

**SURVEY OF HISTORIC PROPERTIES WITHIN  
DOWNTOWN LONG BEACH**

**FINAL REPORT**

**PREPARED FOR**

City of Long Beach  
Department of Development Services  
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## EXECUTIVE SUMMARY

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ICF Jones & Stokes was retained in May 2009 by the City of Long Beach to conduct a reconnaissance-level survey of historic properties located within the Downtown Long Beach Planned Development District constructed through 1964 (inclusive). The purpose of the survey was to assist the City in the preparation of an Environmental Impact Report (EIR) for the downtown community plan.

Under the City's guidelines, properties that were 45 years or older as well as previously identified historic resources were surveyed. A key element of the process was assessing these properties for eligibility for listing on the National Register, California Register, and as local landmarks. A historical context statement for the survey area was prepared for use in identifying and evaluating properties as well as standardizing individual property assessments by property type. Within the survey area, ICF Jones & Stokes' historians assessed not only individual properties but also groups of properties that may qualify as historic districts.

ICF Jones & Stokes' customized Access database was used to record all historic resources including digital photography. Further, all potential historic properties were documented on DPR 523A and DPR 523B forms that included property-specific research (building permits, city directories, and other sources).

Prior to the current survey, 73 properties had been previously identified as historic resources within the survey area (Status codes 5 and above).<sup>1</sup> During the current survey process 102 properties were newly identified as historic resources (i.e. potentially eligible for the National Register, California Register, or as Long Beach Landmarks or Landmark District contributors). As a result, there are 175 historic resources currently identified within the survey area.<sup>2</sup>

Fifty properties are designated Long Beach Landmarks.<sup>3</sup> In addition, 91 properties appear eligible for designation solely as local Landmarks, six appear eligible for listing in the California Register and as local Landmarks, and four properties appear eligible for National Register listing and as local Landmarks. There is one previously designated Landmark and one previously designated historic district within the survey area (Drake/Wilmore City).

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<sup>1</sup> This includes 50 designated local Landmarks and 23 properties included in the OHP's HRI status code list (with no double counting).

<sup>2</sup> Not including contributors to the previously identified Drake/Wilmore City historic district.

<sup>3</sup> Note that while there are sometimes multiple addresses on a single parcel, only a unique parcel with its one official address as determined by the Tax Assessor is tallied for the purposes of the survey. Also, the total does not include former Landmarks that have since been demolished.



## I. OBJECTIVES

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In May 2009, the City of Long Beach Department of Development Service contracted with ICF Jones & Stokes to prepare a survey of historic properties within Downtown Long Beach. The project involved the completion of a reconnaissance-level survey of historic resources located within the Downtown Long Beach Planned Development District (the survey area). The purpose of the survey was to assist the City in the preparation of an Environmental Impact Report (EIR) for the downtown community plan concentrating on properties erected through 1964. Survey results were to be recorded on the appropriate State Historic Resources Inventory Forms (DPR forms). The project scope included a Historic Context Report consisting of a summary of the broad history of the City followed by more in-depth research into the development history of the survey area. In addition, a customized Access database was created by ICF Jones & Stokes to record all historic resources including digital photography.

Prior to the current survey, an initial *Long Beach Cultural Heritage Survey Phase I* was prepared for the Office of Cultural Heritage, Department of Planning and Building in 1980. Eight years later, an *Expanded Downtown Long Beach Historic Survey* was completed in July 1988 by Johnson Heumann Research Associates. The purpose of the 1988 survey was to “fill in the gaps left by a volunteer-assisted survey conducted in a much larger area in 1980.”<sup>4</sup>

Specifically, the tasks to be completed included, but were not limited to, inventories of potential architectural and historical resources on Pine Avenue and Broadway, two streets substantially omitted from the original study, the performance of a comprehensive preliminary survey in the target area, and the evaluation of all properties identified by the preliminary survey. The study area was defined by the City as bounded by Ocean Avenue [Boulevard], Magnolia Avenue, Seventh Street and Atlantic Avenue.<sup>5</sup>

As part of the 1988 survey, 262 DPR forms were prepared for sites evaluated as eligible for local landmark designation and their status codes listed in the Office of Historic Preservation’s (OHP) Historic Property Data File. These documents were reviewed and their associated property status codes merged into the current database. In addition, properties within the survey area that were previously assessed for historic significance as part of the environmental review process (CEQA or Section 106) or for their eligibility as potential landmarks (federal, state or local) were added to the database but not reassessed based upon the scope of work.

Another objective of the current downtown survey was the documentation of newly identified historic districts. However, the only potentially viable district located in the survey area – Zona Court – lacked a minimum number of contributing properties exhibiting sufficient integrity to qualify as a district.

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<sup>4</sup> “Expanded Downtown Long Beach Historic Survey Final Report,” by Johnson Heumann Research Associates for the City of Long Beach. July, 1988. Page 1.

<sup>5</sup> Ibid.

Peter Moruzzi, Architectural Historian III, served as project manager and chief investigator for the survey effort, assisted by Meghan Potter, Architectural Historian II; Andrew Bursan, Architectural Historian II; Katy Lain, Architectural Historian II; Christopher Hetzel, Architectural Historian IV; and Namratta Belliappa, GIS coordinator. Overseeing the entire project was Richard Starzak, principal and Senior Architectural Historian at ICF Jones & Stokes.

## II. AREA SURVEYED

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The survey area is situated within the official boundary of the Downtown Long Beach Planned Development District as defined by the City. This area is roughly bounded by Ocean Boulevard on the south, Bonito Avenue and Cerritos Avenue on the east, and the 710 freeway on the west. However, the north boundary is highly irregular with 7<sup>th</sup> Street west of Cedar Avenue delineating one boundary, and 10<sup>th</sup> Street east of Cedar (except for eight blocks between East 7<sup>th</sup> Street, Pine Avenue, Elm Avenue, and East 10<sup>th</sup> Street) delineating the other.

### *A. Comment on Address and APN Discrepancies*

A single parcel may contain several residences with different addresses located at one official address and APN. For example, there are two buildings (326 and 330 Daisy Avenue) located on a single parcel with an official address of 326 Daisy Avenue. For the purposes of the current survey, only one entry—326 Daisy Avenue with its single APN—was included in the database.

Conversely, a parcel may contain multiple APNs but a single official address. This is common to condominium properties that have multiple APNs but one address. An example is 250 Linden Avenue that consists of a single parcel with 39 units (APNs). For the purposes of the current survey, only the initial (i.e. lowest) APN with one unique address as identified by the Los Angeles County Tax Assessor is included in the database.

In addition, dwellings located on corners may display street numbers that are not consistent with Tax Assessor addresses. In documenting these discrepancies, the DPR form for the official address notes any other addresses commonly associated with the property.

### **III. RESEARCH DESIGN AND METHODOLOGY**

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The survey was conducted according to established professional standards and practices, as prescribed in *National Register Bulletin 24—Guidelines for Local Surveys: A Basis for Preservation Planning* and the *Secretary of the Interior’s Standard and Guidelines for Identification* (48 FR 44720-23) and “Recording Historical Resources,” prepared by the State Office of Historic Preservation dated March 1995.

ICF Jones & Stokes completed a survey of historic properties within Downtown Long Beach using the latest in survey techniques and technology. The survey methodology involved three principle elements: 1) Preparation of a historic context report that summarizes the history and development of Long Beach with a focus on the area within the Downtown Long Beach Planned Development District; 2) Conducting a reconnaissance-level field survey of the study area for the purpose of identifying properties that may qualify as potential historic resources (either individually or as contributors to potential historic districts); 3) Documenting identified historic properties on State Inventory Forms (DPR forms). A final report was then prepared encompassing the entire project.

The completed historic context is presented in this report in Section IV below, and the results of the field survey are provided in Section V. The various criteria for identifying historical resources under applicable local, state, and federal programs are outlined in Section VI. Criteria for identifying historic resources for the purposes of the California Environmental Quality Act (CEQA) are set forth in Section 15064.5(a) of the CEQA Guidelines.

#### ***A. Research Methods***

ICF Jones & Stokes conducted archival research and consulted secondary sources in updating and expanding the existing historic context report for Long Beach. Primary sources were researched to supplement this information where necessary and to account for gaps in the documentation, particularly of the Downtown Long Beach Planned Development District (the survey area). These primary sources include original building permits, city directories, tract maps, Sanborn maps, historic photos and postcards, and, in some cases, archival tax assessor records. Secondary sources include the recently completed citywide historic context report for the City of Long Beach (Sapphos Engineering, 2009), Louise Ivers’ “Long Beach: A History Through Architecture,” Cara Mullio’s “Long Beach Architecture: The Unexpected Metropolis,” Walter H. Case histories, W.W. Robinson’s “Long Beach Calendar of Events in the Making of a City,” historic articles from the *Los Angeles Times* and *Long Beach Press Telegram*, landmark nominations for individual properties, and historic assessments prepared for CEQA or Section 106 purposes.

#### ***B. Field Methods***

ICF Jones & Stokes conducted a reconnaissance-level field survey of approximately 340 properties within the survey area that had been pre-identified by the City as being potential

historic resources.<sup>6</sup> This effort involved photographing, recording data for, and evaluating those properties for individual eligibility or as contributors to potential historic districts under local, state and national designation criteria. Using GIS data provided by the City of Long Beach, including parcel boundaries and tax assessor information for each property, ICF Jones & Stokes' staff created a parcel-by-parcel GIS baseline for the survey area that was then linked to a proprietary survey database. The survey database was designed to directly relate to the City's GIS, and the combined systems were employed in the field to record information about each individual property. Aerial photograph and parcel boundary overlays, estimated tax assessor construction dates, and location information, such as street address and the Assessor's Parcel Number (APN), aided this effort and helped ensure the accuracy of the data collected.

Site-specific information was collected on a parcel-by-parcel basis for each building or structure pre-identified by the City. Estimated dates of construction were established using the tax assessor data provided by the City and by visual inspection. Where a single structure spanned multiple parcels, the structure was recorded and evaluated as a single resource. Secondary structures, such as sheds and garages, were not recorded as separate resources.

ICF Jones & Stokes evaluated the historical significance of all resources within the survey area. The evaluations of historical significance were made using the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the criteria for local landmarks and historic districts in the Long Beach Municipal Code (Chapter 2.63). Evaluations were recorded using the "California Historical Resource Status Codes," established by the California Office of Historic Preservation and last revised December 8, 2003 (see Appendix A for the codes and their definitions).

Information recorded for each identified resource included one or more photographs of the property taken from the public right of way; the original and current use of the resource; the architectural style(s) of the resource, if identifiable; the identification of non-original additions and alterations; and an assessment of the physical integrity of each resource based on existing local, state, and national criteria.

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<sup>6</sup> Ultimately, 343 properties were assessed, three more than the 340 properties pre-identified at the start of the survey.

## IV. CONTEXT STATEMENT

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The National Park Service guidelines, as specified in National Register Bulletin 16, define a historic context as a body of information about historic properties organized by theme, place, and time. This information is linked with tangible built resources through the concept of a property type, or a grouping of individual properties based on shared physical or associative characteristics. The purpose of a context statement is to provide decision makers and the community with a framework for the identification of historical resources and the determination of their relative significance.

An historic context statement analyzes the historical development of a community or geographic area, including the establishment of historical trends, building types, use patterns, transportation issues, and other infrastructure over time. Using the recently updated citywide historic context statement as a starting point, ICF Jones & Stokes supplemented that material with specific research into the neighborhoods and commercial districts located within the survey area.

In order to avoid duplication of effort, City of Long Beach Planning staff requested that ICF Jones & Stokes extract or adapt all pertinent material from the City of Long Beach Citywide Historic Context Statement (Sapphos Environmental, Inc., July 10, 2009) into the following historic context statement. ICF Jones & Stokes then supplemented the historic context of the Survey Area through various sources (Sanborn maps, tract maps, building permits, city directories, local histories, archival newspaper articles, U.S. Census Bureau, and previous surveys) as well as information gleaned from the reconnaissance survey itself.

### *Introduction*

Downtown Long Beach has been the heart and soul of the City since its inception in the late 19<sup>th</sup> century, and evidence of virtually all of the major historical trends that occurred in Long Beach are reflected in its built environment. These include the early settlement period, incorporation, its time as a beach resort, the vast influx of Midwesterners and oil workers in the 1920s, the Great Depression, the Long Beach Earthquake, navy presence, and the rise of the port. Its buildings also document the decline of Downtown Long Beach as a resort destination and as the City's retail center, the aging of its housing stock, and the rapidly evolving ethnographic changes that continue to this day. In sum, Downtown Long Beach is the repository of much of the City's history.

### *Survey Area*

The Survey Area is situated within the official boundary of the Downtown Long Beach Planned Development District as defined by the City. This area is roughly bounded by Ocean Boulevard on the south, Bonito Avenue and Cerritos Avenue on the east, and the 710 freeway on the west. However, the north boundary is highly irregular with 7<sup>th</sup> Street west of Cedar Avenue delineating one boundary, and 10<sup>th</sup> Street east of Cedar (except for eight blocks between East 7<sup>th</sup> Street, Pine Avenue, Elm Avenue, and East 10<sup>th</sup> Street) delineating the other.

## *Historic Background*

### Selected Chronology

#### Early Settlement and Incorporation, 1866-1901

- 1866 Llewellyn Bixby and Thomas Flint purchase Rancho Los Cerritos from John Temple:  
Jotham Bixby purchases half interest in 1869 and part of Rancho Los Alamitos and  
Rancho Palos Verdes
- 1875 Jotham Bixby begins to sell lots along the Los Angeles River –“Cerritos Colony”
- 1881 Willmore City founded
- 1884 Long Beach Land and Water Company founded
- 1886 Jotham Bixby lays out Alamitos Beach town site east of downtown (now Belmont  
Heights, Belmont Shore, and Naples)
- 1887 City of Long Beach sold to the Long Beach Development Company
- 1888 City of Long Beach incorporated

#### Early 20<sup>th</sup> Century Development and Expansion, 1902-1920

- 1902 Pacific Electric Railway arrives/Colonel Charles Drake’s Salt Water plunge
- 1911 Port of Long Beach opened
- 1910s City Beautiful Movement
- 1914 The Pike (boardwalk)
- 1919 US Navy designates Long Beach as the headquarters for its new Pacific Fleet

#### City Development and Growth, 1921- 1945

- 1921 Oil discovered in Signal Hill
- 1921 Virginia Country Club moves adjacent to Rancho Los Cerritos
- 1920s Building boom; Long Beach Architectural Club founded
- 1924 Long Beach Airport
- 1929 Great Depression begins
- 1933 Long Beach Earthquake
- 1941 Breakwater intended to secure naval headquarters western base destroys surf, sand, beach  
and tourism
- 1944 Douglas Aircraft employs 87 percent “Rosie the Riveters”

#### Postwar and Modern Development, 1946-1965

- 1947 Long Beach Freeway constructed
- 1949 Cal State Long Beach founded
- 1950s Los Altos (east Long Beach) becomes bedroom community
- 1945-1960s Bixby Knolls (north Long Beach) is subdivided and developed
- 1950s Subsidence at the Harbor
- 1960s Redevelopment Plan in West Long Beach

## Mature City, 1965-Present

- 1967 Queen Mary
- 1968 Pike's Cyclone rollercoaster closed; Long Beach Convention Center built over site of original oceanfront amusements
- 1975 Long Beach Redevelopment Agency established; demographic diversity increases
- 1978 Cultural Heritage Committee formed
- 1980 Loss of numerous historic buildings downtown
- 1990s Major redevelopment projects
- 2007 Portion of Anaheim Street corridor officially designated "Cambodia Town"
- 2008 City of Long Beach spans 50 square miles and is home to 461,565 people – 5<sup>th</sup> most populous city in California

## **Development of Downtown Long Beach & Key Influences**

### *Rancho Los Cerritos*

In 1784, three years after the Pueblo of Los Angeles was founded, the Spanish governor, Pedro Fages, granted 300,000 acres of land in Southern California to soldier Manuel Nieto as compensation for his loyalty and service. Nieto built an adobe near present-day Anaheim Road and raised sheep, horses, and cattle.<sup>7</sup> After Nieto's death, his children inherited the estate, dividing the land into five ranchos, including Rancho Los Alamitos and Rancho Los Cerritos, now the site of present-day downtown Long Beach.<sup>8</sup> According to architectural historian Louise H. Ivers, the two oldest buildings in Long Beach, while heavily altered, are the "adobe houses they built on these ranchos."<sup>9</sup>

Nieto's daughter, Manuela de Cota, renewed her title to the Rancho Los Cerritos with a grant from the Mexican Government in 1834, and in 1840 transferred ownership upon the marriage of her daughter to John "Don Juan" Temple, a Yankee from Massachusetts who possessed Mexican citizenship. Temple raised sheep and cattle on the rancho and earned considerable income from the sale of hides. After Temple's retirement in 1866 the estate's administrator sold the Rancho Los Cerritos to the Flint Brothers and their cousin Lewellyn Bixby for \$20,000.<sup>10</sup>

Lewellyn Bixby's brother Jotham Bixby began his career managing the Rancho Los Cerritos. In 1869, Jotham Bixby purchased a half-interest in the rancho and formed his own company. In 1878, Jotham Bixby leased Rancho Los Alamitos, moving his family into the then-deteriorated adobe. Only three years later, Rancho Los Alamitos was sold to a partnership comprised of banker I.W. Hellman and various Flints and Bixbys. With both the Rancho Los Alamitos and Rancho Los Cerritos under the control of the Bixby family, over time land from both ranchos was sold off.<sup>11</sup> By 1884, the town of Long Beach occupied the southwest corner of the Rancho Los Cerritos.

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<sup>7</sup> Sapphos Environmental, Inc., "City of Long Beach, Historic Context Statement," July 10, 2009, page 32.

<sup>8</sup> Johnson Heumann Research Associates, "Expanded Downtown Long Beach Historical Survey Final Report," (1988), page 8.

<sup>9</sup> Louise H. Ivers, *Long Beach: A History Through Its Architecture* (Long Beach: Historical Society of Long Beach, 2009), page 1.

<sup>10</sup> Sapphos Environmental, Inc., "City of Long Beach, Historic Context Statement," July 10, 2009, page 33.

<sup>11</sup> Ibid. page 34.

In 1875, the Bixbys ventured into land development when Jotham Bixby subdivided an area of the rancho along the Los Angeles River in an attempt to establish a colony. The Cerritos Colony consisted of farms and homes and the first school house in Long Beach.<sup>12</sup> After the Cerritos Colony failed, the Bixbys engaged in business arrangements with W.E. Willmore, an English employee of the California Immigration Union, an organization “founded ‘for the purpose of taking charge of large estates, subdividing them into small farms, and disposing of them to settlers.’”<sup>13</sup> Willmore hoped to establish a colony similar to those in Riverside and Pasadena on Bixby land. For an entire year, he advertised the “American Colony...4,000 acres with a 350-acre townsite known as ‘Willmore City’ [that was] 8 blocks wide and 10 blocks deep from the shoreline.” However, few parcels were purchased, and, subsequently, the Bixbys hired Judge Widney of Los Angeles to promote the venture and Captain C. T. Healy to plan the townsite, known as Willmore City.

Healy’s 1882 plan was bounded by Magnolia Avenue on the west, California Avenue on the east, Tenth Street on the north, and the ocean on the south, much of which is located within the Survey Area. A thoroughfare was created along the bluffs, called Ocean Park Avenue (now Ocean Boulevard); American Avenue (now Long Beach Boulevard) divided the townsite; and “lots were 25 feet wide and as much as 250 feet deep, permitting a 100-foot landscaped setback,” according to historians Leslie Heumann and Christy Johnson McAvoy.<sup>14</sup>

#### *The Birth of a Seaside Resort*

A few cottages were constructed and lots sold in Willmore City but by 1884, Willmore had left the project and the townsite and American Colony Lands were sold to a San Francisco syndicate. The group formed the Long Beach Land and Water Company, which intended to create a seaside resort (generally within the boundaries of the Survey Area). Four years later, in 1888, the City of Long Beach was incorporated. Railroad fare was brought new residents to Long Beach from the East and Midwest, many with religious affiliations and beliefs that included the prohibition of alcohol. Despite the collapse of the real estate boom in 1889, development in the city continued to spread north to Fifth Street and east to Linden Avenue.<sup>15</sup>

#### *Rancho Los Alamitos*

Some parcels along the far eastern periphery of the Survey Area, east of Alamitos Avenue, are located within the historic boundaries of the Rancho Los Alamitos. In 1886, John Bixby platted the Alamitos Beach Townsite in an area that now includes Belmont Heights, Belmont Shore, and Naples. An early tract map details the “resubdivision of portions of the Alamitos Tract and Alamitos Beach Townsite” in 1891.<sup>16</sup> Frank E. Strong’s Tract No. 4, another subdivision of the Alamitos Tract, was recorded January 16, 1907.<sup>17</sup> Women became developers, as evidenced by “Frazier’s Subdivision of a part of Lots 5 and 6” of the Alamitos Tract and Townsite, as recorded by Betsey W. Frazier in 1901.<sup>18</sup> Mary Foster was another early female developer in the city whose apartment building located at 405 West 3<sup>rd</sup> Street is within the Survey Area.

<sup>12</sup> Ibid.

<sup>13</sup> Johnson Heumann Research Associates, “Expanded Downtown Long Beach Historical Survey Final Report,” (1988), page 9.

<sup>14</sup> Ibid, page 10.

<sup>15</sup> Sapphos Environmental, Inc., “City of Long Beach, Historic Context Statement,” July 10, 2009, pages 36 and 37.

<sup>16</sup> “Map of the Resubdivision of Portions of the Alamitos Tract and Alamitos Beach Townsite,” tract map available at <http://dpwgis.co.la.ca.us/website/surveyrecord/main.cfm>, accessed June 16, 2009.

<sup>17</sup> William W. Clary, *History of the Law Firm of O’Melveny & Myers: 1885-1965* (Los Angeles: Privately Printed), page 222.

<sup>18</sup> “Frazier’s Subdivision...”: <http://dpwgis.co.la.ca.us/website/surveyrecord/main.cfm>.

### *The Pacific Electric in Long Beach*

When Henry Huntington's Pacific Electric (PE) American Avenue Line to Long Beach debuted on July 4, 1902, an important link was established to bring tourists to the city from Los Angeles. The City of Long Beach was a "unique city to Old PE, for it was one of the few communities wherein no electric railway lines had existed prior to PE's coming to town. PE, therefore, built Long Beach's entire local railway system, based on the brick car house at Fifth & American, later succeeded by Fairbanks Yard."<sup>19</sup> Eventually, the City's PE system would include 17 lines totaling 30 miles of track, with popular lines running down Pine Avenue and American Avenue towards the Ocean in Downtown Long Beach.<sup>20</sup>

The Pacific Electric network spurred a pattern of "streetcar suburbanization." As historian Kenneth Jackson has defined it: "First, streetcar lines were built out to existing villages ... Second, the tracks actually created residential neighborhoods where none had existed before... Theoretically, as more areas had access to the city, more people would have a valid reason to ride the cars."<sup>21</sup> Real-estate development during this period was facilitated by "real estate specialists"—subdividers, who were "more active in the city building process than anyone else." Jackson writes, "Each city and most suburbs were created from many small real-estate developments that reflected changing market conditions and local peculiarities. And even when the area was developed by large operators, ultimately the land filtered down to the private buyer."<sup>22</sup>

Long Beach experienced even more growth after the Southern Pacific's (SP's) new line cut a swath through the northwest portion of the Survey Area from 7<sup>th</sup> through Maine to Broadway. Soon after, the extension of the San Pedro, Los Angeles, and Salt Lake Railroad (SPLA&SL) to Ocean Boulevard – utilizing Alamitos Avenue as a right-of-way – further acted as an engine of growth.<sup>23</sup> Between 1900 and 1910, the city's commercial district of one-and two-story business blocks developed primarily along Pine Avenue. In residential neighborhoods, wood-frame, single family dwellings and modest bungalows were constructed in popular period styles, including Craftsman and American Foursquare.<sup>24</sup>

### *The Built Environment of Downtown Long Beach in 1914*

Sanborn maps completed in 1914 detail the built environment of the Survey Area: a proliferation of single-family dwellings in the northeast corner with some parcels remaining undeveloped; an industrial corridor along Alamitos Avenue adjacent to the SPLA&SL right-of-way, with industrial warehouses, lumber yards, and cold storage in proximity. The Pacific Electric Barn is located between American and Elm avenues, 5<sup>th</sup> and 6<sup>th</sup> streets. Small dwellings and flats are located near Alamitos Avenue and south of Broadway to Ocean Avenue. Single

<sup>19</sup> "Pacific Electric Long Beach Local Lines," available on EHRA website, located at <http://www.erha.org/peslbll.htm>. Accessed 6/16/2009.

<sup>20</sup> Jones & Stokes, "315 & 625 Pine Avenue Historic Resources Survey Report," prepared for the City of Long Beach Community Redevelopment Department, June 2006, page 9.

<sup>21</sup> Kenneth Jackson, *Crabgrass Frontier* (Oxford: Oxford University Press, 1984), 135. The term, "streetcar suburb," was coined by Sam Bass Warner in *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900* (Cambridge: Harvard University Press), 1962, reprinted 1978. Jackson writes, "The best evidence on the relationship between mass transit and urban growth comes from the work of Sam Bass Warner," (*Crabgrass Frontier*, 119).

<sup>22</sup> Jackson, *Crabgrass Frontier*, page 135.

<sup>23</sup> Sanborn Fire Insurance Maps, 1914.

<sup>24</sup> Johnson Heumann Research Associates, "Expanded Downtown Long Beach Historical Survey Final Report," (1988)

family residences and a few duplexes and bungalow courts mark the residential neighborhood on the northwest; while Broadway to Ocean Avenue, west of American Avenue, is characterized by stores, lodgings, dwellings, the Mercantile Company Department Store, and Pacific Park with a Carnegie Library (erected in 1909). City Hall is located between Broadway & 3<sup>rd</sup> Street and a nearby Elks Lodge and IWUOF Temple are situated amongst a proliferation of stores along 3<sup>rd</sup>. Pine Avenue has become a thriving commercial district. Hotels such as the Hotel Del Mar are visible at American Avenue and Broadway.

### *Long Beach in the 1920s*

In 1921 the discovery of oil in Signal Hill, northeast of the Survey Area, transformed Long Beach's economic stature, doubled the population, and "created millionaires out of ordinary citizens and investors...the effects [of which] were felt throughout the City, particularly downtown and along the shoreline."<sup>25</sup> Uptown Sinclair famously captured the greed of the era in his novel, *Oil!* Downtown boosters promoted a sophisticated new city skyline, characterized by skyscrapers and grand hotels along the waterfront, among them the stately Villa Riviera (1928). A professional organization of architects, the Long Beach Architectural Club, gained influence as advocates for sensible planning amidst the pressures for new housing during the construction boom.

The 1920s also saw an increased naval presence in the City, increasing the demand for housing, which ranged from elite hotels and apartment buildings for naval officers to modest dwellings and multi-family residential housing for enlisted men.<sup>26</sup> On streets such as the 200 block of Atlantic Avenue, the 500 block of East 3<sup>rd</sup> Street, and the 600 block of East 5<sup>th</sup> Street, single-family residences were torn down and replaced by multi-family dwellings. This was a noticeable trend in the Survey Area during the 1920s. The styles chosen for these new multi-family residences, particularly fourplexes, were the Vernacular Prairie Style, or, for apartment/bungalow courts, the Spanish Colonial/Mission Revival style.<sup>27</sup> Period-revival style clubhouses, businesses, and theaters also characterized the era during which Long Beach became economically powerful with a substantial population and an elegant downtown core.<sup>28</sup>

### *The Development of Long Beach Harbor & Flood Control*

Development of Long Beach Harbor first commenced in 1906, when the Los Angeles Dock and Terminal Company improved 800 acres of marshlands previously owned by the Long Beach Development Company, included dredging, construction of a turning basin, and three channels. The Port of Long Beach opened in 1911, with a new 500-foot long municipal wharf.<sup>29</sup> In 1914 serious flooding in Southern California destroyed bridges, highways, railroad lines, and private property. The Bixbys, whose lands were located on either side of the Los Angeles River above Los Angeles and Long Beach Harbors, were sued by irate landowners, after runoff from Bixby embankments ruined their property. A flood control district was created by act of legislature on June 12, 1915, and bonds were approved and, subsequently, a flood control and water conservation program was established.<sup>30</sup> As a result of the serious flooding, the Los Angeles Dock and Terminal Company went out of business, and the new harbor reverted to the City of

<sup>25</sup> Sapphos Environmental, Inc., "City of Long Beach, Historic Context Statement," July 10, 2009, page 45.

<sup>26</sup> *Ibid.*, page 46.

<sup>27</sup> Sanborn Fire Insurance Maps, 1914.

<sup>28</sup> Johnson Heumann Research Associates, "Expanded Downtown Long Beach Historical Survey Final Report," (1988), page 16.

<sup>29</sup> Sapphos Environmental, Inc., "City of Long Beach, Historic Context Statement," July 10, 2009, page 41.

<sup>30</sup> Clary, *History of the Law Firm of O'Melveny & Myers*, pages 185-186, 201.

Long Beach.<sup>31</sup> Long Beach Harbor was designated the headquarters of the Pacific Fleet in 1919, and in 1924 the US Government in conjunction with the City proposed a plan for the Port of Long Beach.<sup>32</sup> Harbor construction provided jobs, which “swelled the population to 135,000 by 1925,”<sup>33</sup> and more than “50 naval ships and 8,500 officers and enlisted men” were established in Long Beach by 1932.<sup>34</sup>

### *The Earthquake of 1933*

In the midst of the economic devastation of the Great Depression – stock market losses, oil demand collapse, real estate values plummeting and a decline in tourism – Long Beach suffered a 6.2 magnitude earthquake causing unprecedented damage to the city’s built environment. The architectural character of downtown Long Beach permanently changed as damaged unreinforced masonry buildings were torn down and other buildings rehabilitated with Art Deco and Streamline Moderne facades. These styles were chosen primarily for their association with high-style modernity and Downtown Long Beach became home to a number of exceptionally good examples. “The physical character of the city,” write Leslie Heumann and Christy Johnson, “underwent a dramatic change... structures were rehabilitated and given facelifts in the Art Deco style, adding a ‘schizophrenic’ image to much of the building stock. Turn-of-the-century building blocks suddenly had modern fronts, a feature which remains visible today [1988].”<sup>35</sup>

### *Roosevelt Naval Base, Douglas Aircraft, and Rosie the Riveters: Long Beach 1936 to 1945*

Discovery of oil in Wilmington Oil Field in 1936 contributed to the renewed economic growth of Long Beach in a period marked by the establishment of the Roosevelt Naval Base in 1941 and the Douglas Aircraft Company’s production plant, which contributed to more than half of Douglas’ contracts during World War II. Women aircraft workers – “Rosie the Riveters” -- made up 54 percent of Douglas Aircraft employees, and Douglas accommodated their conflicting demands by “opening in-plant banking and shopping services to reduce turnover by women overwhelmed by the new and sudden burden of juggling work and domestic responsibilities.”<sup>36</sup>

### *The Built Environment of Downtown Long Beach in 1949*

Sanborn maps updated in 1949 show that much has changed in the city in the intervening 35 years since the 1914 Sanborn maps were produced. In general, previously vacant parcels have since been improved, particularly in the northeast corner of the survey area, and many single-family dwellings replaced with apartment buildings and bungalow courts. The PE Barn has become part of a Sears and Roebuck’s property that stretches to the opposite street. Franklin Junior High has been constructed east of Cerritos Avenue on the former site of single-family residences. Large apartment houses now stand on former industrial land at 1<sup>st</sup> Street & Alamitos Avenue. West of Alamitos Avenue, considerably larger apartments have been constructed, especially along Ocean Avenue to Elm Avenue. From Broadway to Ocean Avenue one finds a proliferation of stores, movie houses, dance halls, hotels, lodging houses, and garages. Pacific Park has become Lincoln Park. Pine Avenue’s commercial growth is visible. The Mercantile Department Store has become Buffum’s. A PE depot is located at Ocean and Pine. The Hotel

<sup>31</sup> Sapphos Environmental, Inc., “City of Long Beach, Historic Context Statement,” July 10, 2009, page 41.

<sup>32</sup> Johnson Heumann Research Associates, “Expanded Downtown Long Beach Historical Survey Final Report,” (1988), page 14.

<sup>33</sup> Ibid.

<sup>34</sup> Cara Mullio & Jennifer M. Volland, *Long Beach Architecture, The Unexpected Metropolis* (Hennessey & Ingalls, 2004), pages 27-28.

<sup>35</sup> Johnson Heumann Research Associates, “Expanded Downtown Long Beach Historical Survey Final Report,” (1988), page 17.

<sup>36</sup> Sapphos Environmental, Inc., “City of Long Beach, Historic Context Statement,” July 10, 2009, page 48.

Del Mar is visible at American Avenue and Broadway. The northwest portion of the Survey Area remains predominantly single-family with courts; storefronts along 7<sup>th</sup> Street have replaced dwellings between Magnolia and Daisy avenues. Thomas Edison Elementary School between Golden and Daisy avenues has replaced the old Daisy Avenue Public School and some residential dwellings and lots; Pine Avenue Public School has been replaced by a YWCA. Some development exists along the SP line at the west of the Survey Area, filling in some of the undeveloped parcels but not all.

#### *Postwar and Modern Development, 1946-1965*

After World War II, the City of Long Beach experienced tremendous growth both in population and, due to numerous annexations, in size. However, the part of downtown nearest the port began sinking, a subsidence problem that damaged streets, buildings, and infrastructure. As a result, the downtown area and shoreline experienced economic decline, which was exacerbated by postwar suburbanization patterns that drew population from the downtown core. An attempt by the City to revive Long Beach's resort past during the 1960s and redevelop areas of West Long Beach failed. In 1967 the Queen Mary arrived in Long Beach as a new tourist attraction; within a few years "the original oceanfront attractions of the previous 70 years were demolished and replaced with the Long Beach Convention center, hotels, shops, restaurants, and the marina."<sup>37</sup>

#### *Downtown Redevelopment: 1970s-Present*

Further economic decline occurred in the downtown area during the 1970s, despite the efforts of citizen groups to prevent it. The Cultural Heritage Committee (later Commission) was founded in 1978. Further historic structures were demolished during the 1980s, including a historic Carnegie Public Library. Redevelopment of six blocks of downtown demolished important PWA Moderne buildings, including the Long Beach Municipal Auditorium (1930-1932), City Hall (1933-1934), and Veteran's Memorial Building (1937-1937). Further redevelopment projects during the 1990s affected the historic downtown area, while the waterfront area underwent renovation and the construction of the Aquarium of the Pacific. Some important buildings by architects Greene and Greene, Julia Morgan, and Edward Killingsworth have recently been rehabilitated in efforts to preserve historic buildings in the downtown area.<sup>38</sup>

## **THEMES AND ASSOCIATED PROPERTY TYPES AND STYLES IN DOWNTOWN LONG BEACH**

### **Residential Context**

#### Theme: Early Settlement, Preincorporation-1900

By the mid-1880s, railroad fare wars lured tourists from across the country to Long Beach, which was becoming a seaside resort destination. After the city incorporated in 1888, growth in the Survey Area continued and housing was built to accommodate visiting tourists. This period saw the construction of small cottages, one- and two-story houses, and a few multi-story apartment buildings as well as an increase in transient lodgings, cabins, and tents "suggestive of

<sup>37</sup> Sapphos Environmental, Inc., "City of Long Beach, Historic Context Statement," July 10, 2009, pages 50 and 51.

<sup>38</sup> Ibid. page 51.

short term housing.”<sup>39</sup> The residential boundaries of the city during this period extended north to Fifth Street and east to Linden Avenue. Although there are number of dwellings from this era in Downtown Long Beach, very few retain a level of integrity to be considered good, representative examples. However, one of the best remaining is a vernacular farmhouse erected in 1900 located at 439 Olive Avenue. Another is a Queen Anne cottage built in 1901 that’s hidden behind a large Craftsman duplex at 326 Daisy Avenue. Also from 1901 is a Colonial Revival style house at 503 East 6<sup>th</sup> Street. A restored hipped roof cottage circa 1900 with a 331 Bonito Avenue address is quite lovely. Reaching into the decade a bit, a 1902 American Foursquare dwelling located at 754 Linden Avenue is one more link to the Early Settlement period in the Survey Area.

Theme: Streetcar Suburbanization, 1900-1920

A residential building boom began in Long Beach circa 1900, and after the establishment of the PE line from Los Angeles to Long Beach in 1902, tracts were developed adjacent to the streetcar routes. Neighborhood features located along the route included commercial businesses including grocers, bakeries, and drugstores, as well as apartment buildings and courtyard housing.<sup>40</sup> An early subdivision, Knoll Park (later Drake Park), north and west of the Survey Area, was established in 1904. In the eastern section of the Survey Area, the Alamitos Townsite was under development (of which the Carroll Park Historic District is now part). These early subdivisions consisted primarily of Craftsman-style residences of which there are significant numbers scattered throughout Downtown Long Beach. In fact, due to their prevalence, only the finest examples representing each of the various types of Craftsman buildings rise to the level of architectural significance necessary for designation at the local, state, or federal levels. These types are: bungalow, aeroplane bungalow, two-story single-family, duplex, and multi-story multi-family, excellent examples of which are listed below under Architectural Character.

Other residential styles from the period of Streetcar Suburbanization include a Colonial Revival property located at 234 4<sup>th</sup> Street (1906); a marvelous Dutch Colonial Revival style house at 732 East 3<sup>rd</sup> Street (1912); several hipped roof cottages that harken back to the turn-of-the-twentieth-century at 1028 East 6<sup>th</sup> Street (1907), 422 Lime Avenue (1905), and a Linden Avenue grouping from 1905 with addresses at 209, 211, 218, and 220 (1904).

In response to the city’s population boom, Vernacular Prairie Style fourplexes and larger apartment buildings began appearing in great numbers in Downtown Long Beach at the end of the 1910s. In fact, the Vernacular Prairie Style became the defining style for two-story fourplexes in Downtown Long Beach. The Historic Context Statement prepared for the City describes the phenomenon:

Numerous apartment buildings of two to three stories in Long Beach dating from the decade following World War I can be characterized as a vernacular use of the Prairie Style. Typically, these stucco-clad buildings contain four or more units, either accessed by individual entries from a partial width front door or arranged on either side of a central hall plan. Facades are symmetrical and often incorporate

<sup>39</sup> Ibid. page 92.

<sup>40</sup> Sapphos Environmental, Inc., “City of Long Beach, Historic Context Statement,” July 10, 2009, page 94.

simplified classical elements, such as columns or pilasters. Windows are broadly proportioned and frequently tripartite in design, with muntins creating a geometric pattern of divided lights. Most of these apartment buildings reflect a degree of eclecticism, utilizing the vocabulary from several styles, including the Classical Revival, Colonial Revival, Mission Revival, and Craftsman. The most recognizable feature of these Prairie Style apartment buildings is a flat roof, screened by a parapet and circled by a pent hood that suggests the overhanging eaves of Prairie Style houses.<sup>41</sup>

Unfortunately, a substantial number of these Vernacular Prairie Style properties have experienced harmful alterations primarily to their exterior sheathing (from smooth to rough-textured stucco) and to their fenestration (replacing wood-framed sash with vinyl sash or sliders). Nonetheless, good examples can be found at 9 Bonito Avenue (a fourplex from 1919) and a trio of fourplexes at 701 Pacific Avenue.

#### Theme: Oil Boom Town, 1920-1930

As the demand for housing increased proportionately with the surging population growth of Long Beach during the 1920s, so did the appearance of large numbers of multi-family properties such as apartment courts, fourplexes, and apartment buildings throughout the Survey Area. In some cases single-family dwellings were replaced by larger multi-family dwellings (such as at 701 Pacific Avenue), but, in general, multi-family buildings appeared on previously vacant parcels, as new construction on already-improved lots, or as conversions of single-family houses into multiple units.

Starting in the 1910s and accelerating in the 1920s, the pattern of building out the front or rear portions of already improved parcels began in earnest in residential neighborhoods throughout the Survey Area. At 326 Daisy Avenue, a large circa 1910 Craftsman style duplex that fronts a 1901 Queen Anne style cottage situated at the rear of the parcel is indicative of the trend. An especially large cluster of these multi-dwelling parcels can be found in the block bordered by West 6<sup>th</sup>, Magnolia, Maine, and West 4<sup>th</sup> within the Survey Area. At the same time, numerous single-family dwellings were being converted into multi-family residences, particularly duplexes (such as at 1070 East 7<sup>th</sup> Street and 705 East 8<sup>th</sup> Street). Both of these trends are typical of working class neighborhoods where the additional income was necessary to supplement family finances, or by absentee landlords eager to take advantage of the high demand for housing.

Architecturally, the styles applied to these new multi-family dwellings in Downtown Long Beach were typically Vernacular Prairie or Period Revival corresponding with similar construction trends in the new suburbs of Los Angeles during the 1920s.<sup>42</sup> These revival styles included American Colonial Revival, Mission Revival, Spanish Colonial Revival, and the all inclusive Mediterranean Revival. Excellent specimens can be found at 938 East Appleton Street, 9 and 135 Bonito Avenue, and 725 East 6<sup>th</sup> Street. Larger apartment buildings from the era

<sup>41</sup> Sapphos Environmental, Inc., "City of Long Beach, Historic Context Statement," July 10, 2009, page 200.

<sup>42</sup> Peter Moruzzi, "Flower Drive District" DPR 523 form, in "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared for the City of Los Angeles Community Redevelopment Agency by PCR Services Corporation, April 2006.

include the Mediterranean Revival style Ambassador Apartments at 35 North Alboni Place (1925), and the French Eclectic multi-story apartment buildings at 919 East Broadway (1923) and 915 East Ocean Boulevard (1929). Other fine examples of 1920s era revival styles are noted in the Architectural Character section below.

Theme: Military Boom Town, 1930-1945

The Great Depression had a noticeable impact on the development of Downtown Long Beach with a marked drop in new residential construction. Of the few buildings being built, new architectural styles appeared as the period revival craze of the 1920s faded. Art Deco, Streamline Moderne, and Moderne styles that were inspired by the machine age and advances in transportation were applied to apartment buildings erected during this period. But it was the Long Beach Earthquake of 1933 that led to the proliferation of these styles in the Survey Area. In particular, multi-story apartment buildings (as well as commercial buildings) that had experienced extensive earthquake damage often had their original facades replaced with new, more modern skins. There is a substantial number of these façade re-dos in Downtown Long Beach with some of the best located at 800 Atlantic Avenue, 320 Maine Avenue, and 501 East Broadway.

Construction picked up after 1936 with the discovery of oil in nearby Wilmington, an increasing Navy presence in the City, and the booming military aircraft industry. As a result, an increase in the demand for moderately priced housing motivated developers to build utilitarian apartment buildings designed in a Minimal Traditional style in parts of the Survey Area. This rather austere style, resolutely endorsed by the Roosevelt Administration's Federal Housing Authority (FHA), would come to dominate residential development throughout Southern California in the decade after World War II. Unfortunately, because this architectural style has fallen out of favor in recent decades, a considerable number of Minimal Traditional buildings have been substantially altered through the application of rough-textured stucco over smooth stucco sheathing and the installation of aluminum or vinyl sliders in place of original wood-framed or steel casement windows. Emblematic of this tendency are apartment buildings located at 310 Lime Avenue (1946) and 50 Elm Avenue (1951). However, one excellent unaltered example remains at 82 Lime Avenue from 1953.

Theme: Postwar Suburbanization, 1945-1965

The tremendous economic and population tidal wave that washed over Southern California from 1945 to 1965 was felt strongly in north and east Long Beach, where vacant land awaited vast new housing tracts, but less so in the City's already built-out downtown. As a result, residential development in the Survey Area consisted primarily of replacing existing dwellings with new construction or building new residences on previously improved parcels. Minimal traditional, vernacular modern, and dingbat apartment buildings predominated during this period in Downtown Long Beach. But, just as with the Minimal Traditional style buildings of the 1940s, the vernacular modern and dingbat styles fell out of favor starting in the 1970s and most have since been substantially modified. Unlike most residential properties built in this era, an unmodified high-rise from 1964 exists at 250 Linden Avenue that also represents a rare example of the International Style as applied to a condominium building.

## **Economic Context**

### Theme: Tourism, Recreation, and Leisure 1885-1967

During its many decades as a tourist destination, a majority of properties catering to visitors in Long Beach were constructed within walking distance of the ocean and its various amusements. Almost all of these buildings disappeared in tandem with the declining tourism industry and for urban renewal projects. However, from the postwar era the best example of an extant tourist lodging is the vernacular modern City Center Motel erected in 1962 on the southwest corner of Atlantic Avenue and 3<sup>rd</sup> Street.

### Theme: Commercial Development, 1888-1945

Sanborn maps clearly indicate that portions of many busy thoroughfares were transformed from primarily residential to almost exclusively commercial throughout Downtown Long Beach in the early decades of the twentieth century. This occurred throughout the Survey Area along streets such as the 200 block of Atlantic Avenue, the 500 block of East 3<sup>rd</sup> Street, the 600 block of East 5<sup>th</sup> Street, and the numerous blocks located between Ocean Avenue and 1<sup>st</sup> Street and along both sides of American Avenue from the Ocean north beyond the boundaries of the Survey Area.

In some cases, property owners on busy thoroughfares constructed commercial buildings on vacant portions of their parcels that incorporated the existing dwelling into the new commercial space. An excellent example of this practice can be found at 458 Cedar Avenue where a two-story Queen Anne style dwelling was subsumed by the later construction of a Commercial Vernacular building that met the property line at the sidewalk.

Commercial and mixed use buildings constructed in the 1920s and 1930s were generally clothed in the same popular period revival styles as residential properties, especially Spanish Colonial Revival, Italian Renaissance Revival, and the all encompassing Mediterranean Revival. Superb examples with high levels of integrity can be found at 757 Pacific Avenue (the former Automobile Club of Southern California), 340 East 4<sup>th</sup> Street, 732 East 7<sup>th</sup> Street, and a French Eclectic mixed use property at 919 East Broadway. Following the 1933 earthquake, commercial and mixed use buildings with façade replacements reflecting the Art Deco, Moderne, or Streamline Moderne include 501 East Broadway and 210 The Promenade (the former Long Beach Athletic Club) both of which exhibit high levels of integrity. There are a few Regency style retail stores in the Survey Area with the two best located at 701 and 930 Pine Avenue.

In addition, more modest commercial and mixed use properties that are often described as Commercial Vernacular in style were constructed throughout Downtown Long Beach from the turn of the twentieth century through the 1920s. Not surprisingly, as with the vast majority of retail buildings throughout the City, their storefronts have been considerably altered such that few retain sufficient integrity to qualify as representative examples of their type. Nonetheless, a fine mixed use Commercial Vernacular building can be found at 415 Olive Avenue.

Of the many types of pre-World War II commercial buildings that were once found in Downtown Long Beach – banks, markets, restaurants, cleaners, movie theatres, automobile dealerships, service stations, hotels and motels, etc. – there is a noticeable dearth of good extant

examples. Notable exceptions are a Spanish Colonial Revival service station at 762 Pacific Avenue (built in 1938 and since adaptively reused as a commercial space), and a rare Moderne style public market building at 940 Pine Avenue (1937). From the postwar period, the only Goochie style property in the Survey Area is a Vons Supermarket that materialized at 600 East Broadway in 1965.

## **Institutional Context**

### Theme: Military Infrastructure and Development, 1919-1965

Within the Downtown Long Beach Survey Area there appears to be only one major property related to military infrastructure and development which is the California National Guard Armory located at 854 East 7<sup>th</sup> Street. The vernacular modern building with Spanish Colonial Revival elements was constructed in 1930, having survived the 1933 Long Beach earthquake apparently unscathed. It remains a very good example of the type with a high degree of physical and historical integrity.

### Theme: Religious, Social, and Cultural Institutions, 1885-1965

Religious buildings have existed in Downtown Long Beach since at least 1891 when a Presbyterian Church appears on the north side of 1<sup>st</sup> Street between Pine and Locust Avenues as depicted on the Sanborn Map of that year. Since that time dozens of religious buildings have been constructed in Long Beach corresponding with increases in population and the expansion of the City's boundaries. Demographic changes have also had an impact on religious properties with the departure of some denominations leading to the use of their former buildings by different sects and ethnicities (which is discussed in the ethnographic context below). Within the survey area, there are a handful of outstanding religious properties notable primarily for architectural merit such as the Art Deco style Seventh Day Adventist Church located at 1001 3<sup>rd</sup> Street and the modern Covenant Presbyterian Church at 607 East 3<sup>rd</sup> Street. However, there are many more religious buildings that have experienced substantial alterations such that they no longer represent good examples of their style or type. The motivation for these alterations – ranging from the application of rough-textured stucco to formerly smooth surfaces or the replacement of wood framed windows with vinyl sash – is perhaps a combination of perceived cost savings and/or a lack of knowledge in the value of historic architectural fabric.

As relates to specific social or cultural institutions, no properties were newly identified for their architectural or historic significance within Downtown Long Beach during the current survey process.<sup>43</sup>

## **Ethnographic Context**

As with many cities in Southern California over the past 120 years, the ethnic mix of Long Beach has changed due to a combination of broad and localized historical trends. These include the large inflow of Midwesterners to Long Beach in the 1920s, discovery of oil, Navy presence, World War II, and elimination of racial covenants as well as the evolution of preferences in housing types (from bungalows to ranch style tract houses) and architectural styles (from

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<sup>43</sup> A number of these types of properties are already designated City Landmarks.

Craftsman and Spanish Colonial Revival to Minimal Traditional and neo-Mediterranean Revival). In Downtown Long Beach, the rise and fall of beach-related tourism led to the demolition of ballrooms, hotels, movie theatres, restaurants, apartment courts, and other related properties over the decades. The economic decline of the City's traditional downtown shopping district centered along Pine and American avenues, and Broadway and 1<sup>st</sup> Street – due in part from the rise of postwar shopping centers and auto malls far from the central core – was another factor in the gradual departure of many middle class white residents from Downtown Long Beach. Yet another reason was an aging housing stock that not only had fallen out of fashion but also required significant investments in upkeep and maintenance. This was in contrast with newer housing located outside of downtown, which was considered modern and up-to-date. As many middle class whites departed Downtown Long Beach, in their place came a mix of ethnicities including African Americans, Mexicans and Mexican Americans, Cambodians, Pacific Islanders, Vietnamese, and newer generations of lower income or more racially tolerant whites.

The property types most closely associated with ethnographic changes are residences, businesses, and religious buildings. The current survey process did not attempt to identify the racial or ethnic makeup of individual residential properties or businesses within Downtown Long Beach, but broad trends were observed. It appears that downtown neighborhoods west of Pine Avenue are home to African American and Mexican (and Mexican American) communities. Historically, West Long Beach has been the home of many of the City's African Americans due in part to racial policies in the middle decades of the last century that consigned the community to low cost housing in the area. In the opposite direction, the northeast portion of the Survey Area in the general vicinity of Atlantic Avenue and 10<sup>th</sup> Streets appears to contain a sizeable population of Cambodians (highlighted below).

In contrast to residences and businesses, identifying religious properties that have transitioned from one denomination (or religion) to another along racial or ethnic lines is relatively straightforward because prominent signage clearly indicates the makeup of the congregation. A good example is the Second Church of Christ, Scientist, which is now the Second Samoan Church (United Samoan Congregational Church) at 7<sup>th</sup> & Cedar.<sup>44</sup> Others include the Long Beach Friends Church located at 850 Atlantic Avenue that began its Cambodian ministry in late 1979, and First Lutheran Church, located at 905 Atlantic Avenue, that formed its separate Cambodian worship service in 1983.

A non-religious property with an important racial association is the two-story building at 213 Broadway, which, when it was constructed in 1917, was identified in city directories as the Nippon Pool Hall (now Edison Theatre), perhaps one of the more important historical links to the Japanese population that once resided in Long Beach prior to their forced relocation in 1942.

Of the various transformations in the ethnographic makeup of Downtown Long Beach over the years, perhaps the most profound has been the relocation of Cambodians in large numbers to the northeastern portion of the Survey Area. On April 17, 1975, the Cambodian capital city of Phnom Penh was overtaken by Pol Pot's Khmer Rouge forcing a desperate exodus of refugees first to Thailand and, ultimately, to Europe and the United States. Cambodian refugees relocated

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<sup>44</sup> Which was listed in the National Register in 2005 for its architectural significance, not for its association with the Samoan Community.

to the U.S. were housed at Camp Pendleton north of San Diego, where they were assisted by a network of Cambodian professionals based in California. This network became the foundation of Long Beach's Cambodian community. A second wave of refugees arrived in Long Beach after the Vietnamese overthrew the Khmer Rouge in 1980. This traumatized population of refugees differed from the first wave in the gravity and depth of their sufferings at the hands of the Khmer Rouge in Cambodia's "Killing Fields." The refugees settled primarily in the newly established Cambodian community in Long Beach.<sup>45</sup>

Property Types associated with the Cambodian community include single- and multi-family residences, Buddhist temples, churches, and restaurants (such as donut shops). On July 3, 2007, the City of Long Beach officially designated a one mile stretch of Anaheim Street between Atlantic and Junipero avenues (just north of the Survey Area) as "Cambodia Town," which was a formal acknowledgement of the growth of Long Beach's Cambodian community, considered the largest in the nation outside of Southeast Asia.

### **Architectural Character**

The wealth of architectural styles and building types in the Downtown Long Beach Survey Area is impressive. Here is a list of some of the best, most representative properties identified by style.

#### Colonial Revival, 1876-1965

234 West 4<sup>th</sup> Street

503 East 6<sup>th</sup> Street

#### Queen Anne, 1885-1910

702 East 7<sup>th</sup> Street

625 East 8<sup>th</sup> Street

835 Atlantic Avenue

625 Olive Avenue

#### Hipped Roof Cottage, 1895-1905

1028 6<sup>th</sup> Street

331 Bonito Avenue

422 Lime Avenue

209 Linden Avenue

211 Linden Avenue

218 Linden Avenue

220 Linden Avenue

#### American Foursquare, 1894-1910

413 East 5<sup>th</sup> Street

406 East 7<sup>th</sup> Street

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<sup>45</sup> Susan Needham and Karen Quintiliani, *Cambodians in Long Beach* (Charleston: Arcadia Publishing, 2008), 7.

Commercial Vernacular, 1895-1929

415 Olive Avenue  
340 3<sup>rd</sup> Street  
344 3<sup>rd</sup> Street  
403 3<sup>rd</sup> Street

Neoclassical, 1900-1930

733 East 7<sup>th</sup> Street

Craftsman, 1902-1925

626 East 10<sup>th</sup> Street  
624 West 6<sup>th</sup> Street  
780 Alamitos Avenue  
740 Atlantic Avenue  
847 Atlantic Avenue  
750 Elm Avenue  
536 Lime Avenue  
909 Locust Avenue

Vernacular Prairie Style, 1900-1922

711 East 4<sup>th</sup> Street  
725 East 6<sup>th</sup> Street  
135 Bonito Avenue  
330 Cedar Avenue

Spanish Colonial Revival, 1915-1942

1001 East 1<sup>st</sup> Street  
340 East 4<sup>th</sup> Street  
732 East 7<sup>th</sup> Street  
328 Elm Avenue  
820 Lime Avenue  
757 Pacific Avenue (former Automobile Club of Southern California)

French Eclectic, 1915-1942

919 East Broadway  
102 Lime Avenue

Art Deco, 1922-1941

515 Lime Avenue (Stevenson Elementary School)  
1001 East 3<sup>rd</sup> Street (Seventh Day Adventist Church)  
320 Maine Avenue  
800 Atlantic Avenue

Streamline Moderne, 1925-1945

917 1<sup>st</sup> Street

501 East Broadway

210 The Promenade (former Long Beach Athletic Club)

Moderne, 1935-1950

800 Atlantic Avenue

322 Daisy Avenue

128 Lime Avenue

940 Pine Avenue (former Public Market)

Minimal Traditional, 1930-1950

82 Lime Avenue

Googie, 1940s-1960s

600 East Broadway

Modern, 1945-1970s

607 East 3<sup>rd</sup> Street

International Style, 1920s-1960s

250 Linden Avenue

Vernacular Modern, 1945-1970s

255 Atlantic Avenue (City Center Motel)

***A. Further Research***

The various historic themes discussed in this document are not exhaustive. Other contexts that need to be further explored include cultural diversity in Long Beach, such as the influence on the growing Cambodian community in the built environment of the survey area and a more detailed analysis of ethnographic and economic data evaluating the relationship between race/ethnicity and income in the evolution of neighborhoods in the City. Continuing research is also needed to ensure that a comprehensive history of Long Beach – its residents, landmarks, and natural features – is continually updated through time.

## V. RESULTS

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Historic resources are divided into five basic categories of relative significance, based on the California Office of Historic Preservation's system of Historical Resource Status Codes and according to recommended National and California Register eligibility criteria. Categories 1 and 2, listed in and determined eligible for listing in the National Register, are automatically listed in the California Register of Historical Resources. No properties had been previously identified as Categories 1 or 2 within the survey area. Category 3 properties are those appearing eligible for listing in the National Register or California Register through survey evaluation. These include individually eligible properties and those identified as contributors to potential National Register or California Register historic districts. Only two Category 3 properties had been identified in earlier surveys.

Within the survey area 340 properties were pre-identified by the City for consideration as potential historic resources and six more were identified as potential resources by the survey team. Of these 343 properties, four were identified as appearing eligible for listing in the National Register (a 3S status code) and six appeared eligible for the California Register (a 3CS status code.) In addition, nine of the ten 3S/3CS properties also appeared eligible for designation as local Landmarks for a total of 104 locally eligible properties. Further, two properties, 330 Cedar Avenue and 35 Alboni Place, were already designated Long Beach Landmarks (see Table 1, Final Results).

Among the pre-identified and newly identified properties, the current survey identified 240 that do not appear to be historically significant and are not eligible for listing at any level – federal, state or local. Of these, 181 were evaluated as having 6L status codes (determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning). These properties may retain good physical integrity or are representative examples of a particular building type, but lack the characteristics and relative significance to be considered individually eligible or contributors to a historic district. Of the remaining properties, 58 were assigned an evaluation of 6Z (determined ineligible for National Register, California Register or local designation through survey evaluation) due to loss of physical integrity or because they did not meet applicable criteria to be considered historically significant. Finally, one property (711 East 1<sup>st</sup> Street) was given a 7R status code as a potential historic resource but was not evaluated because it was not fully visible from the public right-of-way (see Table 2, Final Results).

## **VI. REGULATORY ENVIRONMENT**

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### ***A. Thresholds of Significance***

According to CEQA (Public Resources Code [PRC], Section 21084.1), historical resources include any resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources, established in 1992. According to PRC §5024.1, a resource may be listed in the California Register if it:

- Meets National Register of Historic Places criteria A through D;
- Has been determined eligible for, or listed in, the National Register of Historic Places;
- Is a State Historical Landmark designated after No. 770 and potentially if it was designated before No. 770;
- Is a State Point of Historical Interest; or
- Has been determined significant by the State Historical resources Commission, including individual resources, contributors to historic districts, significant resources identified in qualifying historical resource surveys, locally designated historical resources, districts, or landmarks (i.e., designation as a Long Beach Historic Landmark); or has been designated under any municipal or county ordinance (i.e., in an historic preservation overlay zone).

In addition, according to the §15064.5(a)(3) of the CEQA Guidelines, historical resources may include: “Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource is eligible for listing on the National Register of Historic Places, meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852), or is eligible for designation as a local landmark.

### ***B. National Register of Historic Places***

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, state and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.” The National Register recognizes properties that are significant at the national, state and local levels. According to the National Register, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the four criteria listed below. In addition, unless a property possesses exceptional significance, it must also have attained an age of at least 50 years old to be considered eligible for National Register listing.

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are not considered eligible for the National Register, unless they satisfy certain conditions. Criteria Considerations A through G of the National Register provide special requirements, in addition to the regular requirements, for determining the eligibility of these special property types.

National Register eligible historic districts must meet the same criteria requirements as individually eligible properties. Historic districts are defined as those areas that contain a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that form a unified entity, historically or aesthetically, by plan or physical development. The interrelationships of the resources that contribute to a historic district form the basis of district's historical significance.

For both individually eligible properties and historic districts, the evaluation of integrity according to the National Register is grounded in an understanding of a property's physical features and how these features relate to its historic significance. It is through the retention of key character-defining features that the significance of a resource is conveyed. The National Register recognizes seven aspects or qualities that, in various combinations, define the integrity of a property. They include:

1. Location – Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design – Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting – Setting is the physical environment of a historic property.
4. Materials – Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association – Association is the direct link between an important historic event or person and a historic property.

### ***C. California Register of Historical Resources***

The California Register of Historical Resources (California Register) was established to be a comprehensive listing of California's historical resources, including those of national, state and local significance. The California Register was established in 1992 by the State Legislature with the passage of Assembly Bill (AB) 2881. The criteria for listing in the California Register are consistent with those developed for the National Register, but have been modified for State use. The types of resources that may be eligible for listing include buildings, sites, structures, objects, and historic districts. Resources must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

For integrity purposes, resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register. Buildings, structures, or objects that have been moved or reconstructed, and resources that have achieved significance within the past 50 years may also be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

### ***D. Long Beach Municipal Code***

Local landmarks and designated landmark districts in the City of Long Beach may be established by the Long Beach Cultural Heritage Commission under Long Beach Municipal Code Title 2, Chapter 2.63. The City recognizes a "cultural resource" as meaning "areas, districts, streets, places, buildings, structures, permanent works of art, natural features and other objects having a special historical, cultural, archeological, architectural, community or aesthetic value." To be eligible for listing as a Long Beach Landmark or Landmark District, a cultural resource must manifest one or more of the following criteria:

- A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation; or
- B. It is the site of an historic event with a significant place in history; or
- C. It is associated with the life of a person or persons significant to the community, city, region or nation; or

- D. It portrays the environment in an era of history characterized by a distinctive architectural style; or
- E. It embodies those distinguishing characteristics of an architectural type or engineering specimen; or
- F. It is the work of a person or persons whose work has significantly influenced the development of the city or the southern California region; or
- G. It contains elements of design, detail, materials, or craftsmanship with represent a significant innovation; or
- H. It is a part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif; or
- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic; or
- J. It is, or has been, a valuable information source important to the prehistory or history of the city, the Southern California region or the state; or
- K. It is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type.

Similar to the National Register historic districts, Long Beach Landmark Districts are areas containing groups of resources that are have good integrity and are historically significant as a cohesive group. While each resource in a landmark district may not be individually worthy of landmark status, collectively they are recognized for their historical significance, visual qualities, and ambiance of the past. Streetscape features, such as trees or light standards, may contribute to the historic value of a district. Even if interspersed with some non-historical structures, areas may qualify for landmark district status if at least two-thirds of the resources remain intact and contribute to the district's historical significance.

The City of Long Beach has not adopted formal guidelines for evaluating the integrity of individual historical resources or historic districts. Because of the diversity of types and characteristics of the city's historical resources, potential resources are evaluated for local eligibility using the integrity guidelines established by the National Register of Historic Places and the California Register of Historical Resources, and taking into consideration the area's period of significance and historic context.

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## VIII. TABLES AND APPENDICES

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**Table 1: Downtown Long Beach Historic Resources Survey Final Results**

	<b>Number of Properties</b>
Total Pre-Identified Properties	340
Total Newly-Identified Properties	3
Total Properties Previously Designated Solely as Long Beach Landmarks	1
Total Properties Previously Designated as Long Beach Landmarks and Eligible for Listing in National Register	1
Total Properties Eligible for Listing In National Register and as Long Beach Landmarks	3
Total Properties Eligible for Listing On the California Register and as Long Beach Landmarks	6
Total Properties Eligible Solely as Long Beach Landmarks	91
Total Properties Ineligible for Listing Under Any Criteria	240
Total Properties Not Evaluated	1
Total Properties Surveyed	343

**Table 2: Totals by Status Code**

<b>National Register, California Register and/or Long Beach Landmark Status Codes</b>	<b>Number of Properties</b>
3S; 5S1      Appears eligible for National Register as an individual property through survey evaluation; Designated as a Long Beach Landmark.	1
3S; 5S3      Appears eligible for National Register as an individual property through survey evaluation; Appears to be individually eligible for listing as a Long Beach Landmark.	3
3CS; 5S3     Appears eligible for California Register as an individual property through survey evaluation; Appears to be individually eligible for listing as a Long Beach Landmark.	6
5S1            Designated Long Beach Landmark.	1
5S3            Appears to be individually eligible as a Long Beach Landmark through survey evaluation.	91
<b>Total Identified Historic Resources in Survey Area</b>	<b>102</b>
6L             Determined ineligible for National Register, California Register or local designation through survey evaluation.	181
6Z             Found ineligible for the National Register; California Register; or as a Long Beach Landmark through survey evaluation.	59
7R             Identified in Reconnaissance Level Survey; Not evaluated.	1
<b>Total Ineligible Properties</b>	<b>241</b>
<b>Total of All Properties with Status Codes</b>	<b>343</b>



***Appendix A***  
***California Historical Resources Status Codes and Their Definitions***



# California Historical Resource Status Codes

## **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
  
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

## **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

## **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
  
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

## **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

## **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
  
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
  
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

## **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

## **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

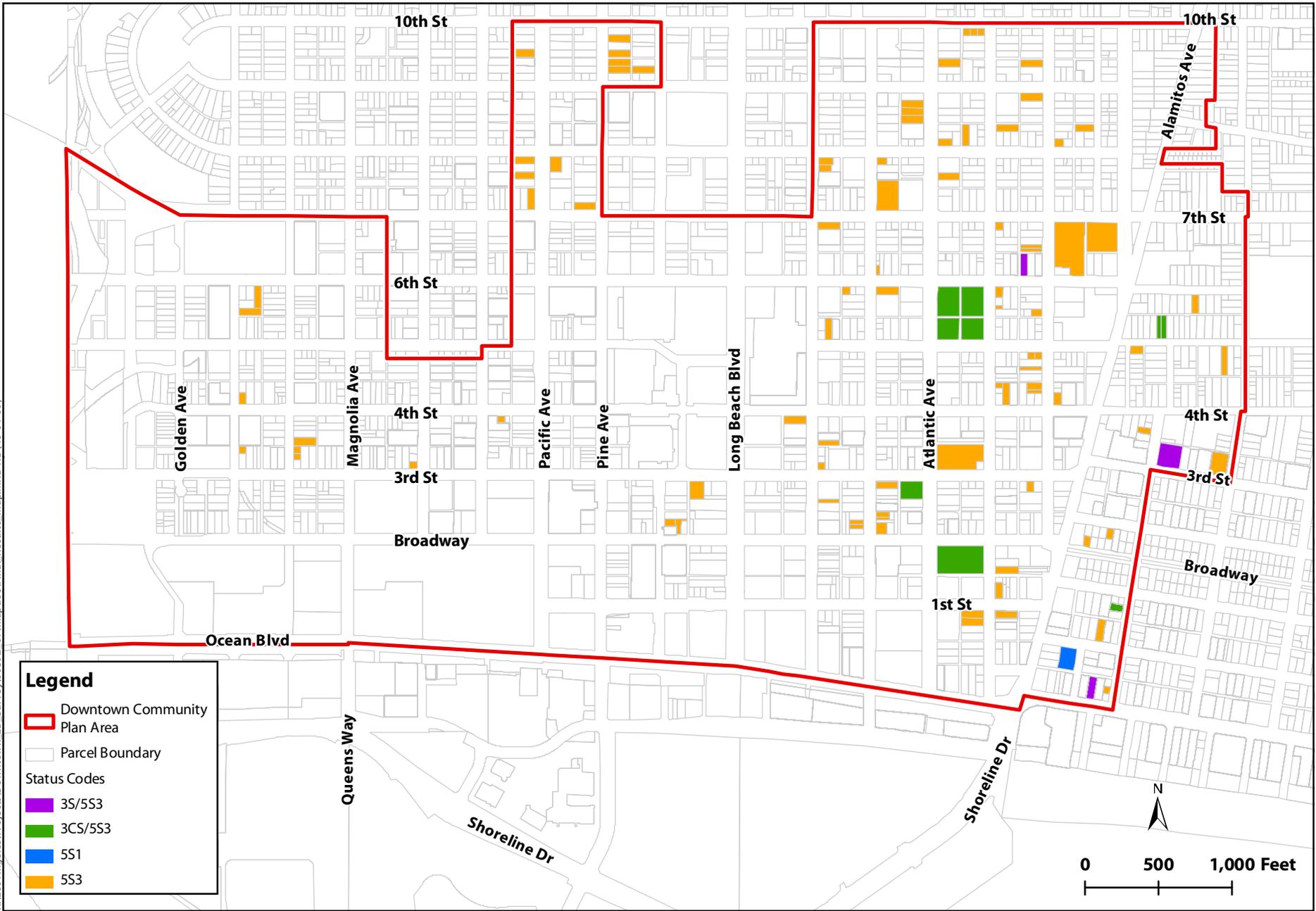
- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.



***Appendix B***  
***Survey Area Map with Historic Resources Identified by Status Code***



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*Appendix C*  
*Downtown Long Beach Historic Resources Survey Properties*



# Downtown Long Beach Historic Resources Survey

Thursday, October 08, 2009

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7273013001	10TH STREET	128	EAST	1906	Single-Family Residence	Dutch Colonial Revival	6Z
7274015021	10TH STREET	626	EAST	1912	Single-Family Residence	Craftsman	5S3
7274015022	10TH STREET	634	EAST	1912	Single-Family Residence	Craftsman	5S3
7274015023	10TH STREET	642	EAST	1912	Single-Family Residence	Craftsman	5S3
7281021013	1ST STREET	711	EAST	1920	Single-Family Residence	Craftsman	7R
7281021015	1ST STREET	713	EAST	1953	Single-Family Residence	Minimal Traditional	6Z
7281021016	1ST STREET	717	EAST	1919	Fourplex	Italian Renaissance Revival	6L
7265001029	1ST STREET	917	EAST	1939	Apartment Building	Streamline Moderne	5S3
7265001003	2ND STREET	917	EAST	1919	Single-Family Residence	Craftsman	6L
7265001020	2ND STREET	932	EAST	1923	Apartment Building	Spanish Colonial Revival	6L
7265001009	2ND STREET	943	EAST	1920	Fourplex	Vernacular Prairie	6L
7265001013	2ND STREET	959	EAST	1919	Fourplex	Vernacular Prairie	6L
7265001015	2ND STREET	967	EAST	1919	Fourplex	Vernacular Prairie	6L
7280019004	3RD STREET	230	EAST	1930	Commercial Building	Art Deco	5S3
7281017911	3RD STREET	340	EAST	1924	Commercial Retail Building	Commercial Vernacular	5S3
7281017912	3RD STREET	344	EAST	1924	Commercial	Commercial Vernacular	5S3
7281017904	3RD STREET	348	EAST	1924	Commercial Retail Building	Commercial Vernacular	6L

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7281017913	3RD STREET	352	EAST	1933	Commercial Retail Building	Commercial Vernacular	6Z
7281010009	3RD STREET	403	EAST	1923	Mixed Use Building	Commercial Vernacular	5S3
7278022039	3RD STREET	527	EAST	1929	Apartment Building	Art Deco	6L
7281011114	3RD STREET	607	EAST	1966	Church	Modern	5S3
7281014003	3RD STREET	626	EAST	1909	Single-Family Residence	Craftsman	6L
7281014002	3RD STREET	636	EAST	1917	Duplex	Craftsman	6L
7281014001	3RD STREET	640	EAST	1920	Fourplex	Spanish Colonial Revival/Prairie	6L
7281013001	3RD STREET	702	EAST	1919	Fourplex	Vernacular Prairie	6L
7281013002	3RD STREET	710	EAST	1919	Fourplex	Vernacular Prairie	6L
7281013003	3RD STREET	718	EAST	1919	Fourplex	Vernacular Prairie	6L
7281013005	3RD STREET	732	EAST	1912	Single-Family Residence	Dutch Colonial Revival	5S3
7281013006	3RD STREET	742	EAST	1919	Single-Family Residence	Craftsman	6L
7275001040	3RD STREET	1001	EAST	1942	Church	Art Deco	3S/5S3
7280013032	3RD STREET	405	WEST	1920	Apartment Building	Moderne	5S3
7280013029	3RD STREET	409	WEST	1930	Apartment Building	Spanish Colonial Revival	6L
7280013028	3RD STREET	421	WEST	1910	Fourplex	Craftsman	6L
7280013026	3RD STREET	431	WEST	1946	Duplex	None	6Z
7278022040	3RD STREET	515	WEST	1928	Apartment Building	Spanish Colonial Revival	6L
7278022037	3RD STREET	545	WEST	1911	Apartment Building	Italianate influenced	6Z

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7278022021	3RD STREET	617	WEST	1914	Fourplex	Prairie influenced	6L
7278022019	3RD STREET	629	WEST	1922	Apartment Building	Spanish Colonial Revival	6Z
7278022018	3RD STREET	635	WEST	1901	Single-Family Residence	Vernacular Cottage	6Z
7280013034	3RD STREET APT 0002	437	WEST	1953	Apartment Building	Minimal Traditional	6Z
7275001049	3RD STREET NO 5	1065	EAST	1963	Apartment Building	Vernacular Modern	5S3
7275001158	3RD STREET UNIT 9E	1057	EAST	1958	Apartment Building	Vernacular Modern	6L
7281009001	4TH STREET	340	EAST	1933	Commercial Retail Building	Spanish Colonial Revival	5S3
7281006012	4TH STREET	625	EAST	1918	Mixed Use Building	Moderne	6Z
7281006031	4TH STREET	711	EAST	1924	Apartment Building	Vernacular Prairie	5S3
7275001003	4TH STREET	926	EAST	1930	Apartment Building	Spanish Colonial Revival	6L
7266008013	4TH STREET	947	EAST	1911	Single-Family Residence	Transitional Craftsman	6Z
7266009017	4TH STREET	1033	EAST	1913	Single-Family Residence	Craftsman	6L
7266009021	4TH STREET	1035	EAST	1900	Restaurant	None	6Z
7266009029	4TH STREET	1073	EAST	1963	Apartment Building	Vernacular Modern	6Z
7280015003	4TH STREET	234	WEST	1906	Fourplex	Colonial Revival	5S3
7278025023	4TH STREET	641	WEST	1911	Fourplex	Craftsman	5S3
7278024116	4TH STREET	725	WEST	1950	Single-Family Residence	Minimal Traditional	6Z
7278024035	4TH STREET	727	WEST	1951	Single-Family Residence	Vernacular Cottage	6Z
7278024034	4TH STREET	729	WEST	1950	Single-Family Residence	Vernacular cottage	6Z

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7278024033	4TH STREET	735	WEST	1924	Fourplex	Mission Revival	6L
7278024032	4TH STREET	741	WEST	1954	Triplex	Spanish Colonial Revival	6Z
7266009018	4TH STREET APT C	1035	EAST	1913	Single-Family Residence	Craftsman	6Z
7266009020	4TH STREET Unit A	1035	EAST	1913	Single-Family Residence	Craftsman	6Z
7281002022	5TH STREET	413	EAST	1905	Single-Family Residence	American Foursquare	5S3
7281006003	5TH STREET	626	EAST	1922	Apartment Building	Mission Revival	6L
7281006002	5TH STREET	634	EAST	1923	Fourplex	Vernacular Prairie	6L
7281006001	5TH STREET	636	EAST	1903	Single-Family Residence	Queen Anne	6L
7281006019	5TH STREET	718	EAST	1912	Single-Family Residence	Craftsman	6L
7281006017	5TH STREET	724	EAST	1921	Fourplex	Vernacular Prairie	6L
7281003018	5TH STREET	727	EAST	1911	Single-Family Residence	Craftsman	6Z
7281006016	5TH STREET	732	EAST	1921	Fourplex	Vernacular Prairie	5S3
7281006015	5TH STREET	740	EAST	1921	Fourplex	Vernacular Prairie	5S3
7281003022	5TH STREET	745	EAST	1912	Single-Family Residence	Craftsman	6L
7281005005	5TH STREET	824	EAST	1948	Duplex	Spanish Colonial Revival	6L
7281005004	5TH STREET	830	EAST	1930	Apartment Building	Spanish Colonial Revival	6L
7266007022	5TH STREET	933	EAST	1921	Single-Family Residence	Craftsman	6L
7266008027	5TH STREET	944	EAST	1909	Duplex	Craftsman	6L
7266007023	5TH STREET	959	EAST	1904	Single-Family Residence	Queen Anne	3CS/5S3

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7266007024	5TH STREET	961	EAST	1906	Single-Family Residence	Queen Anne	3CS/5S3
7266007025	5TH STREET	963	EAST	1923	Apartment Building	Mission Revival	6L
7266007027	5TH STREET	1011	EAST	1910	Single-Family Residence	Hipped Roof Cottage	6L
7266009002	5TH STREET	1016	EAST	1921	Single-Family Residence	Craftsman	6Z
7266009016	5TH STREET	1026	EAST	1921	Apartment Court	Craftsman	6L
7266009015	5TH STREET	1048	EAST	1915	Single-Family Residence	Craftsman	6L
7266009024	5TH STREET	1050	EAST	1905	Single-Family Residence	Hipped Roof Cottage	5S3
7266009025	5TH STREET	1052	EAST	1900	Single-Family Residence	Hipped Roof Cottage	6L
7266007035	5TH STREET	1053	EAST	1910	Single-Family Residence	Colonial Revival	6Z
7280010003	5TH STREET	226	WEST	1902	Single-Family Residence	Hipped Roof Cottage	6Z
7280010002	5TH STREET	234	WEST	1927	Apartment Building	Mediterranean Revival	6L
7278025021	5TH STREET	624	WEST	1923	Apartment Building	Mission Revival	6Z
7278020041	5TH STREET	633	WEST	1912	Single-Family Residence	Craftsman	6Z
7273027016	6TH STREET	351	EAST	1903	Single-Family Residence	Queen Anne	6L
7281002015	6TH STREET	424	EAST	1907	Single-Family Residence	Craftsman	5S3
7281002014	6TH STREET	432	EAST	1925	Fourplex	Vernacular Prairie	6L
7281002001	6TH STREET	500	EAST	1923	Apartment Building	Mission Revival	5S3
7274018015	6TH STREET	503	EAST	1901	Single-Family Residence	Colonial Revival	5S3
7274018038	6TH STREET	621	EAST	1923	Fourplex	Craftsman	6L

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7274019018	6TH STREET	725	EAST	1923	Apartment Building	Vernacular Prairie	3S/5S3
7266007013	6TH STREET	928	EAST	1905	Single-Family Residence	Hipped Roof Cottage	6L
7266007011	6TH STREET	1000	EAST	1912	Single-Family Residence	Craftsman	6L
7266007008	6TH STREET	1028	EAST	1907	Single-Family Residence	Hipped Roof Cottage	5S3
7266006034	6TH STREET	1049	EAST	1904	Single-Family Residence	Queen Anne	6L
7272021070	6TH STREET	225	WEST	1978	Apartment Building	Vernacular Modern	6Z
7278020034	6TH STREET	624	WEST	1921	Duplex	Craftsman	5S3
7278020031	6TH STREET	632	WEST	1921	Apartment Court	Mission Revival	6L
7278020032	6TH STREET	640	WEST	1922	Fourplex	Mediterranean Revival	6Z
7278016030	6TH STREET	726	WEST	1923	Apartment Court	Spanish Colonial Revival	6L
7273019013	7TH STREET	401	EAST	1900	Single-Family Residence	American Foursquare	6Z
7273028004	7TH STREET	406	EAST	1912	Triplex	American Foursquare	5S3
7273019014	7TH STREET	409	EAST	1912	Apartment Building	Art Deco	6L
7273019015	7TH STREET	417	EAST	1918	Fourplex	Vernacular Prairie	6L
7274017043	7TH STREET	523	EAST	1962	Church Building	Neo-Tudor	6L
7274019003	7TH STREET	702	EAST	1905	Single-Family Residence	Queen Anne	5S3
7274020013	7TH STREET	707	EAST	1911	Single-Family Residence	Craftsman	6Z
7274019001	7TH STREET	732	EAST	1922	Mixed Use Building	Spanish Colonial Revival	6L
7274020018	7TH STREET	733	EAST	1918	Fourplex	Neoclassical	6L

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7274020019	7TH STREET	741	EAST	1918	Fourplex	Vernacular Prairie	6L
7274019900	7TH STREET	854	EAST	1930	Armory	Vernacular Modern	5S3
7266006014	7TH STREET	1070	EAST	1907	Single-Family Residence	Craftsman	6L
7266005019	7TH STREET	1079	EAST	1906	Single-Family Residence	Vernacular Bungalow	6L
7273018014	8TH STREET	411	EAST	1906	Single-Family Residence	American Foursquare	6Z
7273018015	8TH STREET	421	EAST	1929	Single-Family Residence	Craftsman	6L
7274016029	8TH STREET	621	EAST	1907	Single-Family Residence	Queen Anne-influenced	6L
7274016030	8TH STREET	625	EAST	1910	Single-Family Residence	Queen Anne	5S3
7274016031	8TH STREET	637	EAST	1949	Apartment Building	Minimal Traditional	6Z
7274021009	8TH STREET	705	EAST	1918	Single-Family Residence	Craftsman	6L
7274020047	8TH STREET	710	EAST	1927	Apartment Building	Vernacular Prairie	6L
7274020005	8TH STREET	720	EAST	1922	Apartment Building	Vernacular Prairie	6L
7274020008	8TH STREET	724	EAST	1898	Single-Family Residence	Queen Anne Cottage	6L
7274021035	8TH STREET	803	EAST	1913	Duplex	Craftsman	5S3
7274020031	8TH STREET	810	EAST	1914	Single-Family Residence	Craftsman	6L
7273015018	8TH STREET	125	WEST	1907	Single-Family Residence	Queen Anne Cottage	6L
7273013014	9TH STREET	125	EAST	1922	Fourplex	Vernacular Prairie Style	6L
7273013013	9TH STREET	141	EAST	1941	Educational Building	Colonial Revival	6Z
7274021052	9TH STREET	826	EAST	1946	Single-Family Residence	Minimal Traditional	6Z

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7273014017	9TH STREET	101	WEST	1918	Fourplex	Vernacular Prairie	6L
7273014016	9TH STREET	109	WEST	1918	Fourplex	Vernacular Prairie	6L
7273014015	9TH STREET	117	WEST	1918	Fourplex	Vernacular Prairie	6L
7272013002	9TH STREET	228	WEST	1912	Single-Family Residence	Craftsman	6Z
7265003033	ALAMITOS AVENUE	26		1929	Apartment Building	Mediterranean Influenced	6Z
7266007017	ALAMITOS AVENUE	530		1911	Apartment Building	Vernacular Prairie	6L
7266005001	ALAMITOS AVENUE	744		1910	Single-Family Residence	Hipped Roof Cottage	6Z
7266004031	ALAMITOS AVENUE	746		1912	Single-Family Residence	Colonial Revival	6L
7266004003	ALAMITOS AVENUE	780		1922	Single-Family Residence	Craftsman	6L
7267025032	ALAMITOS AVENUE	808		1920	Single-Family Residence	Craftsman	6L
7267025030	ALAMITOS AVENUE	824		1917	Single-Family Residence	Craftsman	6L
7274023024	ALAMITOS AVENUE	853		1915	Single-Family Residence	Craftsman	6L
7274023022	ALAMITOS AVENUE	861		1920	Single-Family Residence	Craftsman	6L
7265003034	ALBONI PLACE	35	NORTH	1925	Apartment Building	Mediterranean Revival	5S1
7275002019	APPLETON STREET	916	EAST	1922	Fourplex	Spanish Colonial Revival	6L
7275002022	APPLETON STREET	938	EAST	1923	Fourplex	Italian Renaissance Revival	5S3
7281023011	ATLANTIC AVENUE	40		1922	Commercial Office Building	Modern	5S3
7281021205	ATLANTIC AVENUE	100		1958	Apartment Building	Modern	6L
7281015029	ATLANTIC AVENUE	229		1928	Apartment Building	Art Deco	6L

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7281015027	ATLANTIC AVENUE	255		1962	Motel	Vernacular Modern	3CS/5S3
7281011029	ATLANTIC AVENUE	375		1969	Apartment Building	Modern	6L
7281002012	ATLANTIC AVENUE	501		1948	Church	Tudor Revival	6L
7281002040	ATLANTIC AVENUE	537		1904	Duplex	Streamline Moderne	6L
7274017028	ATLANTIC AVENUE	740		1913	Single-Family Residence	Craftsman	5S3
7274017014	ATLANTIC AVENUE	753		1927	Commercial Office Building	Italian Renaissance Revival	6Z
7274016028	ATLANTIC AVENUE	800		1905	Apartment Building	Moderne	5S3
7274016027	ATLANTIC AVENUE	814		1928	Apartment Building	Mediterranean Revival	6L
7274016026	ATLANTIC AVENUE	824		1910	Single-Family Residence	Craftsman	6L
7274016042	ATLANTIC AVENUE	825		1921	Fourplex	Mission Revival	5S3
7274016008	ATLANTIC AVENUE	835		1903	Single-Family Residence	Queen Anne	5S3
7274016007	ATLANTIC AVENUE	847		1915	Single-Family Residence	Craftsman	5S3
7274016036	ATLANTIC AVENUE	850		1924	Church	Neoclassical	5S3
7274015045	ATLANTIC AVENUE	905		1959	Church	Modern	6L
7274015027	ATLANTIC AVENUE	920		1962	Commercial Office Building	Vernacular Modern	5S3
7265003027	BONITO AVENUE	1		1919	Fourplex	Vernacular Prairie	6L
7265003026	BONITO AVENUE	9		1919	Fourplex	Vernacular Prairie	5S3
7265003025	BONITO AVENUE	17		1918	Fourplex	Vernacular Prairie	6L
7275001008	BONITO AVENUE	331		1900	Single-Family Residence	Queen Anne	5S3

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7266009012	BONITO AVENUE	414		1927	Commercial Retail Building	Commercial Vernacular	6L
7266009008	BONITO AVENUE	428		1922	Single-Family Residence	Spanish Colonial Revival	6L
7266008023	BONITO AVENUE	431		1947	Duplex	Vernacular Modern	6Z
7266009007	BONITO AVENUE	434		1914	Single-Family Residence	Craftsman	6L
7266009005	BONITO AVENUE	446		1912	Single-Family Residence	Craftsman	6L
7265001040	BONITO AVENUE NO 3	135		1923	Apartment Building	Vernacular Prairie	3CS/5S3
7280019905	BROADWAY	213	EAST	1917	Commercial Building	Vernacular Prairie	5S3
7280019015	BROADWAY	219	EAST	1929	Commercial Retail Building	Vernacular Modern	6L
7280019013	BROADWAY	225	EAST	1919	Commercial Retail Building	None	6Z
7281015031	BROADWAY	501	EAST	1922	Mixed Use Building	Art Deco/Moderne	5S3
7281021019	BROADWAY	600	EAST	1965	Commercial Retail Building	Googie	3CS/5S3
7275002026	BROADWAY	919	EAST	1923	Mixed Use Building	French Eclectic	5S3
7265001004	BROADWAY	924	EAST	1919	Commercial Office Building	Streamline Moderne	6L
7275002027	BROADWAY	927	EAST	1941	Fourplex	Craftsman	6L
7280015009	CEDAR AVENUE	330		1915	Apartment Building	Italian Renaissance Revival	3S/5S1
7280015006	CEDAR AVENUE	338		1912	Apartment Building	None	6Z
7280010005	CEDAR AVENUE	442		1923	Apartment Building	Mission Revival	6L
7280010001	CEDAR AVENUE	458		1900	Single-Family Residence	Queen Anne/Commercial Vernacular	6L
7280014076	CEDAR AVENUE APT 0001	325		1952	Apartment Building	Minimal Traditional	6L

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7280010052	CEDAR AVENUE APT 0001	436		1957	Apartment Building	Vernacular Modern	6L
7275001030	CERRITOS AVENUE	327		1931	Duplex	Spanish Colonial Revival	6L
7275001029	CERRITOS AVENUE	337		1921	Duplex	Craftsman	6L
7266007002	CERRITOS AVENUE	541		1922	Single-Family Residence	Craftsman	6L
7280013031	CHESTNUT AVENUE	311		1912	Apartment Building	Streamline Moderne	6L
7278022035	DAISY AVENUE	312		1908	Single-Family Residence	Queen Anne	5S3
7278022034	DAISY AVENUE	322		1923	Apartment Building	Moderne	5S3
7278022033	DAISY AVENUE	326		1901	Single-Family Residence	Queen Anne and Craftsman	6L
7278022006	DAISY AVENUE	331		1904	Single-Family Residence	Hipped Roof Cottage	6Z
7278022032	DAISY AVENUE	338		1901	Single-Family Residence	Hipped Roof Cottage	6L
7281025018	ELM AVENUE	50		1951	Apartment Building	Minimal Traditional	6Z
7281025006	ELM AVENUE	60		1959	Commercial Office Building	Modern	6L
7281016053	ELM AVENUE	220		1925	Apartment Building	Spanish Colonial Revival	6L
7281016009	ELM AVENUE	234		1905	Apartment Building	Italianate	5S3
7281009008	ELM AVENUE	319		1912	Apartment Building	Mediterranean Revival	6L
7281010006	ELM AVENUE	328		1928	Apartment Building	Spanish Colonial Revival	5S3
7281002019	ELM AVENUE	530		1927	Apartment Building	Tudor Revival	6L
7281002800	ELM AVENUE	550		1927	Commercial Office Building	Art Deco	6L
7273027020	ELM AVENUE	615		1912	Single-Family Residence	Craftsman	6L

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7273027011	ELM AVENUE	635		1924	Apartment Building	Colonial Revival	6L
7273019012	ELM AVENUE	718		1917	Single-Family Residence	Craftsman	6L
7273019011	ELM AVENUE	724		1907	Single-Family Residence	Craftsman	6L
7273019005	ELM AVENUE	750		1919	Single-Family Residence	Craftsman	5S3
7273019001	ELM AVENUE	754		1906	Single-Family Residence	Craftsman	5S3
7273018013	ELM AVENUE	806		1911	Single-Family Residence	Craftsman	6L
7273018011	ELM AVENUE	822		1931	Duplex	Streamline Moderne	6L
7281009013	ELM AVENUE 101	325		1930	Apartment Building	Mediterranean Revival	5S3
7278024030	GOLDEN AVENUE	418		1913	Single-Family Residence	Craftsman	6Z
7278024029	GOLDEN AVENUE	422		1913	Single-Family Residence	Craftsman	6Z
7278016040	GOLDEN AVENUE	526		1923	Apartment Court	Spanish Colonial Revival	6Z
7278016033	GOLDEN AVENUE	528		1923	Apartment Court	Spanish Colonial Revival	6Z
7278016031	GOLDEN AVENUE	540		1923	Apartment Building	Mission Revival	6Z
7281021206	LIME AVENUE			1949	Apartment Building	French Eclectic	5S3
7281022027	LIME AVENUE	82		1953	Apartment Building	Minimal Traditional	5S3
7281023002	LIME AVENUE	87		1925	Apartment Building	Art Deco	5S3
7281023001	LIME AVENUE	97		1925	Apartment Building	Art Deco	5S3
7281021009	LIME AVENUE	128		1929	Apartment Building	Moderne	5S3
7281013011	LIME AVENUE	230		1913	Apartment Building	Unknown	6Z

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7281011011	LIME AVENUE	301		1919	Fourplex	Vernacular Prairie	6L
7281012021	LIME AVENUE	310		1946	Apartment Building	Minimal Traditional	6Z
7281006030	LIME AVENUE	402		1919	Fourplex	Vernacular Prairie	6Z
7281006028	LIME AVENUE	422		1905	Duplex	Hipped Roof Cottage	5S3
7281003900	LIME AVENUE	515		1935	School	Art Deco	3CS/5S3
7281003004	LIME AVENUE	536		1910	Single-Family Residence	Craftsman	5S3
7281003003	LIME AVENUE	538		1912	Single-Family Residence	Craftsman	6L
7281003002	LIME AVENUE	542		1912	Fourplex	Craftsman	5S3
7274018041	LIME AVENUE	621		1922	Single-Family Residence	Craftsman	6L
7274018033	LIME AVENUE	623		1919	Single-Family Residence	Craftsman	6L
7274021008	LIME AVENUE	820		1927	Apartment Building	Spanish Colonial Revival	5S3
7274016025	LIME AVENUE	827		1919	Single-Family Residence	Craftsman	6L
7274016024	LIME AVENUE	837		1919	Single-Family Residence	Craftsman	6L
7274016023	LIME AVENUE	841		1918	Single-Family Residence	Craftsman	6L
7274021001	LIME AVENUE	850		1914	Church	Gothic Revival	6L
7274022044	LIME AVENUE	904		1924	Church	Gothic Revival	6L
7281025007	LINDEN AVENUE	57		1922	Apartment Building	Spanish Colonial Revival	6L
7281019024	LINDEN AVENUE	117		1923	Commercial Retail Building	Art Deco	6L
7281016018	LINDEN AVENUE	209		1905	Single-Family Residence	Hipped Roof Cottage	5S3

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7281016017	LINDEN AVENUE	211		1905	Single-Family Residence	Hipped Roof Cottage	5S3
7281015033	LINDEN AVENUE	218		1905	Single-Family Residence	Hipped Roof Cottage	5S3
7281015032	LINDEN AVENUE	220		1904	Single-Family Residence	Hipped Roof Cottage	6L
7281015026	LINDEN AVENUE	246				Parking Lot	6Z
7281007024	LINDEN AVENUE	414		1903	Single-Family Residence	Queen Anne	6L
7281007017	LINDEN AVENUE	446		1924	Apartment Building	Spanish Colonial Revival	6L
7273028018	LINDEN AVENUE	601		1929	Apartment Building	Art Deco	6L
7274018010	LINDEN AVENUE	636		1939	Apartment Building	Spanish Colonial Revival	6L
7274017010	LINDEN AVENUE	744		1920	Fourplex	Vernacular Prairie	6Z
7274017007	LINDEN AVENUE	754		1902	Single-Family Residence	Queen Anne	5S3
7273019020	LINDEN AVENUE	759		1927	Church	Gothic Revival	6L
7274015040	LINDEN AVENUE	946		1950	School	Gothic Revival	6L
7281015001	LINDEN AVENUE	APT 101 250		1964	Apartment Building	International	5S3
7281015067	LINDEN AVENUE	APT 0207 230		1966	Apartment Building	Vernacular Modern	6L
7273013007	LOCUST AVENUE	925		1923	Apartment Building	Spanish Colonial Revival	6L
7273013011	LOCUST AVENUE	909		1909	Single-Family Residence	Craftsman	5S3
7273013009	LOCUST AVENUE	921		1913	Apartment Building	Craftsman	6Z
7273013005	LOCUST AVENUE	941		1923	Single-Family Residence	Craftsman	6L
7278022017	MAINE AVENUE	310		1954	Multi-family residence	Minimal Traditional	6L

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7278022016	MAINE AVENUE	320		1919	Apartment Building	Art Deco	5S3
7278025022	MAINE AVENUE	416		1912	Apartment Court	Craftsman	6L
7278025020	MAINE AVENUE	426		1921	Duplex	Mediterranean Revival	6L
7278024023	MAINE AVENUE	435		1948	Apartment Building	Vernacular Modern	6L
7278025018	MAINE AVENUE	440		1923	Apartment Court	Spanish Colonial Revival	6L
7278020040	MAINE AVENUE	500		1954	Apartment Building	Minimal Traditional	6Z
7278020039	MAINE AVENUE	526		1917	Single-Family Residence	Craftsman	5S3
7278020048	MAINE AVENUE	534		1919	Triplex	Colonial Revival	6Z
7278025016	MAINE AVENUE APT 2	436		1923	Apartment Court	Mission Revival	6L
7281022008	MEDIO STREET	703	EAST	1923	Apartment Building	Spanish Colonial Revival	6L
7281024013	OCEAN BOULEVARD	555	EAST	1967	Commercial Office Building	Modern	6L
7265003029	OCEAN BOULEVARD	915	EAST	1929	Apartment Building	French Eclectic	3S/5S3
7281013021	OLIVE AVENUE	230		1922	Apartment Court	Spanish Colonial Revival	6L
7281013008	OLIVE AVENUE	233		1920	Apartment Court	Craftsman	6Z
7281005014	OLIVE AVENUE	414		1914	Fourplex	Craftsman	5S3
7281006036	OLIVE AVENUE	415		1925	Mixed Use Building	Commercial Vernacular	5S3
7281006037	OLIVE AVENUE	419		1914	Single-Family Residence	Aeroplane Bungalow	5S3
7281006022	OLIVE AVENUE	439		1900	Single-Family Residence	Vernacular Farmhouse	5S3
7281003020	OLIVE AVENUE	521		1912	Single-Family Residence	Craftsman	6L

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7281003012	OLIVE AVENUE	529		1912	Single-Family Residence	Craftsman	5S3
7281003001	OLIVE AVENUE	553		1914	Single-Family Residence	Craftsman	6L
7274019011	OLIVE AVENUE	625		1904	Single-Family Residence	Queen Anne	5S3
7274019010	OLIVE AVENUE	629		1905	Single-Family Residence	Transitional Craftsman	5S3
7274019008	OLIVE AVENUE	637		1947	Single-Family Residence	Queen Anne	6L
7274019023	OLIVE AVENUE	650		1937	School	Mediterranean Revival	5S3
7274020011	OLIVE AVENUE	731		1913	Single-Family Residence	Craftsman	6L
7274020038	OLIVE AVENUE	736		1927	Fourplex	Vernacular Prairie	6L
7274020009	OLIVE AVENUE	751		1924	Fourplex	Mediterranean Revival	6L
7274021016	OLIVE AVENUE	801		1906	Duplex	Mission Revival	6L
7274021007	OLIVE AVENUE	827		1910	Single-Family Residence	Craftsman	6L
7274021003	OLIVE AVENUE	851		1914	Fourplex	Craftsman	5S3
7274022034	OLIVE AVENUE	901		1919	Church	Colonial Revival	6Z
7274022074	OLIVE AVENUE	921		1915	Single-Family Residence	Aeroplane Bungalow	5S3
7274022020	OLIVE AVENUE	924		1937	Apartment Building	Moderne	6L
7280009068	PACIFIC AVENUE	430		1919	Apartment Building	Vernacular Prairie	6L
7280003012	PACIFIC AVENUE	507		1958	Church	Modern	6L
7272021020	PACIFIC AVENUE	601		1948	Commercial Office Building	Late Moderne	6L
7272020017	PACIFIC AVENUE	701		1918	Apartment Building	Vernacular Prairie	5S3

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7272020008	PACIFIC AVENUE	727		1904	Single-Family Residence	Queen Anne Transitional	6L
7272020007	PACIFIC AVENUE	733		1908	Single-Family Residence	Transitional Craftsman	5S3
7272020004	PACIFIC AVENUE	757		1939	Commercial Office Building	Spanish Colonial Revival	5S3
7273023005	PACIFIC AVENUE	762		1938	Commercial Retail Building	Spanish Colonial Revival	5S3
7272013013	PACIFIC AVENUE	827		1938	Apartment Building	Spanish Colonial Revival	6L
7273015006	PACIFIC AVENUE	844		1929	Apartment Building	Spanish Colonial Revival	6L
7272013010	PACIFIC AVENUE	853		1933	Commercial Retail Building	Moderne	6L
7272012016	PACIFIC AVENUE	911		1908	Apartment Building	Spanish Colonial Revival	6L
7272012010	PACIFIC AVENUE	927		1908	Fourplex	Mediterranean Revival	5S3
7272012009	PACIFIC AVENUE	939		1959	Apartment Building	Dingbat	6L
7272012019	PACIFIC AVENUE NO 2	921		1959	Apartment Building	Vernacular Modern	6L
7273023013	PINE AVENUE	701		1931	Commercial Retail Building	Regency	5S3
7273023009	PINE AVENUE	721		1922	Mixed Use Building	Art Deco	6L
7273023002	PINE AVENUE	755		1919	Commercial Retail Building	Commercial Vernacular	6L
7273013015	PINE AVENUE	900		1951	Commercial Office Building	Modern	6L
7273013012	PINE AVENUE	910		1917	Apartment court	Vernacular Prairie	5S3
7273014013	PINE AVENUE	917		1954	Commercial Office Building	Colonial Revival	6L
7273013010	PINE AVENUE	918		1922	Apartment court	Prairie Revival	5S3
7273013008	PINE AVENUE	930		1937	Commercial Office Building	Regency	5S3

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7273013006	PINE AVENUE	938		1952		Parking Lot	6Z
7273013004	PINE AVENUE	940		1937	Commercial Retail Building	Moderne	5S3
7280019011	THE PROMENADE	210		1925	Commercial Retail Building	Art Deco/Streamline Moderne	5S3
7280019010	THE PROMENADE N	218		1937	Commercial Office Building	Moderne	6L
7280013025	VIRGINIA COURT	322	NORTH	1900	Single-Family Residence	Hipped Roof Cottage	6Z
7274020039	WASHINGTON PLACE	729	NORTH	1907	Duplex	Hipped Roof Cottage	6L
7274021027	WASHINGTON PLACE	817	NORTH	1929	Duplex	Spanish Colonial Revival	5S3
7274022017	WASHINGTON PLACE	925	NORTH	1927	Apartment Court	Mediterranean Revival	6Z
7266008012	ZONA COURT	412	NORTH	1928	Apartment Building	Spanish Colonial Revival	6L
7266008016	ZONA COURT	431	NORTH	1919	Duplex	Mediterranean Revival	6L
7266008010	ZONA COURT	432	NORTH	1918	Single-Family Residence	Craftsman	6L
7266008017	ZONA COURT	435	NORTH	1919	Single-Family Residence	Mediterranean Revival	6L
7266008009	ZONA COURT	436	NORTH	1919	Single-Family Residence	Craftsman	6L
7266008019	ZONA COURT	437	NORTH	1919	Single-Family Residence	Mediterranean Revival	6L
7266008008	ZONA COURT	438	NORTH	1920	Single-Family Residence	Mediterranean Revival	6L
7266008003	ZONA COURT	439	NORTH	1920	Single-Family Residence	Mediterranean Revival	6L
7266008007	ZONA COURT	440	NORTH	1920	Single-Family Residence	Mediterranean Revival	6L
7266008002	ZONA COURT	441	NORTH	1920	Single-Family Residence	Mediterranean Revival	6L
7266008006	ZONA COURT	442	NORTH	1920	Single-Family Residence	Mediterranean Revival	6L

APN	Street Name	Num	Dir	Date	Historic Use	Style	Status Code
7266008001	ZONA COURT	443	NORTH	1920	Single-Family Residence	Mediterranean Revival	6L
7266008005	ZONA COURT	444	NORTH	1920	Single-Family Residence	Mediterranean Revival	6L
7266008004	ZONA COURT	446	NORTH	1920	Single-Family Residence	Mediterranean Revival	5S3

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