



385 Locust - 1929



125 Cedar - 1925

### Step into the Past

After having used the "Self-Guided Tour Laguna by Bus" brochure to see our quaint town and its panoramic views, use this companion guide for a leisurely walk through the neighborhoods in the north and south and sense a feeling of the past as you stroll by our historic privately owned cottages and bungalows.

This helpful guide indicates bus stops (shown in gray on the neighborhood street plans) so you can get off at one stop, stroll the neighborhood, and catch the bus at another convenient location for your return. Your bus driver will gladly answer questions about routes and schedules, and give you a transfer to re-board the bus.

### A Peek into Laguna's Heritage

In 1980, a year-long City of Laguna Beach Historical Survey was conducted which identified more than 700 houses and buildings that were considered to be significant to the architectural and historical heritage of the City. This survey led to the formation of the City of Laguna Beach Heritage Committee which, among other tasks, assesses the merits of houses and buildings for inclusion on the City Historic Register. Those that are placed on the City Historic Register receive entitlements to preservation incentives and are eligible to display a plaque commemorating their architectural and historic significance. You may notice many of these plaques as you proceed along the Heritage Walking Tours.

As part of its effort to promote public awareness and preservation of historic houses and buildings, the Laguna Beach Heritage Committee has created this walking brochure to enable visitors and residents alike the opportunity to enjoy the architectural heritage of Laguna Beach.

Have fun!



339 Cleo - 1932



1296 Catalina - 1922

# Heritage Walking Companion

to

Self-Guided

## TOUR LAGUNA by BUS



Transit Info Telephone: 497-0746

[www.lagunabeachcity.net](http://www.lagunabeachcity.net)

## Laguna - North

TOP OF THE WORLD  
LAGUNA CANYON  
NORTH LAGUNA

## Laguna - South

ARCH BEACH HEIGHTS  
BLUEBIRD CANYON

PREPARED BY

CITY OF LAGUNA BEACH  
HERITAGE COMMITTEE

Drawings by Karen Wilson Turnbull

# Laguna's Past: Part of Its Present

## The Bungalows of Laguna - North

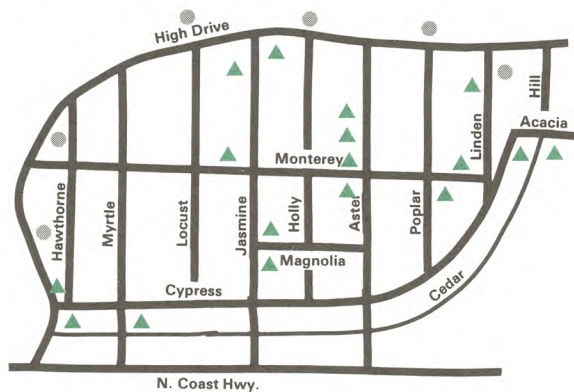
The Laguna – North neighborhood has the largest remaining collection of intact 1920s bungalows in the city. These bungalows form an important component of the neighborhood today and link Laguna's past with its present.

The Laguna – North neighborhood was originally subdivided in 1906 and called the Laguna Cliffs tract. This was the first subdivision in the City to have water pumped directly to each lot. A large banner at the main office read "Laguna Cliffs — The Tract With Water."

After the subdivision occurred, only a few scattered beach cottages were built with the oldest and original house in the neighborhood being the cottage at 390 Magnolia built in 1907. Some houses remain from the late teens, but the vast majority are from the '20s when year-round Lagunans took up residence on these streets near the downtown area. Laguna's leading builders such as Ropp & Mackey, H.C. Hind and Arthur Littlejohns actively developed the neighborhood and lived here as well. Homes were mostly owned by those who worked in Laguna — merchants, plumbers, carpenters, etc. — who helped sustain the town for those who camped and summered on the beaches.

The vast majority of these bungalows were humble interpretations of the Craftsman bungalow style set forth by architects Charles and Henry Greene of Pasadena just after the turn of the century. They espoused residential architectural design which was artistic in appearance and horizontal in format, utilized natural building materials with the minimum of superfluous ornamentation.

The neighborhood is important for both its architecture and its early residents, the local townspeople who provided the steam for Laguna's considerable economic development in the '20s. Today the neighborhood plays an important role in setting the village image of Laguna. These houses emphasize artistic individuality in combination with a pedestrian scale. The houses featured here are just a sampling of those that remain architecturally intact today.



Laguna - North

## The Cottages of Laguna - South

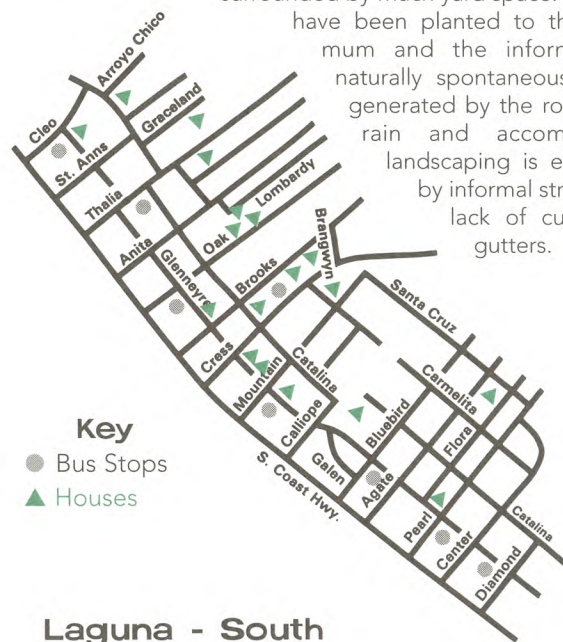
This southern portion of Laguna Beach is most of what was originally known as Arch Beach. Arch Beach was first subdivided in 1887 by William Brooks for use as farmland. In the late 1880s, the first attempt at establishing the area as a destination resort was made with the construction of the Arch Beach Hotel. While the success of this hotel was short-lived, it did ultimately give rise to the blossoming of Arch Beach into a beach house community.

It was not, however, until approximately 1915 and the attraction of Laguna Beach as an art colony that considerable construction took place. Through the '20s, Arch Beach saw the building of many summer cottages, artists' studio homes and dream houses, all of which set the character for future development in the neighborhood.

Arch Beach had no real governing body prior to the City incorporation of 1927, and, therefore, no real guidelines and requirements were established for subdivision and building. The free-for-all kind of development that was permitted gave way to an assertion of individuality in the neighborhood which was most reflected in the design and construction of homes. Those that are featured here are just a sampling of those that remain today.

Almost more important than the houses themselves is the setting in which they are located. This portion of Laguna has a varied terrain comprised of gently sloping streambeds. Houses were built with a low profile to this beautiful natural landscape. Some are recessed along a canyon wall, some sit high on an elevated lot, some are built into the slope of the lot, some even straddle a gully. Almost all were built at a small scale so as to be

surrounded by much yard space. Gardens have been planted to the maximum and the informal and naturally spontaneous quality generated by the rolling terrain and accompanying landscaping is enhanced by informal streets and lack of curbs and gutters.



Laguna - South

## The Cottages of Laguna - South

### 411 Arroyo Chico 1884

This is not only the oldest remaining house in Laguna, but it is the only surviving Victorian example. Originally located on the bluff above Main Beach, it served as a beach house early on to a Riverside family. In recent years the house has been moved and restored at this location. It is an important part of Laguna's pioneer past.

### 571 Graceland 1900

What is now a private home was originally located downtown and served as an all purpose community building hosting weddings, dances and town hall meetings. Later, as artists increasingly came to Laguna, the building came to serve almost exclusively as the local art gallery. In 1928 when the present art gallery was built, the "pavilion" was moved here and became the playhouse. After many uses, the building rests peacefully here on Graceland.

### 541 Thalia 1931

This Colonial Revival bungalow is an excellent example of those being built in the '20s when most of America was feeling very patriotic. The beveled clapboard siding was also very popular at the time. This house remains nearly as it was when constructed.

### 505 Lombardy Lane 1927

Here along one of Laguna's most hidden streets lie several small English-influenced cottages. This one was originally owned by Isaac and Bettie Frazee. Mr. Frazee was an artist, poet and dramatist most known for his play "Kitshi Manido" which he wrote and produced in 1921 to raise money to build the new art gallery.

### 500 Oak 1939

This Tudor-influenced home is remarkable for the way in which the house and garage are connected by a covered bridge straddling a gully. The house was designed and built by Carl Abel, a local woodworker and craftsman. Upon coming to Laguna from Denmark, he engaged in the skill he knew best, woodworking, in the field that was most lucrative at the time — house building.

### 554 Oak 1931

This eclectic board-and-batten cottage is a pleasant marriage of brick, wood and multi-paned windows. Surrounded by trees and vines, it has a magical fairy-tale quality—the product of someone's creative architectural imagination.

### 571 Brooks 1938

This Tudor-influenced bungalow is like many of the free-styled designs that were built as vacation homes originally. Mr. J.W. Bowman of Victoria, British Columbia, owned this as his seasonal home during the '40s. The house embodies the kind of charm which contributes so greatly to the village quality of Laguna.



### 1166 Glenneyre 1930

This unusual commercial building is the only one in the Chateau style in Laguna. For many years a landmark in the downtown area, the building first housed the dental office of Dr. Irv Watkins and later served as the home of the Barbara Weber studio. In 1974 it was moved and refurbished at this location.

### 1340 Glenneyre 1920

This surely has to be one of the smallest remaining cottages in Laguna. Though very petite, it is a perfect execution of the then-popular bungalow style, no doubt serving as someone's summer cottage when first built.

### 1390 Glenneyre 1923

This small clapboard cottage was built when Glenneyre St. was just a dirt road dotted with many small and varied beach cottages. Recent remodeling has converted the matching garage to living space and added a front porch.

### 315 Mountain 1939

This finely crafted house derives its imaginative appearance from its original owner, Durlin Brayton, artist and potter. Mr. Brayton established the first and leading pottery factory in Laguna during the '20s, and his outstanding works were sold internationally. Know as Braytons Laguna Pottery, the factory and showroom were on Coast Hwy. between Mountain Rd. and Calliope St.

### 530 Mountain 1920

This grandiose house was originally the home of Hollywood film star Polly Moran. As an American vaudeville comedienne, Ms. Moran was one of several who came to Laguna during the course of shooting a film and decided to live here. Her notable films are *Hollywood Revue* (1929), *Alice in Wonderland* (1933), and *Adam's Rib* (1949).

### 1559 Catalina 1930

Here is one of several homes in this part of town built originally as someone's dream house. This one with its Hobbit character was designed and built by H.L. Hamaker, an artist and cabinet maker by trade. The house is a monument both to his creativity and to his excellent woodworking skills.

### 531 Agate 1923

This elegant little shingled cottage was built for James and Louella Knight, among the earliest permanent residents in the neighborhood. This cottage is typical of those built with economy of size but placed within a garden setting.

### 489 Pearl 1924

This eclectic house is a cross between a Cotswold cottage and Hansel and Gretel's hideaway. During the '30s, the house was occupied by noted film director Malcolm St. Clair. Among his most noted films are *On Thin Ice* (1925) and *Gentlemen Prefer Blondes* (1928).



## The Bungalows of Laguna - North



**406 Linden 1916**  
This typical California-style bungalow with the classic double gable was the predominant housing style of the region from 1915-25. The Austin Cody family originally owned this house. Mr. Cody had a local dairy and grazed his cattle near what is now the Festival of Arts grounds.

**445 Linden 1915**  
This remarkable unaltered board-and-batten cottage is unique for being the second oldest remaining house in the neighborhood and for still being in use as a seasonal home by descendants of the original owners. When the James Kyle family first used the cottage, a colored towel hung in the back was enough to signal the children on Main Beach below that it was time to come home. A real pioneer cottage!

**426 Aster 1924**  
This small but highly embellished bungalow is a miniature version of the Craftsman houses then being built on a larger scale in more urban areas. The porch ornamentation is among the most elaborate in Laguna at the bungalow scale.

**434 Aster 1925**  
It's no coincidence that this shingled cottage has a Cape Cod look. It was built by Ben and Alison Peterson, originally from Cape Cod, for their daughter, Doris. The elder Petersons lived just next door at 440 while Doris pursued her career as a well-published writer of children's books.

**397 Poplar 1933**  
This Provincial Revival bungalow is an excellent example of those that began to abound around Orange County beginning in the mid '20s. World War I veterans who had been stationed in England returned and commissioned architects to design houses in the English rural style. Many are still in Laguna today.

**274 Monterey 1920**  
This bungalow has the classic double gable popular at the time, but the board-and-batten suggests it was probably hand constructed. Artist William Riddle took this as his studio cottage in the early '20s during the summers. He later built the hotel La Casa del Camino on South Coast Highway and served on the City Council from 1928-30.

**167 Cypress 1915**  
This clapboard bungalow with rare pyramidal roof originally served as the family home of H.D. Hind, a well known Laguna builder of bungalows. This one incorporates classical columns popular at the turn of the century.



**383 Magnolia 1919**  
This simple frame bungalow with humble colonial entry is typical of the houses which came to dot the north end of Laguna. Today it is typical of the houses which add an air of village charm to the neighborhood.



**390 Magnolia 1907**  
This pristine Settlement-era cottage offers an original view of the first Laguna houses. When the Laguna Cliffs subdivision occurred in 1906, a \$100 prize was offered for the first house to be built. Mr. and Mrs. Spots of Orange were eager for the prize and had family and friends finish the house within one weekend. The \$100 probably covered most of their costs.



**416 Jasmine 1928**  
This small eclectic Cotswold cottage reflects the way in which early Lagunans aspired to the village architecture of the English and French countryside. The entry turret and arched door add unmistakable personality. A.D. "Bill" and Kathryn Cook called this home from the time it was built through the '40s.



**484 Jasmine 1922**  
This distinctive two story Provincial Revival house was owned for its first thirty years by the Roy Ropp family. Mr. Ropp ran one of the leading contracting firms in Laguna during the '30s-'40s, also putting his talents to use as the first director of the Art Pageant. His building skills were utilized in staging the first "Last Supper" production at the Pageant.



**495 Jasmine 1922**  
Among the most well preserved of Laguna's bungalows, this one with a Colonial Revival entry remains today as a beautiful living example of the early housing styles. What was originally a modest bungalow has matured over the years into a lovely, but unchanged, bungalow home today.



**581 Cypress 1927**  
This L-plan clapboard bungalow offers more than the usual architectural richness through the use of three-part windows with mullioned transoms. Special touches such as these were commonly used to dress up what was otherwise a stock bungalow.



**287 Myrtle 1931**  
This rustic little cottage hardly gets noticed behind the shrubs and trees. A close look, however, reveals a Cotswold door, delicate stonework and a wishing well. Another fine example of the artistically endowed Laguna cottages.



**310 Hawthorne 1917**  
This board and batten Craftsman cottage originally served as the studio home of artist Henri de Kruif. Mr. de Kruif was a prominent painter and etcher who fashioned this cottage with all the detailed wood and stonework important to the Craftsman style. The arroyo stone chimney nicely complements the crafted door.

