

**RECOVERING**

**BRUCE'S BEACH**

December 8, 2022

**SIDLEY**



SOURCE: Bruce's Beach History Report, manhattanbeach-dot-gov / Images courtesy of the California African American Museum



## ANNOUNCEMENT!

Mrs. Bruce has built a new and up-to-date Bath at the famous resort known as "BRUCE'S BEACH" or formerly Peck's Pavilion. Surf bathing, those good, bounteous fried Fish Meals and many other attractions. A modern life line with every safety device will be installed. Come and enjoy the day, week-end or longer at this home-like outing place.

"You would take the Red Car down ...  
and spend a day on the beautiful beach  
or rent a room if you desired.

"Sundays were reserved for school gatherings  
and families, and the resort offered a  
getaway overlooking the Pacific Ocean.

"If one tired of the sand and surf, the  
parlor was available for listening to  
music or dancing."

**BRUCE'S BEACH**



Grant Deed. Henry Willard and Lucile Willard, (his wife) of the City of Los Angeles, County of Los Angeles,

in hand paid, the receipt of which is attached hereto, do hereby grant to U.A. Bruce, of Los Angeles, County of Los Angeles, the City of Manhattan Beach, California, Lot Eight (8) in Block 10, in Book 7, page 84 of Maps, in Subject to restrictions.

in consideration of Ten Dollars, to them do hereby Grant to U.A. Bruce, of California, all that real property situate in

Witness hands this 17th day of October 1913.

Henry Willard  
Lucile Willard

State of California, County of Los Angeles.) ss.

On this 17th day of October 1913, before me, C.M. Ashley, a Notary Public in and for said County, personally appeared Henry Willard and Lucile Willard, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same.

Witness my hand and official seal.

(Notarial Seal)

C.M. Ashley, Notary Public

in and for the County of Los Angeles, State of California,

My commission expires May 28th, 1914.

#154----- A full true and correct copy of original recorded at request of Grantee

Dec. 27, 1915, at 26 min. past 3 P.M.

#389

Copyist #19

C.L. Logan, County Recorder, by

*F. Levy*

Deputy.

(U.S.I.R.S. \$1.50 Canceled )

GRANT DEED

We, Charles Krause and Anna Krause, his wife, and Jessie Carson Drake, formerly Jessie Carson, in consideration of Ten (\$10.00) Dollars, to us in hand paid, the receipt of which is

hereby  
propert

**Grant to Willie A. Bruce, wife of Charles A. Bruce,**

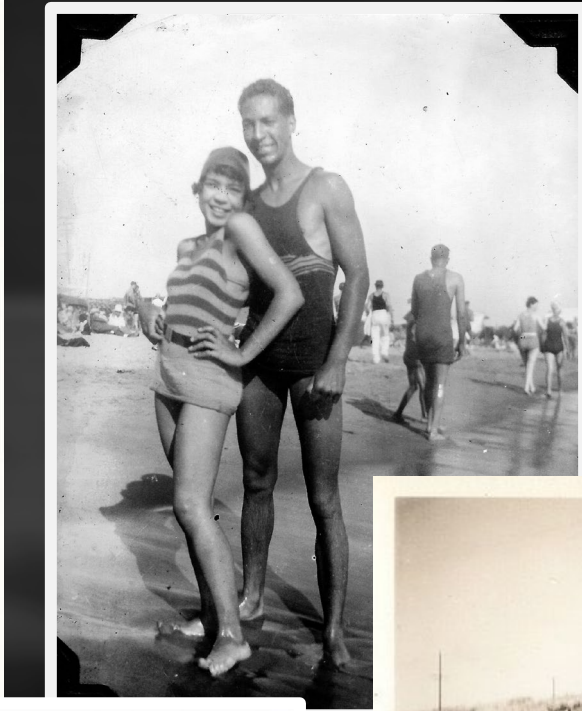
described as follows:

Lot Nine (9) in Block Five (5) of Peck's Manhattan Beach Tract, as per map recorded in Book 7, page 34 of Maps, in the office of the County Recorder of said County.

SUBJECT TO 1st. Taxes for the fiscal year 1920-21 2nd. Conditions, restrictions and reservations of record.

To Have and To Hold to the said grantee her heirs or assigns.  
WITNESS our hand, this 6th day of August, 1920.

formerly Jessie Carson Drake,  
Jessie Carson.  
Charles Krause.  
Anna Krause.





"Confidentially, there is something about that block that is quite a detriment to the neighborhood, and that is that there is a colored family who live the year around on lot 8, which faces the ocean.

"Every so often they have a coon picnic and it is attended by about seventy-five to one-hundred and-fifty coon pullman porters and their friends. You can imagine how much this would depreciate property values in that neighborhood.

"It is the only colored family that lives within the corporate limits of Manhattan. If it wasn't for that fact, I would consider this a bargain at about the assessed valuation."

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# Ku Klux Klan Still Working at Manhattan Beach



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SOURCES:  
Bruce's Beach History Report, manhattanbeach-dot-gov  
Wikimedia.org

# MAP OF PROPERTY INCLUDED IN THE 1924-1929 CONDEMNATION PROCEEDINGS



	BLOCK 5		BLOCK 12	
	NAME	PLOT NUMBER	NAME	PLOT NUMBER
 BLACK-OWNED PROPERTY	B. H. Dyer, R. L. Rice, & H. M. Eichelberger	1, 2, 5, 10, 11, 12, 13, 14	M. B. & A. E. Johnson & E. K. Barnett	1
 STRUCTURES	C. W. Stone	3	B. H. Dyer, R. L. Rice, & H. M. Eichelberger	2, 3, 5, 8, 9, 12
	G. W. Yarrow	4, 6	E. Patterson	4
	L. D. Dosta	7	Maj. G. & E. Prioleau	4
	W. A. Bruce	8, 9	M. R. Sanders	6
			S. I. Ambrose, M. R. Wyser.	7
			(So. Calif. Bond & Finance Corp.)	
			R. C. Rupert	10
			G. W. Yarrow	11
			G. Stuart	13
			L. A. Dreisbach	
			(M. W. Mitchell)	14
			C. M. Monroe	15
			H. A. Eccleston	16

SOURCE: Bruce's Beach History Report, manhattanbeach-dot-gov

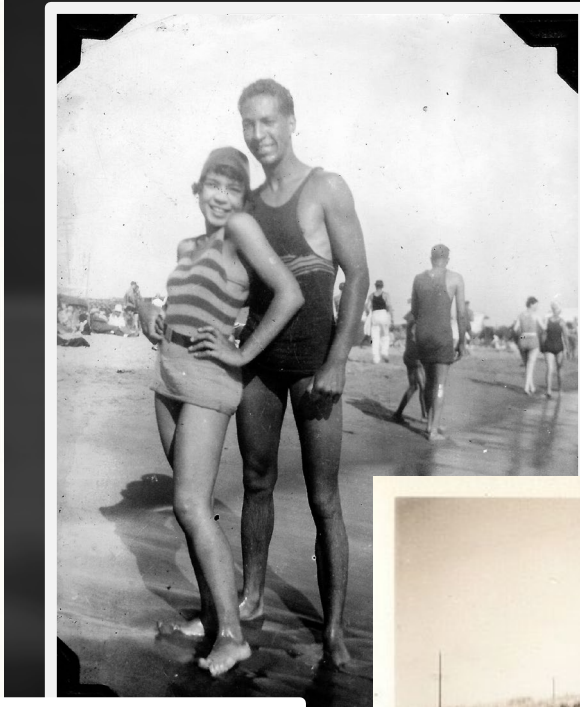
**BRUCE'S BEACH**



**NEW  
BATH HOUSES**

**DRESSING IN  
TEMPORARY  
STRUCTURES  
ON THE  
BEACH**

**COMMERCIAL  
DEVELOPMENT  
ON THE STRAND**



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**BRUCE'S BEACH CLOS-  
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**Monday, May 30**

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**REFRESHMENTS**

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**Lauretta Butler's Orchestra**  
**Wiener Bakes - The Ocean**  
**Fun, Fun, Fun - Everybody**  
**Will be There.**

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**SUBSCRIPTION : : : : 50c**

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MANHATTAN



"At one time we thought the Negro problem was going to stop our progress. They erected a large building at the end of Twenty-seventh street. They had the first floor for dressing rooms for bathing and the entire second floor was a dining room and kitchen. They came here in truck loads with banners flying - 'Bound for Manhattan Beach' - We tried to buy them out, but they would not sell.

"There were several families in the blocks. We had to acquire these two blocks to solve the problem. We voted to condemn these two blocks and make a city park. We had to protect ourselves. Our attorney advised the members of the council never to admit the real purpose in establishing the park, especially during the council meeting...

"I always felt that it was a mean trick to make those people leave their homes, but it was the only way out. Being a member of the board, I had to participate or give up Manhattan Beach. I have always thought that was about the meanest thing I have ever done, but I suppose I had to, and all of us felt the same way about it."

## PIONEER IS DEAD

Charles Bruce, 1046 h East 20t street, pioneer resident of this community died last Sunday after a short illness. Mr. Bruce is survived by his wife, Mrs. Willie Bruce, and his son, Harvey Bruce. Mr. Bruce was one

## BEACH OWNER PASSES

Mrs. Willie Ann Bruce, proprietor of Bruce's beach, passed away after a long illness September 5. Funeral services were held from the First AME church, Eighth and Towne, with Rev. J. B. Isaacs officiating. She is survived by a son, daughter and grandson, all of Los Angeles.

## CARD OF THANKS

We wish to express our sincere thanks and appreciation to our many friends for their many acts of kindness and the beautiful floral offerings during the illness and death of our dear mother and grand mother, Mrs. Willie Ann Bruce. We also thank all of the officers and members of Electa Chapter of the Eastern Star Lodge for their acts of kindness and the very beautiful Star of flowers.

Sleep on, mother dear, there is a reaper whose name is death, you have won the fight and the battle is over. Rest n peace with Jesus.

Signed:

Mr. Harvey Bruce, son,  
Mrs. Mida Bruce, daughter,  
Harry Bruce, Jr., grandson.

# Los Angeles Times

CALIFORNIA

## Manhattan Beach was once home to Black beachgoers, but the city ran them out. Now it faces a reckoning



A century ago, Bruce's Beach in Manhattan Beach was one of the most prominent Black-owned resorts by the sea. (Jay L. Clendenin / Los Angeles Times)

● 5 . 2 5 . 2 ●

## Legal Issues

- State legislation – SB 796
- Genealogy/heir determination
  - Adoption
- Federal taxes
- Ryan lawsuit
- County negotiations
  - Transfer Agreement
  - Lease back
- Entitlement
- Appraisal
- Title insurance





## **Senate Bill No. 796**

### **CHAPTER 435**

**An act to amend Section 5002.6 of the Public Resources Code, relating to state parks, and declaring the urgency thereof, to take effect immediately.**

[Approved by Governor September 30, 2021. Filed with  
Secretary of State September 30, 2021.]

#### **LEGISLATIVE COUNSEL'S DIGEST**

**SB 796, Bradford. State parks: state beaches: County of Los Angeles: Manhattan State Beach: deed restrictions: taxation.**

Existing law requires the Director of Parks and Recreation, upon the adoption of a specified resolution by the Board of Supervisors of the County of Los Angeles, to grant to the County of Los Angeles, in trust for the people



## Friendly Amendments to SB 796

- Constitutionality
- Surplus Land Act
- State Income Taxes
- Transfer Taxes
- Use Restrictions



# Tax Issues



Is the return of the Bruce's Beach property a taxable event to the Bruce family?

- “All income from whatever source derived” (IRC Section 61(a))
- Was there an “accession to wealth” or merely a “return of capital”?
- Other examples: payments of reparations to prisoners of war, Native Americans and Holocaust survivors

Does basis step-up apply to Bruce's Beach in the hands of the Bruce family?

- What if the property had never been taken from the family?
- What is a recipient's tax basis in non-taxable payments of reparation?

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Is there any estate tax associated with the return of Bruce's Beach?



**JOE RYAN'S  
AMERICAN CIVIL WAR**



*JOE RYAN*  
*American Civil War*

II

African Racism

people called “Hottentots” came with them  
y from the coastal plain and into the centra

*The Slavery Blame Game*

**By: Joe Ryan**

How then, in the face of this deep rooted feeling of white supremacy in America, did the African slaves become American citizens? Through the crucible of a horrible war between white men fighting themselves in furious frustration at the presence of Africans amongst them. It was the *nature* of war that liberated the Africans in America and nothing else. And, though liberated by war, yet it took

HOME

Sesquicentennial

CONGRESS SPIES

STATE OF THE  
UNION

SUPREME COURT  
WALL OF SHAME

ORIGINAL  
WORKS

*Procedural History of Jose Padilla's Petition for Writ of Habeas Corpus Through the  
Courts, With Additional Cases*

By JOSEPH RYAN

*President Lincoln's War Fleet*  
*What If New York State Had Seceded*  
*What Happened in April 1861*

## Joseph Ryan's Claims



LA County's transfer of property to the Bruce family pursuant to SB 796 constitutes an unconstitutional gift under Article 16, section 6 of the California Constitution:

“The Legislature shall have no power to . . . make any gift or authorize the making of any gift, of any public money or thing of value to any individual, municipal or other corporation[.]”

The transfer violates the Public Use Clause of the Fifth Amendment and the Equal Protection Clause of the Fourteenth Amendment of the US Constitution

## Bruces' Claims



Returning Bruce's Beach to the Bruce Family serves the public's interest in eliminating structural racism and bias in all of its forms, and therefore, it is not an unconstitutional gift.

The Legislature is entitled to deference as to what constitutes a public purpose

**RYAN v. LOS ANGELES COUNTY BOARD OF SUPERVISORS**

Case Number: 21STCV38353

Hearing Date: April 8, 2022

**FILED**  
Superior Court of California  
County of Los Angeles

**APR 14 2022**

Sherri R. Carter, Executive Officer/Clerk of Court

By: F. Becerra, Jr., Deputy

**ORDER DENYING PETITION FOR WRIT OF MANDATE**

Petitioner, Joseph J. Ryan, requests the court issue a writ of mandate precluding Respondent, the Los Angeles County Board of Supervisors (Board), from transferring Peck's Manhattan Beach Tract Block 5, Lots 8 and 9 (Bruce's Beach), to the legal heirs of Charles and Willa Bruce, Intervenor Derrick V. Bruce and Marcus Bruce.

The petition is opposed by both the Board and Intervenor.

The petition is DENIED.

Consistent with the parties' representations concerning matters to be judicially noticed at the trial setting conference, Petitioner's request for judicial notice (RJN) is granted as to: Exhibit H (text Senate Bill 796), Part One in its entirety (entire condemnation court file), Part II Exhibit P, Part II Exhibit I, Part II Exhibit K, Part II Exhibit Q, and Part I Exhibits G through S.<sup>1</sup>

The Board's RJN of Exhibits 1 through 11 is granted (both Parts 1 and 2).

The Board's objection to Petitioner's reply papers is overruled.

**STATEMENT OF THE CASE**

In February 1912, Willa Bruce bought a beach front lot—lot 8 in Block 5 of Peck's Manhattan Beach tract—from Henry Willard in the area that became the City of Manhattan Beach (City).<sup>2</sup> (Estrada 2/7/22 Decl., ¶¶ 2-3, Exs. 1-2.) On the property, Ms. Bruce and her husband, Charles Bruce, opened and operated a beach resort business catering to Black residents of Los Angeles. (Estrada 2/7/22 Decl., ¶ 4, Ex 3.) In 1916, the Bruces constructed a building on the property that included 30 dressing rooms for bathers, a kitchen and dining room, a parlor for listening to music and dancing, and rooms for let. (Estrada 2/7/22 Decl., ¶¶ 5-8, Exs. 4-7.)

In November 1923, a petition was presented to the Manhattan Beach Board of Trustees asking it to form a park district. The petition sought to condemn the block that included the Bruces'

<sup>1</sup> Petitioner represented the documents he wished to have judicially notice for purpose of the trial on his petition where those referenced in his Opening Brief.

<sup>2</sup> There is no factual dispute sometime later Ms. Bruce purchased lot 9 in the same block and tract. (See Pet.'s RJN, Part II, Ex. I.)

04/15/2022

"...where the appropriation of public funds and/or property is to address and/or remedy racial discrimination committed by the government, it serves a public purpose.

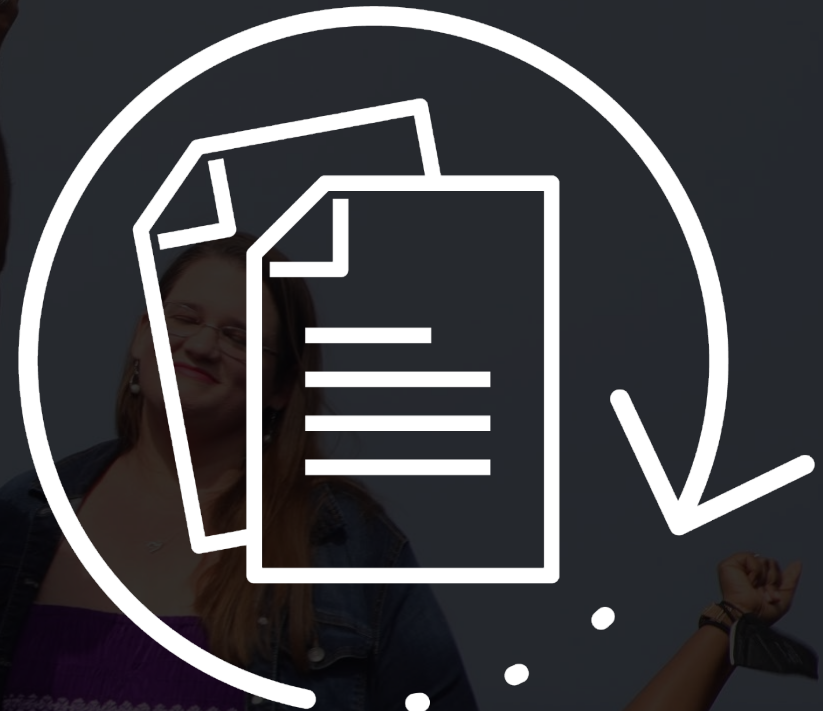


“Righting a government wrong  
perpetrated in breach of our  
core and fundamental  
constitutional principles  
works to strengthen governmental  
integrity, represents  
accountability in government  
and works to eliminate  
structural racism and bias.

MONDAY, M  
MANHATTAN

“The government’s act  
of rectifying a prior  
egregious wrong based  
on racism fosters trust  
and respect in government.”

- LA County returns property to Bruce family
- Bruces lease the land back to the County
- Bruces can require the County to buy the property for \$20M
- CA tax issues resolved
- Federal tax issues pending





STORY OF



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## DISCLAIMER

**RECOVERING**

**BRUCE'S BEACH**



**SIDLEY**



## CONTACT INFORMATION

PHONE: (213) 896-6022

EMAIL: [GFATHEREE@SIDLEY.COM](mailto:GFATHEREE@SIDLEY.COM)

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