

**KI54r rjkUnited 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Milbank, Isaac, House DRAFT

Other names/site number: _____

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

2. Location

Street & number: 236 Adelaide Drive

City or town: Santa Monica State: CA County: Los Angeles

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>3</u>	buildings
<u>1</u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH and EARLY 20TH CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION: Concrete

CLADDING: Wood shingle

ROOF: Asphalt

OTHER: Brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The two-story Isaac Milbank House is a Craftsman style single-family dwelling situated on a 21,500 square foot rectangular parcel along Adelaide Drive (Lots 7 and 8, Block M in the Palisades Tract) between Ocean Avenue and Fourth Street in the City of Santa Monica. The Palisades Tract, particularly Adelaide Drive, is notable for its transformation in the early 20th century from undeveloped coastal land to a wealthy enclave of summer residences. The 5,681 square-foot Isaac Milbank House, designed by the Milwaukee Building Company in 1910 and constructed in 1911, is elevated and set back from the street to maximize privacy and Pacific Ocean views. Character-defining features of this exemplary Craftsman residence include a modified rectangular plan, a complex multi-gable roof with a low pitch, wide unenclosed eaves, and decorative beam ends. The exterior is clad in cedar shakes, features a broad terrace and balcony on the primary façade, and the fenestration includes wood doors and windows with elongated lintels. Three ancillary buildings, a pergola, and significant landscape elements are also present on the property. These include a mature Morten Bay Fig tree and a Canary Island Palm tree.

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The dwelling, used exclusively as a summer residence until 1955, and portions of its designed landscape and ancillary buildings are significant as one of the finest examples of Craftsman style architecture in the city and for its association with architects/builders Meyer and Holler of Milwaukee Building Company. It has been designated a local historic landmark and identified as a contributor to an eligible local historic district. It has also been identified as eligible for individual listing on the National Register.

The property retains a high level of integrity and following a rehabilitation in 2009, which restored many character-defining features, the overall condition is excellent.

Narrative Description

The two-story Isaac Milbank House is a 5,681 square-foot Craftsman style residence on a site that measures 100 feet in width by 215 feet deep. The primary façade faces northwest, parallel to the street. The north boundary is defined by a low, red brick retaining wall and plantings. Pedestrian access is provided by a stair comprised of stone pavers that lead to a low, wood gate between short, concrete pillars before proceeding to the primary entrance door, accessed on the north terrace. The residence is rectangular in plan with a raised foundation, cedar shake cladding, and a series of terraces and balconies with wood railings. Each elevation features pairs or bands of wood windows. Elongated unadorned lintels and sills emphasize the overall horizontality of the building. A complex cross-gabled roof system has a dominant front-facing gable that defines the primary façade. Wide, unenclosed eaves feature decorative brackets that appear singularly, in pairs, or as a grouping of three at the ridge of each gable end. The asphalt roofing material terminates in a rolled edge.

The primary north façade consists of two front-facing gables. A smaller gable sits beneath the eastern portion of the larger, primary gable. Side-facing gables extend the residence to the west and east. A raised terrace with a wood railing wraps the first story of the west corner of the residence. The easternmost bay of the primary façade has three two-over-one casement windows and the second story has a balcony and a single two-over-one casement window. The bay defined by the smaller front-facing gable has a bowed bay window comprised of five two-over-one casements on the lower story that sits beneath an overhang with bracketed beams. A band of four two-over-one casement windows on the second story complete this bay. Beneath the dominant front-facing gable is the primary entrance door. The stained wood door is centrally located beneath the main gable and flanked by wide, operable sidelights. To the right of the entrance is a large, single light casement window. On the second story, a balcony with a wood railing is accessed by a single door with a three-over-one light and a screen door. The door is flanked by two-over-one sidelights and exterior sconces. Two pair of two-over-one casement windows are situated above the primary entrance door. A single-story, side-facing gable to the west features a large, single light casement window on the same plane as the comparably-sized window next to the primary entrance door. The bay has a slight recess and the elaborate profile of bracketed beams is highlighted as the bay terminates.

The terrace that wraps the northwest corner of the house continues along the full length of the west façade and features the same wood railing as the primary façade with a central break where

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concrete steps lead to a grassy yard. This west elevation has two single-story, front-facing gables to create two bays on the lower level. Beneath the northernmost portion of the dominant gable, a secondary bay protrudes with a trio of decorative beams at the ridge, flanked by single decorative beam ends. This bay has a bowed band of windows comprised of four two-over-one casements, flanked by two additional decorative beams, beneath an elongated lintel. The dominant gable features a band of five single-light windows. The second story of the west elevation features a pair of two-over-one casement windows on the northernmost portion of the facade, followed by a curved bay of three-over-one casement windows beneath a secondary shed roof with exposed rafters and decorative beam ends. A large chimney protrudes from the roof above this bay. The two-story southernmost bay of west façade has two single-light casement windows beneath a protruding upper level. A balcony with solid shingle-clad railings is accessed by a single-door with accompanying screen and coupled with a band of three two-over-one casement windows. A second band of two-over-one windows completes the upper level of this bay. Finally, a southernmost bay is created by a gable that faces south. A pair of two-over-one casement windows is features on each level of this bay.

The terrace wraps the southwest corner of the house and concrete steps lead to the rear yard. The two single-story gables that face south create a bay on the westernmost portion of the south elevation, which features two pairs of full light doors flanked by sidelights. The remainder of the south elevation is defined by a series of two-story, front-facing gables. The largest of the three is offset to the west and recessed to appear less dominant. A balcony, accessed from a door on the south elevation, is the notable feature of this upper recessed bay. Beneath the dominant gable, the lower level features a bowed band of seven two-over-one casement windows and the protruding upper level is supported by decorative beams. This upper level has a pair of two-over-one casements to the west, a smaller casement in the center and a pair of small two-over-one casement windows to the east. The smallest gable extends from a dominant gable to create an easternmost bay. This bay has two pair of two-over-one windows on the first story and two sets of three two-over-one ribbon windows on the second story.

The east elevation features three bays with a two-story, front-facing gable to create the southernmost bay and two side-facing gables that form the middle and northernmost bays. Beneath the gable of the southernmost bay, the first level has pairs of windows, an exterior door with a divided light transom, and a band of eight casement windows. The upper level has another band of casement windows followed by an additional trio of casement windows. A balcony extends from this bay across the middle bay and can be accessed from the upper level of the middle bay. On the lower level, two three-over-one casement windows complete the middle bay. A pair of two-over-one casement windows appear on the first and second story of the northernmost bay.

The primary entrance to the house features a single door flanked by wide operable sidelights. This entrance leads to a central hall where the original main staircase connects the two levels of the house. Social spaces on the first level radiate from the central hall, including a living room with fireplace and an office with adjoining powder room at the front of the house. The dining room is on the same axis as the front door and features original pocket doors. A butler's pantry connects the space to an eat-in kitchen. An additional pantry at the north end of the kitchen is situated next to an elevator near the primary kitchen entrance that connects the central hall. The kitchen also features an exterior door on the east elevation that leads to a vegetable garden and a

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mud room with a rear entrance that allows access to the yard, garage, carriage house, and utility services located on the basement level. A service bath and home gym complete the south end of plan. The west portion of the first level has a sunroom connected to the living room, which can also be accessed from the central hall. The sunroom has windows overlooking the west terrace and two pairs of doors that open to the south.

Private areas of the house are contained on the second level. The staircase leads first to a landing with an original window seat before ascending to an upper hall. This upper hall provides access to a primary bedroom, primary bath, and sitting room across the north part of the plan and three additional bedrooms and full baths located on this level. The primary bedroom shares a balcony with the east bedroom and bath. The southeast bedroom adjoins a sleeping porch, now an all-season room, with wood shake walls. The west bedroom has an exterior door on the west wall to a small sun porch.

Ancillary buildings and structures, also designed in the Craftsman style, sit on the southern, rear portion of the property. This includes a garage that can be accessed from the alleyway and guard house, former carriage house converted to a social space, and a pergola that marks the original non-pedestrian entrance. A Morten Bay Fig tree sits along the eastern border of the property and a Canary Island Palm stands in the center of the rear yard. A bocce court in the west yard runs parallel with the main house. A vegetable and herb garden sits outside the kitchen in the east yard.

The Isaac Milbank House and its site retain a sufficient level of integrity to qualify as contributing resources. Original character-defining features of the design and original or period appropriate materials are present in the house. A high level of workmanship indicative of the period of construction and the work of Milwaukee Building Company is evident. Therefore, there is a strong association with architects Meyer and Holler. Additionally, the site includes landscape features, non-contributing ancillary buildings, and a structure that convey an association with the period of significance.

The streetscape along Adelaide Drive recalls the transformation of the northern boundary of Santa Monica from undeveloped coastal land to a wealthy enclave of summer residences in the early 20th-century. It retains a feeling of exclusivity associated with this period, with large single-family dwellings on estate-sized lots.

The house was exclusively a summer residence until 1955. The conversion to a year-round house prompted some minor interior alterations and the exterior balcony railings were removed in 1958. A 3-car carport (20'x34') was designed by E.J. Samaniego and Associates and added to the property in 1970. Chimney repairs by Fred E. Potts were documented in 1971. Following the Northridge Earthquake in 1994, the chimney and fireplace were rebuilt. The same year, exterior sliding doors were added to enclose the lanai, now the sunroom, on the east portion of the house. The only other modifications noted in building records are a permit to re-roof the house and its ancillary buildings in 2000.

In 2009, a comprehensive plan in accordance with the Secretary of Interior's Standards for Rehabilitation was developed by Kelly Sutherlin McLeod Architecture, Inc. Historical photo documentation and building records were referenced for restoration of the exterior, including

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wood shake cladding and asphalt roof with rolled edge detail, as well as the chimney and wood railings for the balconies. The residence retains all wood windows, including one that was uncovered on the upper level of the south elevation that had been concealed during previous undocumented alterations. There were no significant changes in massing or roofline except for a forty-four square foot addition on the first story of the east façade to accommodate a kitchen expansion. The lanai remained enclosed, but the sliding doors installed in 1994 were replaced with doors compatible with the original design. The raised terraces on the north and south elevations were restored in the rehabilitation and united with a new west terrace.

The character-defining interior spaces of the first level were retained. Modifications to the plan were limited to reconfiguration of the service rooms (laundry room, full bath, small den, and two bedrooms) at the southeast corner. This allowed for a kitchen expansion and new breakfast nook, as well as the addition of a mud room and home gym. A service bath moved across from its original location and is now located next to the gym. A wine cellar, which was formerly accessed through a hidden door in the office closet, was transformed as a kitchen pantry with the access point off the north end of the kitchen. The wine cellar and laundry were relocated to the basement level. The central hall, with a wide staircase, and its adjoining living room, office, and dining room are intact. The butler's pantry off of the dining room has also been retained with original cabinetry. Original features, including wood floors and trim, were restored.

The second level interior plan includes an upper hall that leads to the bedrooms and baths, which mostly remain intact with some modifications to allow for an adjoining full bath for each bedroom. Originally six bedrooms, one bedroom is now used as a sitting room connected to the primary bedroom and bath. One bedroom between the two existing bedrooms in the eastern portion of the plan was converted to a bathroom after removing a bath to enlarge the bedroom to the south of the primary bedroom. The southeast bedroom has an original sleeping porch, sensitively modified to allow for all-season use. It retains cedar shakes to indicate its former function. A portion of the west bedroom was modified to include a closet and adjoining full bath. The primary bath occupies the originally footprint of two bathrooms, which were combined to one larger bath. Original wood trim work and hardwood floors, including in the upper hall and sitting room, were restored. Original components, such as lighting and bath fixtures, were also retained when feasible or period appropriate replacements were substituted.

The main house is in its original location and remains surrounded by extensive lawn complemented by mature trees protected during rehabilitation of the property. Particularly noteworthy are the Morton Bay Fig tree, which is likely as old as the residence and is one of the finest examples of this species of tree in the city, and one mature Canary Island Palm. A vegetable and herb garden was added on the east side of the property. The grassy lawn was partially replaced on the north and west portions of the property with a draught-tolerant, period appropriate, ground cover. The original brick retaining wall along the north property boundary was retained in the rehabilitation, though a new entrance path leading to the primary façade was installed and new steps were added to the south terrace.

Ancillary buildings and structures have been retained or reconstructed to support the original setting though they are not considered contributing resources. The pergola that marks the original non-pedestrian entrance was reconstructed from original plans due to significant deterioration of the original structure. The carriage house was also in poor condition and largely reconstructed, as

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well as converted to a space for entertainment. The guard house retains integrity with the exception of location on the site. It was repositioned due to concern over the the root system of the Morten Bay Fig tree. The original layout of the circular driveway is defined by markers incorporated into the rehabilitated landscape design to indicate its relationship with the house. The reconstructed pergola and carriage house, as well as the original guard house (in its non-original location) complement the historic house and collectively aid in indicating the function of the auto court. While integral to understanding the site and period of significance for the property, these ancillary buildings and structure do not meet the integrity threshold necessary to be considered contributing resources. Additionally, a newly designed Craftsman style garage was built during the 2009 rehabilitation to replace the carport from the 1970s. It is not a contributing resource.

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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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture _____

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Period of Significance

1911

Significant Dates

1911

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Undefined

Architect/Builder

Meyer, Mendel S.

Schneider, Julius C.

Holler, Phillip W.

Milwaukee Building Company

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Isaac Milbank House, a high style Craftsman bungalow constructed in 1911, is a local landmark and has been identified in the City of Santa Monica's Historic Resources Inventory as eligible for listing on the California Register of Historical Resources and the National Register of Historic Places for its local significance. The survey also classifies it as a contributor in the eligible Adelaide Drive Historic District. The Isaac Milbank House meets Criterion C for its exemplary Craftsman architecture, a style that dominated the first phase of development of Adelaide Drive in the Palisades Tract in the City of Santa Monica, and as a highly intact example of the residential work of Gabriel S. Meyer and Phillip W. Holler of prominent design/build firm Milwaukee Building Company. The period of significance is 1911, the year the house was constructed and the first phase of development on Adelaide Drive was completed. The site includes several reconstructed structures, but because they are minor additions and are not considered separate contributors, they do not need to meet the requirements of Criteria Consideration E.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

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The Isaac Milbank House was one of eight original residences built along Adelaide Drive, the most desirable street within the Palisades Tract, a subdivision that marked the northernmost expansion of the City of Santa Monica in the first decade of the 20th century. The name Santa Monica was first documented in a provisional land grant given in 1827 by the Spanish government. Beginning in the late 1860s, the area known as Santa Monica Canyon was used almost exclusively as a summer enclave and featured only seasonal tents and small cottages for the duration of the 19th century. Los Angeles County recognized Santa Monica as a town, with a northern boundary of Montana Avenue, beginning in 1875 and it grew steadily as a resort community. The Palisades Tract, subdivided in 1905 by the Palisades Investment Company and annexed by the City of Santa Monica a year later, became the neighborhood now called "North of Montana." Adelaide Drive, which runs between 7th Street on the east and Ocean Avenue to the west, is the northernmost street in the Palisades Tract. Due to its location on an ocean view bluff at the edge of Santa Monica Canyon, Adelaide Drive was the most exclusive street in the newly minted subdivision. Its large lots and ocean views prompted prominent Los Angeles area families to construct seasonal homes.

Isaac Milbank (1864-1922) was among the affluent residents of Adelaide Drive. Originally from Connecticut, his father co-founded the New York Condensed Milk Company, which became Borden Company in 1919. He attended Yale Business School and claimed the prominent position of Vice President and General Manager at the family business, where he dramatically grew the company from 25,000 to 600,000 customers by his retirement in 1902. He began traveling to Southern California to address health issues in 1900 and made Los Angeles his permanent home in 1905. Following retirement, Milbank remained an active businessman, Union Oil Company shareholder, and real estate developer. In 1906, he subdivided Country Club Park in Los Angeles for the erection of "spacious homes of architectural value" and commissioned architect G. Lawrence Stimson to design a primary residence, built in 1913, at 3340 Country Club Drive. Quality design was clearly a priority for Milbank, which is also reflected in the seasonal residence he commissioned on Adelaide Drive.

The Isaac Milbank House, completed in 1911, marks the end of the first phase of development along Adelaide Drive from 1905 to 1911. The prevailing trend during this phase was the construction of large-scale two-story Craftsman bungalows. The Craftsman bungalow is a regional interpretation of the Arts and Crafts movement, founded by William Morris and popularized in the United States by Gustav Stickley. The Arts and Crafts movement rejected the ornate character of the Victorian era and the machine age aesthetic that dominated architecture and home decoration in the late-19th century. Characteristics of the movement include simplicity in design, quality craftsmanship, and honesty in materials. In architecture, there was also an intimate relationship between house and site and the Southern California climate allowed for full exploration of this concept. Architects such as Charles and Henry Greene adapted the style to popularize the Craftsman bungalow throughout Southern California. Some of the most elaborate examples exist in and around affluent neighborhoods in Los Angeles, Pasadena, and Santa Monica. The Gamble House (1908) by Greene and Greene in Pasadena is one of the architectural masterpieces that represent the style. In Santa Monica, the best examples of large scale Craftsman bungalows exist in the Palisades Tract and Milwaukee Building Company was responsible for three of these designs.

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Milwaukee Building Company was founded in 1906 by Mendel S. Meyer and Julius C. Schneider and they were soon joined by Phillip W. Holler. By 1910, when Isaac Milbank selected the firm for the Adelaide Drive commission, they had newly established themselves as leaders in residential design and construction throughout Los Angeles. Early commissions include the Crum Residence, built in 1908 in the Craftsman style, at 2716 South Menlo Avenue in Los Angeles. It is a contributor to the Menlo-West 29th Street National Register Historic District. Additionally, the Carl C. Warden Residence (1909) is a Prairie style house designated a Los Angeles Historic-Cultural Monument. It was built the same year and less than a half mile from another bungalow by Milwaukee Building Company at 3825 San Rafael Drive in the Mount Washington neighborhood of Los Angeles. These commissions were followed by a productive period in the Palisades Tract from 1910 to 1911. The Henry Weaver Residence, listed on the National Register of Historic Places, is located at 142 Adelaide Drive and was the first of the three Palisades Tract commissions to be completed. The Wood House, also built in 1910, is located at 222 Palisades Avenue, is the most modest example of the three designs and has been significantly altered though classified as a Structure of Merit by the City of Santa Monica.

The Isaac Milbank House, completed in 1911, was the culmination of the firm's work in the Palisades Tract and the most ambitious of the three designs in scale and architectural details. The two-story residence has character-defining features typical of the Craftsman bungalow, but this high-style example is distinctive for the complexity of its massing and multi-gable roof system with deep overhangs and decorative brackets that appear in groupings at each gable end. Expansive porches and balconies, as well as extensive use of glass in series of windows that overlook the property and ocean also differentiate it from the firm's earlier commissions and more common smaller examples of the Craftsman bungalow. The Isaac Milbank House is significant based on Criterion C as one of the most important residential commissions by the Milwaukee Building Company and one of the best examples of a large-scale Craftsman bungalow in the City of Santa Monica. The significance of the main residence is tied to the significance of its surrounding landscape and the ancillary buildings retained or reconstructed (Criterion Consideration E) to support the setting.

The Milwaukee Building Company continued with residential work in the decade that followed the firm's commissions in the Palisades Tract. Elizabeth Milbank Anderson, a relative of Isaac Milbank, completed a residence in 1912 that is now a locally-designated historic landmark in the City of Long Beach. The firm also ventured into the design of multi-family residential in the Craftsman style with the Chamouny Apartments (1912; altered) at West 11th Street and Grand View Street in Los Angeles. After World War I, the firm emerged as a leading designer and builder of commercial buildings, most notably theaters and movie studios, and were known as "Meyer and Holler, Architects, Engineers, and Builders," beginning in 1923 until the company dissolved in 1941. Their portfolio from this period includes the internationally-recognized landmarks of Egyptian Theater in Hollywood (1922) and Grauman's Chinese Theater (1927). The firm has many other notable examples of work throughout the region in a variety of styles, including Thomas Ince Studio in Culver City (1918), Hollywood Athletic Club (1924), and the E. Clem Wilson Building (1930) on the Miracle Mile in Los Angeles.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Basten, Fred. *Paradise by the Sea: Santa Monica Bay*. Santa Monica: W. Quay Hays, 1997.

City of Santa Monica Planning and Community Development Department. *City Landmark Evaluation and Report*. 2001.

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<http://latimesblogs.latimes.com/thedailymirror/2011/03/architectural-ramblings-march-5-1911.html>.

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Pacific Coast Architecture Database. "Firm Notes: Meyer and Holler." Accessed April 20, 2018. <http://pcad.lib.washington.edu/firm/116/>.

State of California Department of Parks and Recreation. *Historic Resources Inventory 1983*.

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“Thomas Ince Studio at Culver City is Nearing Completion.” *Santa Monica Mirror*.
December 2, 1918. 43:147.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Santa Monica Conservancy

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.53 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 34.029106 Longitude: -118.513116

Or

UTM References

Datum (indicated on USGS map):

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- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Isaac Milbank House

City or Vicinity: Santa Monica

County: Los Angeles

State: CA

Photographer: Stephen Schafer

Date Photographed: December 1, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 20: Exterior view of primary façade, looking southeast

2 of 20: Exterior view of primary façade and southwest elevation, looking east

3 of 20: Exterior view of primary façade at dusk, looking southeast

4 of 20: Exterior view of southwest elevation, looking northeast

5 of 20: Exterior view of southwest elevation and southeast elevation, looking north

6 of 20: Exterior view of southeast elevation, looking northeast

7 of 20: Exterior view of northeast elevation, looking south

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8 of 20: Exterior view from northwest terrace, looking west

9 of 20: Rear entrance pergola, guard house and carriage house, looking south

10 of 20: View of Canary Island Palm, looking north

11 of 20: View of Morten Bay Fig, looking northeast

12 of 20: View of rear entrance pergola from San Vicente Place, looking northwest

13 of 20: View of 3-car detached garage, looking west

14 of 20: Interior view of living room, looking southwest

15 of 20: Interior view of office, looking north

16 of 20: Interior view of central hall, looking southeast

17 of 20: Interior view of main staircase, looking northwest

18 of 20: Interior view of window seat and upper level landing, looking southwest

19 of 20: Interior view of sunroom, looking northwest

20 of 20: Interior view of kitchen, looking east

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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A view from across the canyon of Adelaide Drive in Santa Monica and Entrada Dr. leading down to Santa Monica Canyon. Circa 1920, Santa Monica History Museum collection.



South Elevation, Milbank House Exterior with Motorcycle, 1912, Phila Caldwell Collection at the Santa Monica History Museum.

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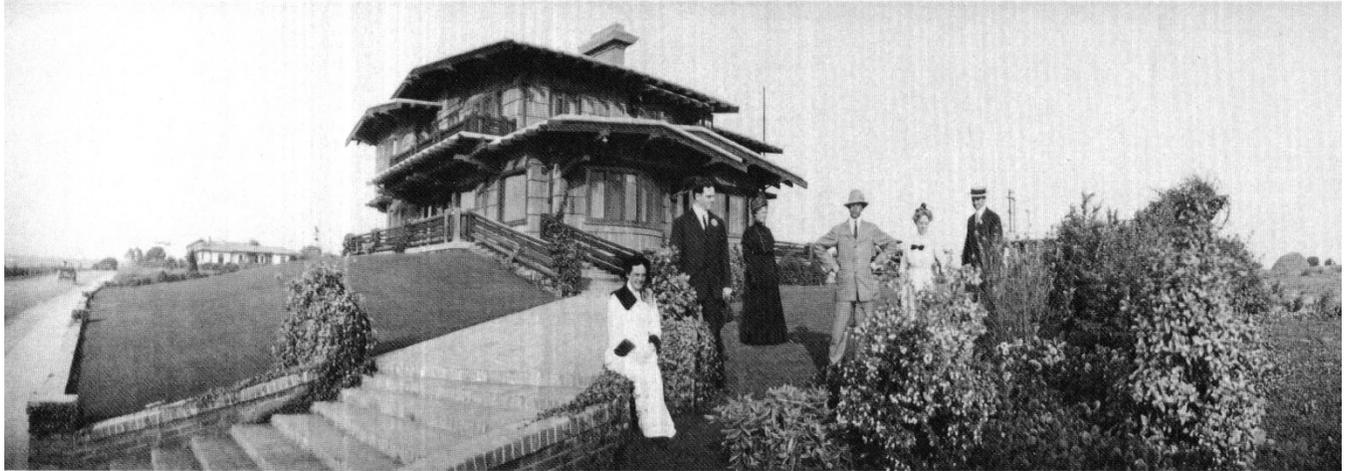
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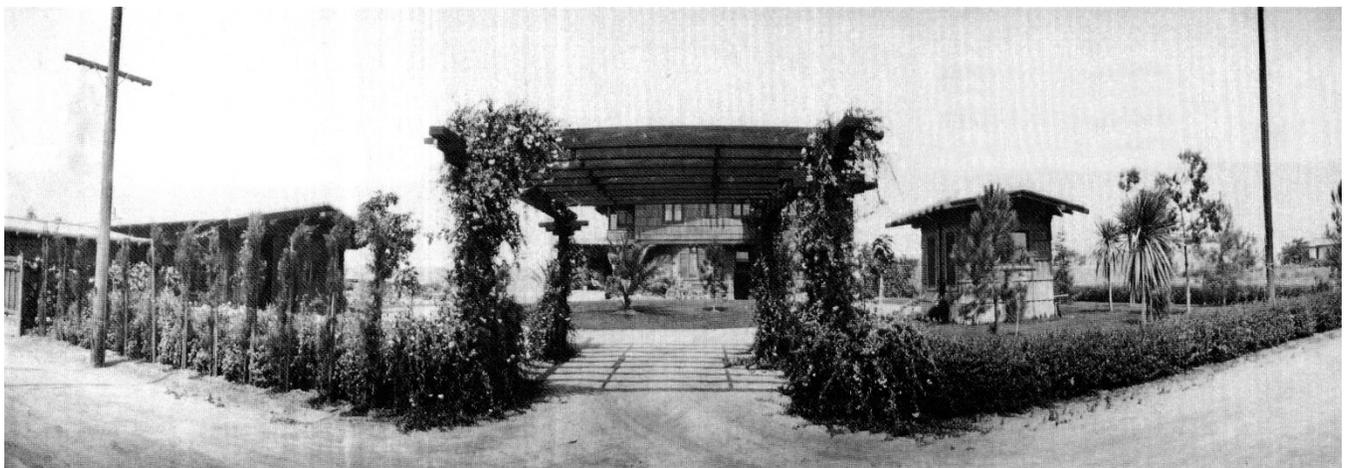
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Northwest Corner, Milbank House Exterior, 1912, Phila Caldwell Collection at the Santa Monica History Museum.



Carriage House, Pergola, and Guardhouse, Milbank House Exterior, 1912, Phila Caldwell Collection at the Santa Monica History Museum.

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Entry Hall, Main Staircase, and Dining Room, Milbank House Interior, c1923, Phila Caldwell Collection at the Santa Monica History Museum.

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Living Room, Milbank House Interior, c1923, Phila Caldwell Collection at the Santa Monica History Museum.

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Sunroom, Milbank House Interior, c1923, Phila Caldwell Collection at the Santa Monica History Museum.

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Primary elevation prior to rehabilitation, Sonya Sones, 1982.

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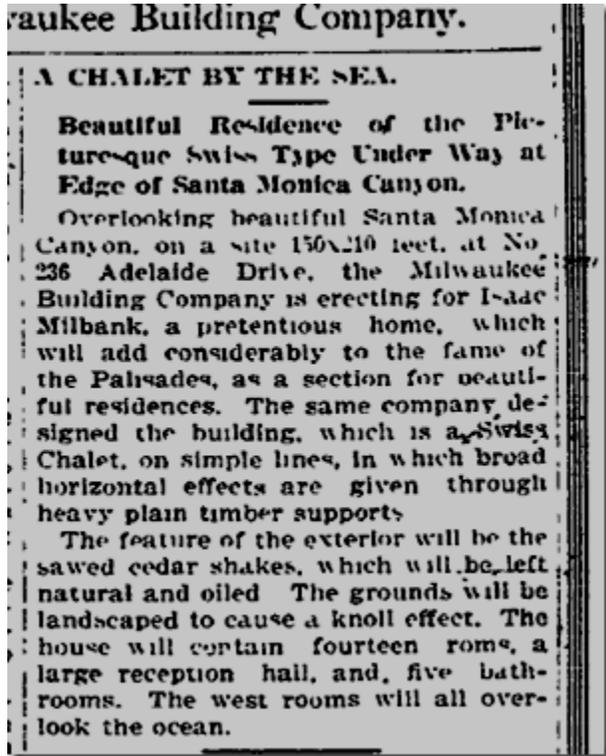
West Elevation prior to rehabilitation, Sonya Sones, 1982.

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“A Chalet by the Sea”, Los Angeles Times, March 5, 1911.