



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Formation of an American Bungalow Association by East Side Improvement Committee

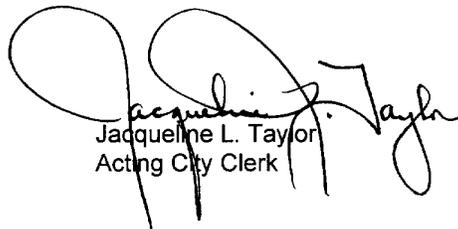
MEETING DATE: June 21, 1995

PREPARED BY: City Clerk

RECOMMENDED ACTION: Discussion and appropriate action.

BACKGROUND INFORMATION: The City Clerk's office received a request from the East Side Improvement Committee to be placed on the agenda of June 21, 1995 to ask for Council concurrence in the formation of an American Bungalow Association. Please see letter from East Side Improvement Committee attached. Virginia Snyder will be present to present the matter on behalf of the committee.

FUNDING: None required.


Jacqueline L. Taylor
Acting City Clerk

JLT

Attachment

APPROVED: _____

THOMAS A. PETERSON
City Manager

EASTSIDE IMPROVEMENT COMMITTEE

Citizen Volunteers Fighting Crime, Drugs, and Blight

P. O. Box 2444

Lodi, Ca. 95241

(209) 368-8848

RECEIVED
95 MAY 16 PM 1:55
CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT

REPORT TO LODI CITY COUNCIL FOR JUNE 21, 1995 MEETING

FROM: Virginia Snyder

RE: Formation of an *American Bungalow Association*

In order to help promote the treasure Lodi has in its bungalows, we plan to facilitate the establishment of an association for bungalow lovers. We believe this will encourage more home owners to maintain their bungalows, encourage more prospective buyers to consider an older home, and attract more tourism and movie production companies to Lodi.

Meetings will deal with how to restore a bungalow, the history of American housing, and other topics of interest to home owners. As Lodi continues to be part of a nationwide appreciation for the bungalow, (please see enclosed article from *Sunset Magazine*) we are convinced property values will rise and our older neighborhoods will benefit.

Dan Haynes, Chairman of our newly established Historic Preservation Committee, will head up this effort. The first meeting is scheduled for Wednesday, July 12, 7:00 p.m. at the Lodi Library and is open to the public. We cordially invite all bungalow enthusiasts to attend.

Sincerely,
Virginia

Best of the New Issues—Just in Time to Order

The Magazine of Western Living

Summer

Let's Celebrate Strawberries!

Great Recipes, Lively Festivals, Buying Advice,
And the Truth About Flavor

Bungalows

To Love

And Remodel

Hit the Road

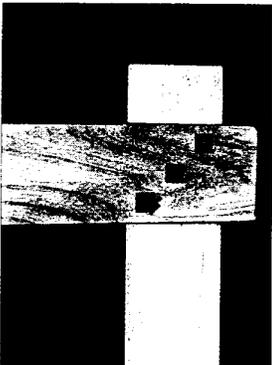
• Four Corners

• Crater Lake

• San Diego



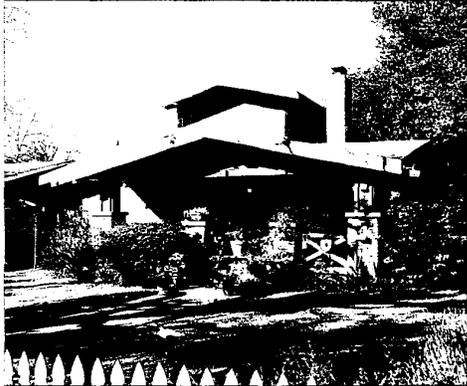
0 92567 10140 5
UPC
\$2.95
MAY 1995



Modest but memorable, bungalows have deep, shadowy front porches, decorative gable ends, expressive wood joinery, and shingle, stucco, or board siding, as these examples from Pasadena's Bungalow Heaven neighborhood demonstrate. Arts and Crafts-inspired details like eucalyptus leaf-patterned tiles and amber glass lamps add to a bungalow's distinctive character. Situated between Lake

WHY WE STILL LOVE

THE BUNGALOW WAS THE MODEL T OF HOME DESIGN. IT TOOK THE COUNTRY BY STORM. USUALLY ONE OR ONE AND A half stories, with a low-pitched gable roof, wide eaves, a front porch, and an exposed cobblestone or clinker brick chimney, the bungalow offered craftsmanship and character at an affordable price. During its heyday, between the turn of the century and the Great Depression, it found especially fertile ground in California. Pasadena, for example, became an architectural incubator where bungalows burgeoned in the city's benign climate and Arts and Crafts-oriented milieu. A 1911 issue of *Sunset* called Pasadena bungalows "those nests of comfort for storm-harried



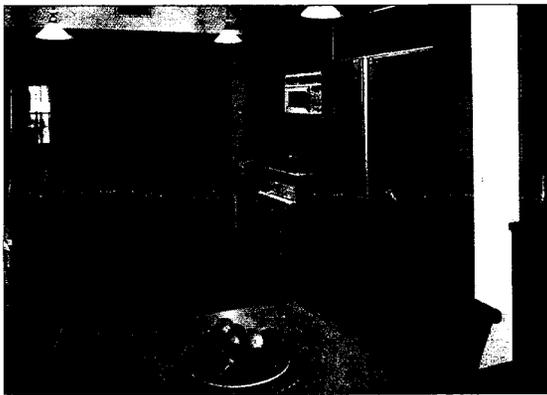
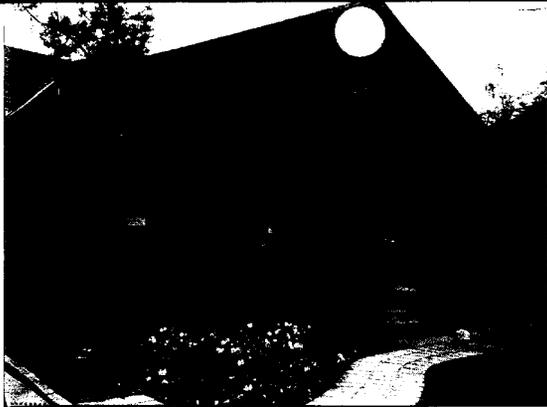
and Hill avenues north of Orange Grove Boulevard, this neighborhood takes pride in its houses, and was recognized as a landmark district in 1989. The Bungalow Heaven Neighborhood Association offers an annual home tour on the last Sunday in April. The tour offers an inside view of characteristic bungalow features. For tickets and information, call (818) 585-2172.

BUNGALOWS

THESE HUMBLE, PRACTICAL HOUSES
WERE BUILT FOR WESTERN LIVING.
NO WONDER WE'RE APPRECIATING,
RESTORING, AND REMODELING THEM.

By
DANIEL
GREGORY

PHOTOGRAPHS
By
GREY
CRAWFORD



BURNISHING A CLASSIC

Pasadena homeowners John and Sally Howell, shown here in their new family room with children Anna and Sean, have remodeled their 1915 bungalow with care and imagination. Stripping paint from the woodwork—the first stage of their remodeling—took longer than a month, with John doing a lot of the work himself. The results are self-evident: the warm vertical grain of the fir stands out on the built-in desk and the built-in china cabinet in the dining room (at bottom right). Says Sally, "The second phase was making all the windows operable. John had to rehang each one." Then the couple converted a sleeping porch into a family room (shown top right) by adding built-in cabinetry for the television and VCR under the existing windows. In the kitchen, new cherry cabinets are treated as furniture, with partially inlaid fronts, even on the refrigerator door. The Howells opened the breakfast area (visible behind the dining room china cabinet) directly to the rear garden. Los Angeles architect David Serrurier did the design.



Easterners, those lures to the romantic," and concluded that "the bungalowowner" could live almost like a millionaire because he would not have to spend anything on health or fuel bills.

The rose-covered Pasadena, or California, bungalow quickly became a marketable symbol of affordable Western romance. Versions of it appeared in such diverse locations as Hanover, New Hampshire, and Sydney, Australia. You could buy a prefabricated model called The Hollywood from Sears. And the bungalow cropped up in postcards and even popular songs, like the one architectural historian and Pasadena bungalow owner Robert Winter croons in a rich bourbon-throated baritone to his

college classes. Titled "In the Land of the Bungalow," this 1929 tune about Los Angeles tells of a man pining for his girl "in the land of fruit and honey, where it does not take much money, to own a little bungalow."

Now a new chorus is chiming in, and though it takes a lot more money to own one—a two-bedroom Pasadena bungalow that cost about \$2,000 to build in the 1910s and 1920s sells for around \$350,000 today—a bungalow appreciation movement is under way. Two new books on bungalows are due out later this year, adding to a rising publishing tide that includes reprinted plan books like *California Bungalows of the Twenties*, by Henry L. Wilson (Dover Publica-

tions, 1993; \$8.95), and exhibition catalogs such as *The Arts and Crafts Movement in California: Living the Good Life* (the Oakland Museum and Abbeville Press, 1993; \$35). The movement started slowly, with historian Winter's groundbreaking book *The California Bungalow* (Hennessey & Ingalls, 1980; \$14.95), and has been nourished in Pasadena by annual house tours and by the museum honoring the city's most famous high-art version of the bungalow aesthetic, the landmark Gamble House, designed by architects Charles and Henry Greene.

There is also a magazine called *American Bungalow*, founded in 1990, which is written expressly for bungalow owners and enthusiasts and produced out of



AN INNOVATIVE EXPANSION

This tiny cottage caught the attention of Santa Monica, California, architect John Ruble for its remodeling potential. He proceeded to reinvent it as a contemporary bungalow with allusions to grandeur. The new master suite is upstairs at the back, to be less visible from the street. Resembling an enlarged attic, it includes the bedroom itself (on opposite page), a library alcove at the top of the stairway, and a dressing area and bathroom above the kitchen. Ruble rebuilt the ground floor with more distinctive bungalow features, such as the broadly gabled front porch with latticework eaves, and a new dining alcove separated from the main living space by 10-inch square pillars, which match the porch pillars and the pillars forming the stair hall. A dramatic pyramidal skylight works with the front window bay to flood the area with daylight. Ruble is shown above with his wife, architect Cecily Young, and his son, Jordan.



a bungalow in Sierra Madre, California. Its founder and publisher, John Brinkmann, told us: "The economy has forced people to look at older and smaller homes. They look at these bungalows and say, 'This is real wood and real stone!' There is a whole generation of people who are looking for genuineness. Their reaction is, 'We just love this house: it's so simple, warm, and woody.' They're looking for the house their grandparents grew up in." Bungalow restoration expert Ken Miedema agrees: "You get so much more for your investment. In my house, the original quarter-

sawn oak floor is itself a treasure."

Bungalow rediscovery is happening elsewhere in the West as well. Seattle architects Mary and Ray Johnston are remodeling a lot of bungalows for young professionals who might have been able to afford bigger houses in an earlier era. According to Ray, these people appreciate the bungalow's quality. Remodeling to add a master bedroom or to update the kitchen is done as sensitively as possible, and often the clients do some of the work themselves. As with any remodel or restoration, there are special challenges. Bungalow foundations often

need work, especially if you are planning to add a floor. Dry rot around chimneys and on porches or other areas exposed to the weather can be extensive. And some bungalows may be visibly out of plumb.

But, Brinkmann says, "Bungalow owners are do-it-yourselfers." One bungalow owner told me, simply, "It becomes a labor of love." Or, as it says in the "Bungal-Ode," written in 1909:

*And I know by bungalowic
That is all my bungalow
That a little bungalowion
Mendeth every mortal moan!* ■