Builder/Architect**

unknown

### Statement of Significance (in one paragraph)

Constructed in 1911 by the owner and editor of the Los Angeles Daily Journal, the Warren Wilson Beach House is significant for its fine Craftsman architecture, its connections with persons significant to Venice and Los Angeles history, and its illustration of the broad patterns of history representing beach area settlement patterns and early Twentieth-century vacation customs. Although there are other Craftsman Bungalows in Venice, particularly along the streets to the northeast, no other single family home is as large or as fine an example of Craftsman architecture as this one. As a newspaperman, Warren Wilson was considered well ahead of his time. He was known for his strongly worded editorials which demanded the vote for women, campaigned for improvements in the quality of California justice, decried racial prejudice, and lobbied for reform in the telegraph industry. When he built this large house for his wife and eight children, it stood alone among the sand dunes, several blocks south of Venice's new cultural center. Venice is a unique and special city. Founded in 1904-05 by tobacco tycoon, Abbot Kinney, it was modeled after Venice, Italy, with its canals, elaborate Italian Renaissance architecture, and gondolas. The Wilson family had close ties with the Abbot Kinney family as two of Warren Wilson's daughters married two of Kinney's sons. The Wilson Beach House and the Kinney House (now demolished) were the center of Venice social activity. With Warren Wilson's strong opinions concerning justice, women's rights, and racial prejudice, and Abbot Kinney's firm ideas about bringing culture and education to America, the house often provided a forum for influential Los Angeles businessmen and politicians to discuss future plans for the Los Angeles area. The prime years of significance of the house were also the prime years of significance for Venice and for Warren Wilson. After Abbot Kinney died in 1920, Venice never was the same. The community changed dramatically over the years, and the Venice Beach House, now a bed-and-breakfast inn, is a visual reminder of Venice as it was during its heyday as a unique and special beach community.

Warren Wilson built the Venice Beach House in 1911 for his wife, eight children and their families and friends. As the editor and owner of the Los Angeles Daily Journal, he sometimes felt the need to escape the daily pressures of his editorial crusades and retreated to this house. At the time it stood along among the sand dunes, south of the commercial center of Venice. He had purchased the land in 1908 at a time when Abbot Kinney was selling land in Venice for as much as \$2700 a lot (more than in the new subdivision of Beverly Hills). In Los Angeles Wilson was writing strong editorials which demanded the vote for women, decried racial prejudice, and influenced improvements in the quality of California justice system. When the Titanic sank on April 14, 1912, Wilson's newspaper erroneously reported "All Passengers Saved", and Wilson blamed this tragic error on America's infant telegraph monopoly, whose greedy operators had withheld the truth while selling their news to the highest bidder. Several blistering editorials were written by Wilson for reform of the telegraph industry. The Wilsons owned the house until 1945, using it as a family retreat.

On July 4, 1905, tobacco tycoon, Abbot Kinney, officially opened the city of Venice, California, before a crowd of over 60,000 people, one of the largest crowds ever generated in Southern California at that time. Kinney modeled his city after Venice, Italy, building a system of canals and Italian Renaissance commercial buildings, and importing

# 9. Major Bibliographical References

Several articles from United Western Newspaper July 3, 1980.  
 title search by owner  
Venice: A Community Returns to its Rich Heritage of Cultural Awakening Moran, Searles  
Kinney: The Man With the Big Dream Tom Moran  
Wheels and Deals Keep California's Venice Spinning (Smithsonian magazine) Charles Lockwood

# 10. Geographical Data

Acreeage of nominated property .12  
 Quadrangle name Venice Quadrangle scale 1:24000

### UTM References

A	<u>11</u>	<u>364600</u>	<u>3760670</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

### Verbal boundary description and justification

Please see attached

### List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state	<u>N/A</u>	code	county	<u>N/A</u>	code

# 11. Form Prepared By

name/title Diann Marsh  
 organization N/A date September 6, 1985  
 street & number 321 N. Philadelphia telephone 714/520-4033  
 city or town Anaheim state California 92805

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

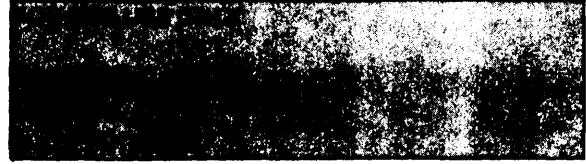
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Huatlein  
 title State Historic Preservation Officer date 6/12/86

**For NPS use only**  
 I hereby certify that this property is included in the National Register of Historic Places.  
[Signature] 7-17-86  
 Keeper of the National Register  
 Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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**CONTINUATION SHEET** Significance

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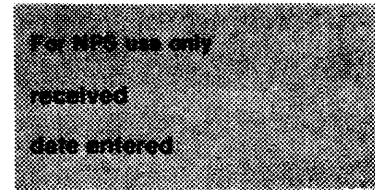
**PAGE 2**

gondolas and gondoliers from Italy. He envisioned Venice as the cultural and educational center of the West. However, culture was not what the visitors wanted and the city soon became a seaside resort and housing development. Venice was an immediate hit and Kinney was able to get high prices for his lots. A 1914 guide to beach cities listed Venice as the playground of the Pacific and boasted that the city had larger and better amusements than any other resort with the exception of Coney Island. Venice was a 25¢ railroad trip from Los Angeles and offered band concerts on the pier, dances, 10¢ camel rides, hootchy-kootchy shows, airplane barnstorming, road races, a miniature railroad, and other amusements. Venice enjoyed its best years from 1905 to 1920, when Abbot Kinney died. Much of the optimism and spirit of Venice died with him. A major local government scandal in 1922 led to the move by Venice residents to annex as a part of the City of Los Angeles in 1925. In spite of this, Venice still had a lack of city services and was deteriorating. On December 18, 1929, oil was discovered in Venice and the city became covered with oil derricks, debris, and oil odors. Now the evidence of the oil industry is gone and the city is once again known for its unique carnival atmosphere and as the home of highly individualistic people.

The Warren Wilson Beach House, now called the Venice Beach House, is a fine example of Craftsman-style single family home and stands out among the residences of the city. For these reasons and for its connections with Warren Wilson and Abbot Kinney, both significant persons in the history of Venice and Los Angeles County, this building is worthy of listing in the National Register of Historic Places.

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Continuation sheet Geographical Data

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The boundaries of the application are the same as the boundaries of the property. It is unusual for a house this close to the ocean in Southern California to have a good sized yard. This house was built on 3 lots, with one serving as the yard (west side) and the house sitting on the eastern two lots. The boundaries are as follows:

- Starting at the southwest corner of Speedway and Thirtieth Avenue, go north for 88 feet to the corner of Speedway and Twenty-ninth Place. Turn east and go 90 feet (the equivalent of 3 lots). Turn south and go 88 feet to Thirtieth Avenue. Turn west and go 90 feet to the starting point.

(Boundaries are drawn on historical lot lines).

Assessor Parcel Number:

Lot 8 - 4226-022-006-TRA 0067

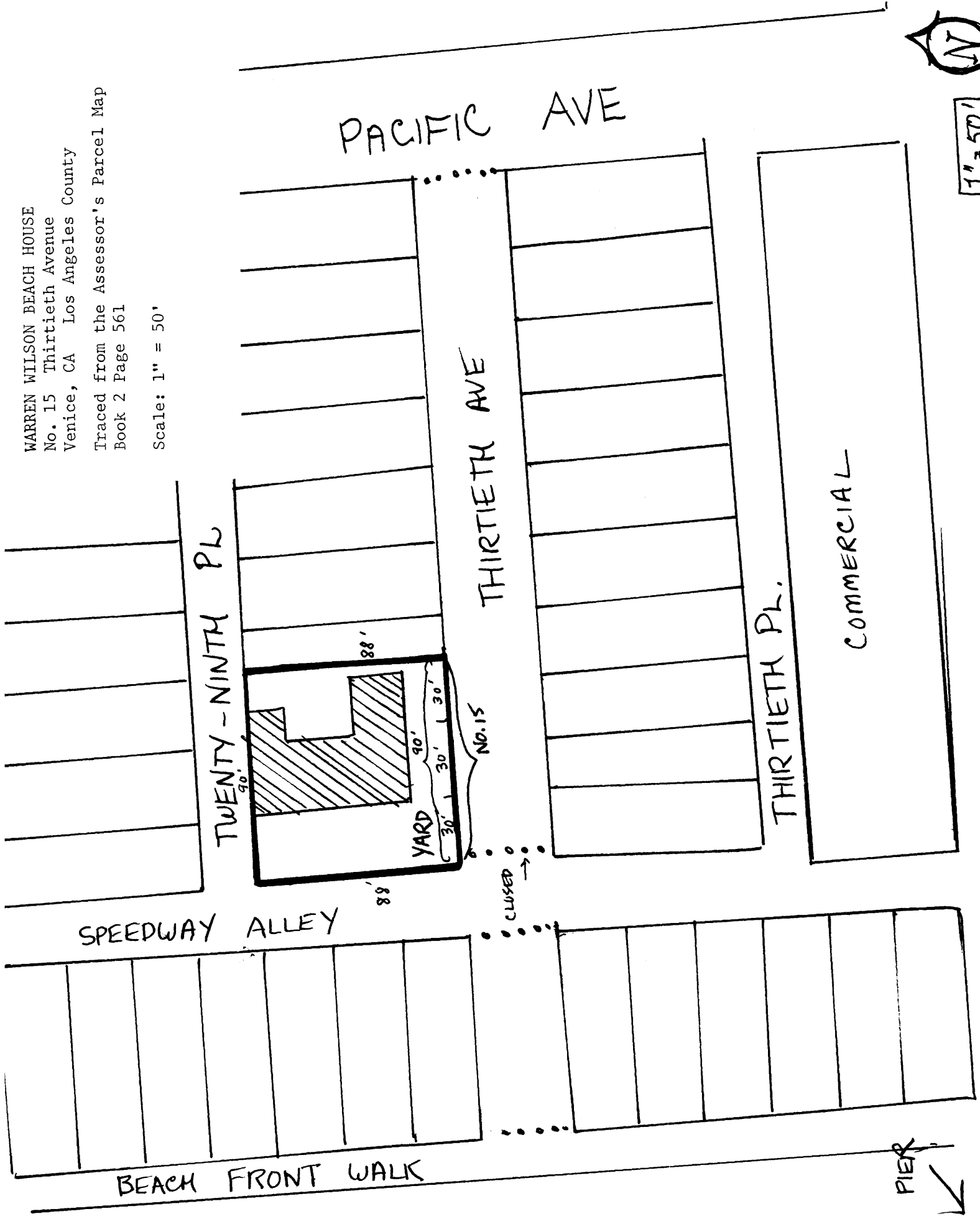
Lots 9-10 - 4226-002-027-TRA 0067

M-3791H



WARREN WILSON BEACH HOUSE  
No. 15 Thirtieth Avenue  
Venice, CA Los Angeles County  
Traced from the Assessor's Parcel Map  
Book 2 Page 561

Scale: 1" = 50'



1" = 50'



PIER