Drake Park Historic District

September 1979

Prepared by the Department of Planning and Building
city of long beach
LONG BEACH CULTURAL HERITAGE COMMITTEE

DRAKE PARK HISTORIC DISTRICT

September 1979

CITY OF LONG BEACH

GRANT STATEMENT:

This publication was partially funded under the National Historic Preservation Act of 1966 through the California Office of Historic Preservation.

L.B. Coll.
R
728.3
L8481d

REFERENCE

Not to be taken from the Library

by the Department of Planning and Building
INTRODUCTION

This is a proposal to designate Drake Park and environs, within the City of Long Beach, California, as a historic district, as defined by City Ordinance No. C-5362, the "Cultural Heritage Ordinance". The purposes of this proposed designation are:

1. To officially recognize the cultural and historic importance of the district to the early development of Long Beach;

2. To focus public attention on the cultural resources of the City;

3. To set in motion procedures which will facilitate the preservation and restoration of structures within the district;

4. To broaden opportunities for private restorations and public capital improvements.

Once the area is designated as a Landmark District, proposed changes to structures are regulated by the Cultural Heritage Ordinance. The purpose of these regulations is to discourage changes which would be inimical to the preservation of the character of the District. The Cultural Heritage Committee makes determinations of the appropriateness of each proposed change using the guidelines set forth in this document.

For more information, please contact the Committee on Cultural Heritage, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, California 90802.
DRAKE PARK NARRATIVE

The Drake Park neighborhood was a part of the original site of the City's first housing tract, the Knoll Park Tract. This fact alone would be substantial in supporting this proposal to nominate the Drake Park neighborhood an historic district. However, the survey and research into the Knoll Park Tract reveals meaningful history and development patterns as well, as exemplified by various architectural styles evident in the Drake Park neighborhood. The appropriateness therefore of declaring this area the City's first historic district is in keeping with its place in the City's founding period.

Colonel Charles Rivers Drake, a prominent citizen, donated Knoll Park in 1904 which was subsequently renamed Drake Park in his honor. Drake Park is the nucleus of the proposed District. The boundaries of the proposed Drake Park Historic District are as follows: the northern boundary of the area is Loma Vista Drive as it curves easterly to become 11th Street. The eastern boundary is Nylic Court between 11th Street and Eighth Street; Eighth Street westerly to Maine Avenue and southerly to Seventh Street. The southern boundary is Seventh Street for a distance of 150 feet. The western boundary lies between the residential parcels along Maine Avenue, for a distance of 240 feet, and along Loma Vista Drive and the industrial property presently occupied by the RTD bus depot, warehousing and oil production field (please refer to Map).

The homes and other structures within the District are representative of Southern California architecture throughout most of its post-rancho history. In 1901, one of the first homes in the Drake Park neighborhood was built at 804 Loma Vista Drive. Construction in the District continued incrementally until reaching its present density in 1970.

A leisurely drive or stroll throughout the neighborhood is an architectural pleasure. The Drake Park neighborhood area exemplifies a cross section of popular architectural styles found in Southern California between 1889 and 1930. Ornate Victorian to subdued Victorian cottages, bungalows with bellcast gables to Spanish Colonial, Colonial Revival to English Tudor and, of course, our typical California Bungalow are all represented here.

A typical California bungalow may be seen at 815 Maine Avenue; Spanish Colonial Revival, another popular style for both single family homes and apartment buildings, may be glimpsed...
At 934 Maine Avenue. Still another period is reflected by the Colonial revival with Victorian detail house at 930 Maine.

Two outstanding architectural efforts in Drake Park are exemplified by the famous Bembridge House, located at 953 Park Circle. The Bembridge home, distinguished by its Queen Ann style in both the main building and the carriage house, has appeared frequently in nationwide publications. Another is the English Tudor style duplex at 700 Loma Vista Drive.

In the center of the district, one finds Drake Park. The original plan shows a circular rose garden surrounded by a variety of Victorian flowers and plants. Dates, cypress, eucalyptus, yucca and acacia trees throughout the park towered over the flower beds and shrubs. In 1939 the rose garden was converted into a small playground for the growing number of children in the neighborhood. A park activity building was constructed in 1949, with an addition in 1961.

The park was expanded through a federally funded project in 1969-70. Several homes were demolished to make room for a baseball diamond, tennis courts and more open space. Most of the original trees and the flower beds have been replaced with playground equipment and grass. Today the park is a popular gathering place for the children and young people who live in the area.

The early residents of the Drake Park neighborhood were generally families with children. Their homes reflected various styles and sizes typical of each time period in the City's history. This multiplicity of styles is often in sharp contrast to the homogeneous housing types made popular after World War II in other areas of the City.

Many of the area's homeowners were business people and their businesses included a grocery store, a drugstore and a print shop among others. The area also housed several employees of the famous Virginia Hotel, one of whom was the head porter in 1922. Other inhabitants of the Drake Park neighborhood included an electrical engineer, a naval architect, a baker, a conductor on the Pacific Electric Railway, and other workers active in the emerging local economy.

Colonel Drake was one of the first men to have envisioned the growth of Long Beach and in 1900 he made large real estate investments in Long Beach which at that time had a population of only 2500. He was a direct descendant of Sir Francis Drake, one of the world's greatest explorers. Colonel Drake was instrumental in bringing fame to Long Beach as a health resort and started construction of the million dollar, world famous Virginia Hotel. He recognized the amusement potential of the beach and founded the Long Beach Bath House and Amusement Company.
The area's first apartment house, at 902 Park Circle, was built in 1923. Subsequently, numbers of houses were converted into duplexes or multiple units, primarily during World War II as an aid to the housing shortage. Today the neighborhood shows signs of deterioration and encroachment upon the fabric of the historic neighborhood by unsightly speculative housing and the lack of understanding of the nature and scale of this neighborhood.

The City of Long Beach Cultural Heritage Committee with the support of the Willmore City Heritage Association, a local citizen group, is proposing the Drake Park Historic District and subsequently the greater Willmore City Historic District for landmark designation. The City Planning Commission has declared a moratorium on demolition permits within the Willmore City area (in which the Drake Park area is an integral part) following a recommendation from the Cultural Heritage Committee. A public awareness program and a survey of resources conducted by the City of Long Beach Cultural Heritage Committee with local and State funds will help seek out individual landmarks and preserve them as part of our cultural heritage.

It is appropriate to designate Drake Park as an Historic District due to its importance as the first area of settlement in Long Beach and the cross section of architectural styles of Southern California.

The following in-depth survey-report of eighteen homes within the Drake Park Historic District is but a representative sampling of the architectural styles found in the area. There are approximately 100 homes within the Drake Park area but only the following surveyed homes will be identified as architectural and historical landmarks. Standards and guidelines are included with this report in order to comply with the Cultural Heritage Ordinance.
LONG BEACH

HISTORICAL RESOURCE INVENTORY
**Long Beach Historical Resources Inventory**

1. **Common Name**: Park Circle, 908
2. **Historical Name**: Park Circle, 908
3. **Street or Address**: 908 Park Circle, Long Beach 90813
4. **Ownership Data**:  
   - **Original**: Mr. J. Frank Strong  
   - **Present Name**: Scott Winston  
   - **Address**: 298 Park Circle, Long Beach, CA 90813
5. **Factual Details**:  
   - **Original Use**: Private Residence  
   - **Present Use**: Private Residence
6. **Status**: Occupied □ Unoccupied □ Preservation Work in Progress □
7. **Accessible to Public**: Yes, Restricted □ Yes, Unrestricted □ Not Accessible □
8. **Approximate Property Size**: Frontage 46.1 Depth 185.34
9. **Current Zoning Status**: R-4
10. **Description (Multiple Choice)**: Altered □ Unaltered □ / Condition: Excellent □ Good □ Fair □  
    Deteriorated □ No longer in existence □ Other □
11. **Threats to Site**: None □ Private Development □ Zoning □ Public Works Project □  
    Vandalism □ Other □
12. **Surroundings**: (Multiple Choice) Open land □ Scattered Bldgs. □ Densely Built-up □  
    Residential □ Commercial □ Industrial □ Other □
13. **Primary Exterior Building Material**: Stone □ Brick □ Stucco □ Adobe □ Wood □ Other □
14. **Is the structure on its original site?** Yes □ Moved □ Unknown □
15. **Date of Construction**: 1909 □ Factual □ Estimated □
16. **Architect (if known)**: Unknown
17. **Builder (if known)**: Unknown
18. **Main theme of the historic resource**: (Check one) Architecture □ Arts & Leisure □ Religion □  
    Economic □ Industrial □ Government □ Exploration/Settlement □  
    Military □ Social □ Education □
19. **Significance**:  
    Briefly state historical and/or architectural importance. Include dates, events, and persons associated with the site when known:

   **Significance**

   This structure makes a definite contribution to the Drake Park area. Located across from the Park and built in 1909, it is important visual element contributing to the streetscape. The present owner is in the process of restoring the house. The City Directory of 1911 lists Mr. J. Frank Strong, a carpenter, as living in the structure. In 1947, Mr. John O. Lindsay, the building’s owner converted the garage into an apartment.

The structure consists of a one story California Bungalow with an end gable shingle roof. Low pitched eaves and rafters extend from the roof and walks and cover a modest porch. A dormer window with gable overhang protrudes from the center of the roof. A window box adorns the sash and nine light side panel windows. Exterior material includes wide overlapping horizontal boards painted white. Battered porch piers of stone flank the porch. Double porch posts, in stone, are capped with flat square stones. A white post railing spans the width of the porch. Center wood door has six set-in glass panels. The door is flanked by narrow multi-light side panels. Set with fourteen light transoms. The house sits upon a stone foundation. An unattached garage has been converted into an apartment.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

Real Estate Property Index, L. A. County, 197/-78
City of Long Beach Periodic Report No. 2, Vol 23
Long Beach Collection, Long Beach Public Library
Long Beach City Directory, 1923
Long Beach House Numbers Maps
Sanborn Fire Insurance Maps
City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐
Name of Survey

23. Representation on current Historic Landmark Registry programs: Yes ☑ No ☐ Unknown ☐
Which Program: Drake Park Historic District Survey

24. Photographs included: Yes ☑ No ☐

25. Date form prepared: 2-79
By: Pierre Andre' Monney
Address: 333 W. Ocean Blvd.
City: Long Beach
Zip: 90802
Phone: 590-6479
Organization: Department of Planning and Building
Department of Community Development
Long Beach Historical Resources Inventory

1. Common Name: Park Circle 920, 921, 922, 923
2. Historical Name: Park Circle 920
3. Street or Address: 920 Park Circle, Long Beach 90813
4. Ownership Data:
   - Original Name: Mr. and Mrs. William Benzini
   - Present Name: Mr. and Mrs. H.K. Derian
   - Address: 8803 E. Aldrich Street, Pico Rivera, 90660
5. Factual Details:
   - Original Use: 4 unit apartment building
   - Present Use: 4 unit apartment building
6. Status: Occupied □ Unoccupied ■ Preservation Work in Progress □
7. Accessible to Public: Yes, Restricted □ Yes, Unrestricted □ Not Accessible □
8. Approximate Property Size:
   - Frontage: 46.1
   - Depth: 185.34
9. Current Zoning Status: R-4
10. Description (Multiple Choice):
    - Alteration □ Unaltered □ Condition: Excellent □ Good □ Fair □ Deteriorated □ No longer in existence □ Other
11. Threats to Site: None □ Private Development □ Zoning □ Public Works Project □ Vandalism □ Other
12. Surroundings: (Multiple Choice)
    - Open land □ Scattered Bldgs. □ Densely Built-up □ Residential □ Commercial □ Industrial □ Other
13. Primary Exterior Building Material:
    - Stone □ Brick □ Stucco □ Adobe □ Wood □ Other
14. Is the structure on its original site? Yes □ Moved □ Unknown □
15. Date of Construction:
    - Factual □ Estimated □
16. Architect (if known): UNKNOWN
17. Builder (if known): UNKNOWN
18. Main theme of the historic resource: (Check one)
    - Architecture □ Arts & Leisure □ Religion □ Economic □ Industrial □ Government □ Exploration/ Settlememt □ Military □ Social/Education □
19. Significance:
    - Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:

This structure makes a definite contribution to the Drake Park neighborhood. Located across the park, the building is a major visual element on the street. Built in 1923, the apartment is the only one of its type located in the Drake Park area. With minor exceptions, the structure has retained its integrity over the years and serves to trace the physical built environment of past building styles in the area.

The structure is a two story Colonial Revival apartment building with a low gable roof covering main portion of structure. Red tile covers the parapet. An off-set gable with tile roof projects from the right facade. The exterior is covered in plain buff Colored stucco. A center accented entry projects slightly from the main portion of the facade to accommodate a small porched area with four doors. A second story balcony is placed above the entry area. Side elements include sash windows with three light transoms on the lower level with protruding window benches with inset decorative Spanish tile. Upper story is flanked by rectangular sash windows and transoms on the sides and simple dooryards which provide entrance to the balcony. Two palm trees flank facade. A rear structure shares the same lot.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

   Real Estate Property Index, L. A. County, 1977-78
   City of Long Beach Periodic Report No. 2, Vol 23
   Long Beach Collection, Long Beach Public Library
   Long Beach City Directory, 1923
   Long Beach House Numbers Maps
   Sanborn Fire Insurance Maps
   City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐

   Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐

   Which Program: Drake Park Historic District Survey

24. Photographs included: Yes ☐ No ☐

25. Date form prepared: 2-79 By: Pierre Andre' Monney

   Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802
   Phone: 590-6479 Organization: Department of Planning and Building

   Department of Community Development
### Long Beach Historical Resources Inventory

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Common Name</strong></td>
<td>Park Circle 925</td>
</tr>
<tr>
<td><strong>2. Historical Name</strong></td>
<td>Park Circle 925</td>
</tr>
<tr>
<td><strong>3. Street or Address</strong></td>
<td>925 Park Circle</td>
</tr>
<tr>
<td><strong>4. Ownership Data:</strong></td>
<td>Original Name:</td>
</tr>
<tr>
<td></td>
<td>Present Name:</td>
</tr>
<tr>
<td></td>
<td>Address:</td>
</tr>
<tr>
<td></td>
<td>Long Beach, CA 90813</td>
</tr>
<tr>
<td><strong>5. Factual Details:</strong></td>
<td>Original Use:</td>
</tr>
<tr>
<td></td>
<td>Present Use:</td>
</tr>
<tr>
<td><strong>6. Status:</strong></td>
<td>Occupied:</td>
</tr>
<tr>
<td></td>
<td>Unoccupied:</td>
</tr>
<tr>
<td></td>
<td>Preservation Work in Progress:</td>
</tr>
<tr>
<td><strong>7. Accessible to Public:</strong></td>
<td>Yes, Restricted:</td>
</tr>
<tr>
<td></td>
<td>Yes, Unrestricted:</td>
</tr>
<tr>
<td></td>
<td>Not Accessible:</td>
</tr>
<tr>
<td><strong>8. Approximate Property Size:</strong></td>
<td>Frontage:</td>
</tr>
<tr>
<td></td>
<td>Depth:</td>
</tr>
<tr>
<td><strong>9. Current Zoning Status:</strong></td>
<td>R-4</td>
</tr>
<tr>
<td><strong>10. Description (Multiple Choice):</strong></td>
<td>Altered:</td>
</tr>
<tr>
<td></td>
<td>Unaltered:</td>
</tr>
<tr>
<td></td>
<td>Condition:</td>
</tr>
<tr>
<td></td>
<td>Good:</td>
</tr>
<tr>
<td></td>
<td>Fair:</td>
</tr>
<tr>
<td></td>
<td>Deteriorated:</td>
</tr>
<tr>
<td></td>
<td>No longer in existence:</td>
</tr>
<tr>
<td><strong>11. Threats to Site:</strong></td>
<td>None:</td>
</tr>
<tr>
<td></td>
<td>Private Development:</td>
</tr>
<tr>
<td></td>
<td>Zoning:</td>
</tr>
<tr>
<td></td>
<td>Public Works Project:</td>
</tr>
<tr>
<td></td>
<td>Vandalism:</td>
</tr>
<tr>
<td></td>
<td>Other:</td>
</tr>
<tr>
<td><strong>12. Surroundings:</strong></td>
<td>(Multiple Choice):</td>
</tr>
<tr>
<td></td>
<td>Scattered Bldgs:</td>
</tr>
<tr>
<td></td>
<td>Densely Built-up:</td>
</tr>
<tr>
<td></td>
<td>Residential:</td>
</tr>
<tr>
<td></td>
<td>Commercial:</td>
</tr>
<tr>
<td></td>
<td>Industrial:</td>
</tr>
<tr>
<td><strong>13. Primary Exterior Building Material:</strong></td>
<td>Stone:</td>
</tr>
<tr>
<td></td>
<td>Brick:</td>
</tr>
<tr>
<td></td>
<td>Stucco:</td>
</tr>
<tr>
<td></td>
<td>Adobe:</td>
</tr>
<tr>
<td></td>
<td>Wood:</td>
</tr>
<tr>
<td></td>
<td>Other:</td>
</tr>
<tr>
<td><strong>14. Is the structure on its original site?</strong></td>
<td>Yes:</td>
</tr>
<tr>
<td></td>
<td>Moved:</td>
</tr>
<tr>
<td></td>
<td>Unknown:</td>
</tr>
<tr>
<td><strong>15. Date of Construction:</strong></td>
<td>1911</td>
</tr>
<tr>
<td><strong>16. Architect (if known):</strong></td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>17. Builder (if known):</strong></td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>18. Main theme of the historic resource:</strong></td>
<td>(Check one): Architecture: Yes</td>
</tr>
<tr>
<td></td>
<td>Arts &amp; Leisure:</td>
</tr>
<tr>
<td></td>
<td>Religion:</td>
</tr>
<tr>
<td></td>
<td>Economic:</td>
</tr>
<tr>
<td></td>
<td>Industrial:</td>
</tr>
<tr>
<td></td>
<td>Government:</td>
</tr>
<tr>
<td></td>
<td>Exploration/ Settlement:</td>
</tr>
<tr>
<td></td>
<td>Military:</td>
</tr>
<tr>
<td></td>
<td>Social/Education:</td>
</tr>
<tr>
<td><strong>19. Significance:</strong></td>
<td>Briefly state historical and/or architectural importance:</td>
</tr>
</tbody>
</table>

Over
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

   Real Estate Property Index, L. A. County, 1977-78
   City of Long Beach Periodic Report No. 2, Vol 23
   Long Beach Collection, Long Beach Public Library
   Long Beach City Directory, 1923
   Long Beach House Numbers Maps
   Sanborn Fire Insurance Maps
   City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐

   Name of Survey

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐

   Which Program Drake Park Historic District Survey

24. Photographs included: Yes ☐ No ☐

25. Date form prepared: 2-79

   By: Pierre Andre Monney

   Address: 333 W. Ocean Blvd.

   City: Long Beach

   Zip: 90802

   Phone: 590-6479

   Organization: Department of Planning and Building

   Department of Community Development
925 Park Circle, Long Beach, California
953 Park Circle, Long Beach, California 90813
### Long Beach Historical Resources Inventory

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Common Name</td>
<td>Park Circle, 967 (1-7)</td>
</tr>
<tr>
<td>2. Historical Name</td>
<td>Park Circle, 967 (1-7)</td>
</tr>
<tr>
<td>3. Street or Address</td>
<td>967 (1-7) Park Circle, Long Beach 90813</td>
</tr>
<tr>
<td>4. Ownership Data:</td>
<td>Original Name: A.F. and T.B. Milton</td>
</tr>
<tr>
<td></td>
<td>Present Name: P and G. Sherry</td>
</tr>
<tr>
<td></td>
<td>Present Address: P.O. Box 425 Canyon Lake, California, 92380</td>
</tr>
<tr>
<td>5. Factual Details:</td>
<td>Original Use: Bungalow Court</td>
</tr>
<tr>
<td></td>
<td>Present Use: 7 Unit Apartment Building</td>
</tr>
<tr>
<td>6. Status:</td>
<td>Occupied □ Unoccupied □ Preservation Work in Progress □</td>
</tr>
<tr>
<td>7. Accessible to Public:</td>
<td>Yes, Restricted □ Yes, Unrestricted □ Not Accessible □</td>
</tr>
<tr>
<td>8. Approximate Property Size:</td>
<td>Frontage 45.1' Depth 148'</td>
</tr>
<tr>
<td>9. Current Zoning Status:</td>
<td>R-4</td>
</tr>
<tr>
<td>10. Description (Multiple Choice):</td>
<td>Altered □ Unaltered □ Condition: Excellent □ Good □ Fair □ Deteriorated □ No longer in existence □ Other □</td>
</tr>
<tr>
<td>11. Threats to Site:</td>
<td>None □ Private Development □ Zoning □ Public Works Project □ Vandalism □ Other □</td>
</tr>
<tr>
<td>12. Surroundings:</td>
<td>Open Land □ Scattered Bldgs. □ Densely Built-up □ Residential □ Commercial □ Industrial □ Other □</td>
</tr>
<tr>
<td>13. Primary Exterior Building Material:</td>
<td>Stone □ Brick □ Stucco □ Adobe □ Wood □ Other □</td>
</tr>
<tr>
<td>14. Is the structure on its original site?</td>
<td>Yes □ Moved □ Unknown □</td>
</tr>
<tr>
<td>15. Date of Construction:</td>
<td>1924 Factual □ Estimated □</td>
</tr>
<tr>
<td>16. Architect (if known)</td>
<td>Unknown</td>
</tr>
<tr>
<td>17. Builder (if known)</td>
<td>Jay Burgin</td>
</tr>
<tr>
<td>18. Main theme of the historic resource: (Check one)</td>
<td>Architecture &amp; Arts &amp; Leisure □ Religion □ Economic/Industrial □ Government □ Exploration/Settlement □ Military □ Social/Education □</td>
</tr>
<tr>
<td>19. Significance:</td>
<td>Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:</td>
</tr>
</tbody>
</table>

These three structures were originally built as a bungalow court. As such they contribute a very important element in the overall historic development of building styles in Drake Park. Although not in and of themselves do any one of the structures stand out as a major architectural piece but collectively they represent a major Southern California architectural development.

The structures are Spanish Colonial inspired with flat roofs and parapets covered in red tile. Plain stucco covers all facades. Doors are single with slanted hoods covered in red tile. Windows are sash with side panels and single molding. Aluminum awnings cover all windows. Cement steps give access to apartments and have iron railings. The structures are to the rear of the property and only partly visible from the street.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

   Real Estate Property Index, L. A. County, 197/78
   City of Long Beach Periodic Report No. 2, Vol 23
   Long Beach Collection, Long Beach Public Library
   Long Beach City Directory, 1923
   Long Beach House Numbers Maps
   Sanborn Fire Insurance Maps
   City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐

Name of Survey ______________________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐

Which Program: Drake Park Historic District Survey

24. Photographs included: Yes ☐ No ☐

25. Data form prepared: 2-79 ☐ By: Pierre Andre' Monney

Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802

Phone: 590-6479 Organization: Department of Planning and Building

Department of Community Development
DRAKE PARK
historical district survey
# Long Beach Historical Resources Inventory

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Common Name</strong></td>
<td>Park Circle 975</td>
</tr>
<tr>
<td><strong>2. Historical Name</strong></td>
<td>Park Circle 975</td>
</tr>
<tr>
<td><strong>3. Street or Address</strong></td>
<td>975 Park Circle, Long Beach 90813</td>
</tr>
<tr>
<td><strong>4. Ownership Data:</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Original unknown</td>
</tr>
<tr>
<td></td>
<td>Address 2790 Elm Hurst Circle</td>
</tr>
<tr>
<td></td>
<td>Fairfield, California 94533</td>
</tr>
<tr>
<td><strong>5. Factual Details:</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Original Use Single Family residence</td>
</tr>
<tr>
<td><strong>6. Status:</strong></td>
<td>Occupied [ ]  Unoccupied [ ]  Preservation Work in Progress [ ]</td>
</tr>
<tr>
<td><strong>7. Accessible to Public:</strong></td>
<td>Yes, Restricted [ ]  Yes, Unrestricted [ ]  Not Accessible [ ]</td>
</tr>
<tr>
<td><strong>8. Approximate Property Size:</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Frontage 451</td>
</tr>
<tr>
<td><strong>9. Current Zoning Status:</strong></td>
<td>R-4</td>
</tr>
<tr>
<td><strong>10. Description (Multiple Choice):</strong></td>
<td>Altered [ ]  Unaltered [ ]  / Condition: Excellent [ ]  Good [ ]  Fair [ ]  Deteriorated [ ]  No longer in existence [ ]  Other [ ]</td>
</tr>
<tr>
<td><strong>11. Threats to Site:</strong></td>
<td>None [ ]  Private Development [ ]  Zoning [ ]  Public Works Project [ ]  Vandalism [ ]  Other [ ]</td>
</tr>
<tr>
<td><strong>12. Surroundings:</strong></td>
<td>(Multiple Choice) Open land [ ]  Scattered Bldgs. [ ]  Densely Built-up [ ]  Residential [ ] Commercial [ ]  Industrial [ ]  Other [ ]</td>
</tr>
<tr>
<td><strong>13. Primary Exterior Building Material:</strong></td>
<td>Stone [ ]  Brick [ ]  Stucco [ ]  Adobe [ ]  Wood [ ]  Other [ ]</td>
</tr>
<tr>
<td><strong>14. Is the structure on its original site?</strong></td>
<td>Yes [ ]  Moved [ ]  Unknown [ ]</td>
</tr>
<tr>
<td><strong>15. Date of Construction:</strong></td>
<td>1903  Factual [ ]  Estimated [ ]</td>
</tr>
<tr>
<td><strong>16. Architect (if known):</strong></td>
<td>unknown</td>
</tr>
<tr>
<td><strong>17. Builder (if known):</strong></td>
<td>unknown</td>
</tr>
<tr>
<td>**18. Main theme of the historic resource: (Check one) Architecture [ ]  Arts &amp; Leisure [ ]  Religion [ ]  Economic/Industrial [ ]  Government [ ]  Exploration/Settlement [ ]  Military [ ]  Social/Education [ ]</td>
<td></td>
</tr>
<tr>
<td><strong>19. Significance:</strong></td>
<td>Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:</td>
</tr>
</tbody>
</table>

This structure built in 1903 is one of the older residences in Drake Park. Not visible from the street, it plays only a minor role in the visual aesthetics of the park. The house has lost some of its original integrity due to alterations that have occurred over the years. Originally a single family dwelling, the house has been altered to accommodate two families.

The structure consists of a two story Victorian cottage with gable roof over the main section of the house. Shallow eaves project from the roof. Three narrow windows project slightly from the gable and is separated by contrasting molding and slanted window hood. A flared gable extends down to cover a porch area with shallow eave projecting along the width of the facade. An open porch with double arched front and single arched side front with square uprights provides entry to the house. Arches are in contrasting colors. Straight steps with single railings detail the entry. Facades on upper stories are in overlapping shingles painted white with overlapping horizontal boards below, forming a dado under the windows. The windows are sash type with transoms.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:
- Real Estate Property Index, L.A. County, 1977-78
- City of Long Beach Periodic Report No. 2, Vol. 23
- Long Beach Collection, Long Beach Public Library
- Long Beach House Numbers Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐
   Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐
   Which Program ____________________________
   Drake Park Historic District Survey

24. Photographs included: Yes ☐ No ☐

25. Date form prepared __2/79___ By: Pierre Andre' Monney
   Address: 333 W. Ocean City: Long Beach Zip: 90802
   Phone: 590-6479 Organization: Department of Planning and Building
   Department of Community Development
975 PARK CIRCLE, LONG BEACH, CALIFORNIA 90813
Long Beach Historical Resources Inventory

1. Common Name:  Loma Vista 700 and 702
2. Historical Name:  Loma Vista 700 and 702
3. Street or Address:  700 and 702 Loma Vista
4. Ownership Data:
   - Original Name:  Mr. Walter Creasey
   - Present Name:  Earl P. Buchs
   - Address:  P.O. Box 20069
     Long Beach, California 90802
5. Factual Details:
   - Original Use:  Duplex
   - Present Use:  Duplex
6. Status:
   - Occupied:  Yes
   - Unoccupied:  No
   - Preservation Work in Progress:  No
7. Accessible to Public:
   - Yes, Restricted:  Yes
   - Yes, Unrestricted:  No
   - Not Accessible:  No
8. Approximate Property Size:
   - Frontage:  100'
   - Depth:  61'
9. Current Zoning Status:  R-4
10. Description (Multiple Choice):
    - Altered:  No
    - Unaltered:  Yes
    - Condition:  Excellent
    - Good
    - Fair
    - Deteriorated
    - No longer in existence
    - Other:  Yes
11. Threats to Site:
    - None
    - Private Development
    - Zoning
    - Public Works Project
    - Vandalism
    - Other
12. Surroundings:
    - Open land:  Yes
    - Scattered Bldgs.:  No
    - Densely Built-up:  Yes
    - Residential
    - Commercial
    - Industrial
    - Other
13. Primary Exterior Building Material:
    - Stone:  No
    - Brick:  Yes
    - Stucco:  No
    - Adobe:  No
    - Wood:  Yes
    - Other:  No
14. Is the structure on its original site?  Yes
15. Date of Construction:  1930
17. Builder (if known):  
18. Main theme of the historic resource:
   - (Check one)  Architecture  Yes
   - Arts & Leisure
   - Religion
   - Economic
   - Industrial
   - Government
   - Exploration
   - Settlement
   - Military
   - Social
   - Education
19. Significance:
   - Briefly state historical and/or architectural importance, include dates, events, and persons
     associated with the site when known:
     The architectural design of this structure is unique to the Drake Park
     Historic District: therefore it is a very important element in the
     streetscape. The original owner came from England to Long Beach around
     1913. In an interview with Mr. Creasey's daughter-in-law, Mrs. Viola
     Creasey, it was learned that Mr. Creasey wanted to build an English style
     house. While driving around the City he saw a structure in the Tudor style
     (in East Long Beach) and used it as the inspiration for the design of his
     Tudor styled duplex on Loma Vista Drive. The structure is a two (appears
     to be 3) story Old English Tudor cottage with a high pitched bell cast gambrel
     roof over the center section of the duplex extending down to the first story.
     The end section roofs are of the same style but extend only to the second story
     level. Roofs are composed of overlapping shingles laid on an irregular
     surface. An interior chimney of brick protrudes from the center gambrel. A
     shed dormer with double eight light windows extends from the center roof.
     Multiple gables face the street, Upper sections of the gables are of brick
     with wood inserts. Lower story consists of brick, stone and white stucco
     with overlapping half-timbered wood placed at various intervals. Windows are
     of a multi-light type with dark wood trim. Landscaping surrounds the
     structure.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

'Real Estate Property Index, L A County, 1977-78
City of Long Beach Periodic Report No. 2 Vol 23
Long Beach Collection, Long Beach Public Library
Interview with Viola Creasey, 8/4/78
Long Beach City Directory, 1930
Long Beach House number maps
Sanborn Fire Insurance Maps
City of Long Beach Building Permits
Interview with Earl P. Buchs, 8/18/78

22. Representation in existing historic or prehistoric survey: Yes[ ] No[ ] Unknown[ ]

23. Representation on current Historic Landmark Registry programs: Yes[ ] No[ ] Unknown[ ]

Which Program: Drake Park Historic District Survey

24. Photographs included: Yes[ ] No[ ]

25. Date form prepared: 2/79

By: Pierre Andre' Monney

Address: 333 W Ocean Blvd

City: Long Beach

Zip: 90802

Phone: 590-6479

Organization: Department of Planning and Building

Department of Community Development
Long Beach Historical Resources Inventory

<table>
<thead>
<tr>
<th>1. Common Name</th>
<th>Loma Vista, 718</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Historical Name</td>
<td>Loma Vista, 718</td>
</tr>
<tr>
<td>3. Street or Address</td>
<td>718 Loma Vista Drive, Long Beach, 90813</td>
</tr>
<tr>
<td>4. Ownership Data:</td>
<td>Original</td>
</tr>
<tr>
<td>Present Name</td>
<td>Mr. and Mrs. Kenneth Burgan</td>
</tr>
<tr>
<td>Present Address</td>
<td>720 Loma Vista Drive</td>
</tr>
<tr>
<td></td>
<td>Long Beach, CA 90813</td>
</tr>
<tr>
<td>5. Factual Details:</td>
<td>Original Use: Duplex</td>
</tr>
<tr>
<td>Present Use</td>
<td>Duplex</td>
</tr>
<tr>
<td>6. Status:</td>
<td>Occupied ☐ Unoccupied ☐ Preservation Work in Progress ☐</td>
</tr>
<tr>
<td>7. Accessible to Public:</td>
<td>Yes, Restricted ☐ Yes, Unrestricted ☐ Not Accessible ☐</td>
</tr>
<tr>
<td>8. Approximate Property Size:</td>
<td>Frontage 50'  Depth 150'</td>
</tr>
<tr>
<td>or Acreage</td>
<td></td>
</tr>
<tr>
<td>9. Current Zoning Status:</td>
<td>R-4</td>
</tr>
<tr>
<td>10. Description (Multiple Choice):</td>
<td>Altered ☐ Unaltered ☐ / Condition: Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐ Other ☐</td>
</tr>
<tr>
<td>11. Threats to Site:</td>
<td>None ☐ Private Development ☐ Zoning ☐ Public Works Project ☐ Vandalism ☐ Other ☐</td>
</tr>
<tr>
<td>12. Surroundings: (Multiple Choice)</td>
<td>Open land ☐ Scattered Bldgs. ☐ Densely Built-up ☐ Residential ☐ Commercial ☐ Industrial ☐ Other ☐</td>
</tr>
<tr>
<td>13. Primary Exterior Building Material:</td>
<td>Stone ☐ Brick ☐ Stucco ☐ Adobe ☐ Wood ☐ Other ☐</td>
</tr>
<tr>
<td>14. Is the structure on its original site?</td>
<td>Yes ☐ Moved ☐ Unknown ☐</td>
</tr>
<tr>
<td>15. Date of Construction:</td>
<td>1907 Factual ☐ Estimated ☐</td>
</tr>
<tr>
<td>16. Architect (if known)</td>
<td>Unknown</td>
</tr>
<tr>
<td>17. Builder (if known)</td>
<td>Unknown</td>
</tr>
<tr>
<td>18. Main theme of the historic resource: (Check one)</td>
<td>Architecture ☒ Arts &amp; Leisure ☐ Religion ☐ Economic ☐ Industrial ☐ Government ☐ Exploration/ Settlement ☐ Military ☐ Social/ Education ☐</td>
</tr>
<tr>
<td>19. Significance:</td>
<td>Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:</td>
</tr>
</tbody>
</table>

This structure is included among one of the oldest residence in the Drake Park Survey area. Built in 1907, it serves as a visual statement in the development and growth of the area’s architectural development. This one story bungalow presents one broad gable extending over the width of the house. features a boxed cornice with copen wooden slats. A decorated horizontal band runs with house below it. The main entry has an enclosed sun porch. Wood detail is minimal and is painted white. The structure is faced with overlapping horizontal boards painted white. Windows with molded trim, are of the multi-light variety. Landscaping is abundant and is complementary to the house. The structure is placed to the rear of the lot and is not visible from the street.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

- Real Estate Property Index, L. A. County, 1971-78
- City of Long Beach Periodic Report No. 2, Vol 23
- Long Beach Collection, Long Beach Public Library
- Long Beach City Directory, 1923
- Long Beach House Numbers Maps
- Sanborn Fire Insurance Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes □ No □ Unknown □
Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes □ No □ Unknown □
Which Program ____________________________

24. Photographs included: Yes □ No □

25. Date form prepared: 2-79
By: Pierre André Monney
Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802
Phone: 590-6479 Organization: Department of Planning and Building
        Department of Community Development
Long Beach Historical Resources Inventory

1. Common Name  Loma Vista Drive, 804
2. Historical Name  Loma Vista Drive, 804
3. Street or Address  804 Loma Vista Drive, Long Beach, CA 90813
4. Ownership Data: Original
   Present Name  Earl P. Buchs
   Address  P. O. Box 20069
            Long Beach, CA 90802
5. Factual Details: Original Use  Single family dwelling - Duplex (other past use)
   Present Use  Single family dwelling
6. Status: Occupied ☑  Unoccupied ☐  Preservation Work in Progress ☐
7. Accessible to Public: Yes, Restricted ☐  Yes, Unrestricted ☑  Not Accessible ☐
8. Approximate Property Size: Frontage 50'  Depth 150'
9. Current Zoning Status:  R-4
10. Description (Multiple Choice): Altered ☑  Unaltered ☐  Condition: Excellent ☑  Good ☑  Fair ☐  Deteriorated ☐  No longer in existence ☐  Other
11. Threats to Site: None ☐  Private Development ☐  Zoning ☐  Public Works Project ☐  Vandalism ☐  Other
12. Surroundings: (Multiple Choice)  Open land ☑  Scattered Bldgs. ☐  Densely Built-up ☐
   Residential ☑  Commercial ☐  Industrial ☐  Other
13. Primary Exterior Building Material: Stone ☐  Brick ☐  Stucco ☐  Adobe ☐  Wood ☐  Other
14. Is the structure on its original site? Yes ☑  Moved ☐  Unknown ☐
15. Date of Construction: 1901  Factual ☑  Estimated ☐
16. Architect (if known)  Unknown
17. Builder (if known)  Unknown
18. Main theme of the historic resource: (Check one)  Architecture ☑  Arts & Leisure ☐  Religion ☐
   Economic/Industrial ☐  Government ☐  Exploration/Settlement ☐  Military ☐  Social/Education ☐
19. Significance:
   Briefly state historical and/or architectural importance  include dates, events, and persons associated with the site when known:

   This structure has had an interesting history. In 1901 it was built as a single family dwelling. During World War II, because of a housing shortage, it was converted into a duplex. It remained that way until the current owner, Earl P. Buchs, converted it back into a single family dwelling when purchased the house in the 1970's. Mr. Buchs has also taken out a garage that was located on the lot, and has converted the section into an open area.

   In 1922, John R. and Lucy Holland owned the 1901 house. The structure is a one and a half story bungalow with a bellcast gable facing the street. A dormer window with bellcast gable projects from the second story facade. Two double hung windows are located in this area. A second bellcast gable is located across the rear of the structure. Low pitched eaves with rafters project from the roof and walls. A large open porch runs the length of the facade. Exterior materials include overlapping horizontal boards painted in white. Square porch posts support tapered uprights. Windows are lintel by type and are double hung. Simple molding surrounds windows and door areas. Landscaping surrounds the house.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:
   - Real Estate Property Index, L.A. County, 197-78
   - City of Long Beach Periodic Report No. 2, Vol 23
   - Long Beach Collection, Long Beach Public Library
   - Long Beach City Directory, 1923
   - Long Beach House Numbers Maps
   - Sanborn Fire Insurance Maps
   - City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes [ ] No [ ] Unknown [ ]
   Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes [ ] No [ ] Unknown [ ]
   Which Program ________________________________

24. Photographs included: Yes [ ] No [ ]

25. Date form prepared: 2-79  By: Pierre Andre' Monney
   Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802
   Phone: 590-6479 Organization: Department of Planning and Building
           Department of Community Development
804 Loma Vista Drive, Long Beach, California 90813
Long Beach Historical Resources Inventory

1. Common Name  
   **Loma Vista Drive, 814**

2. Historical Name  
   **Loma Vista Drive, 814**

3. Street or Address  
   **814 Loma Vista Drive, Long Beach, CA 90813**

4. Ownership Data:  
   **Original**
   - Present Name  
     **Charles R. Evans, et al.**
   - Address  
     **810 Loma Vista Drive**
     **Long Beach, CA 90813**

5. Factual Details:  
   **Original Use**  
   **Single family dwelling**
   **Present Use**  
   **3-unit apartment house**

6. Status:  
   **Occupied □**  
   **Unoccupied □**  
   **Preservation Work in Progress □**  
   **Unoccupied □**  
   **Unoccupied □**

7. Accessible to Public:  
   **Yes, Restricted □**  
   **Yes, Unrestricted □**  
   **Not Accessible □**

8. Approximate Property Size:  
   **Frontage**  
   **50'**  
   **Depth**  
   **150'**

9. Current Zoning Status:  
   **R-4**

10. Description (Multiple Choice):  
    **Altered □**  
    **Unaltered □**  
    **Condition: Excellent □**  
    **Good □**  
    **Fair □**  
    **Deteriorated □**  
    **No longer in existence □**  
    **Other □**

11. Threats to Site:  
    **None □**  
    **Private Development □**  
    **Zoning □**  
    **Public Works Project □**  
    **Vandalism □**  
    **Other □**

12. Surroundings:  
    **Multiple Choice**  
    **Open land □**  
    **Scattered Bldgs. □**  
    **Densely Built-up □**  
    **Residential □**  
    **Commercial □**  
    **Industrial □**  
    **Other □**

13. Primary Exterior Building Material:  
    **Stone □**  
    **Brick □**  
    **Stucco □**  
    **Adobe □**  
    **Wood □**  
    **Other □**

14. Is the structure on its original site?  
    **Yes □**  
    **Moved □**  
    **Unknown □**

15. Date of Construction:  
    **1903**

16. Architect (if known)  
    **Unknown**

17. Builder (if known)  
    **Unknown**

18. Main theme of the historic resource:  
    **Check one**  
    **Architecture □**  
    **Arts & Leisure □**  
    **Religion □**  
    **Economic □**  
    **Industrial □**  
    **Government □**  
    **Exploration □**  
    **Settlement □**  
    **Military □**  
    **Social □**  
    **Education □**

19. Significance:  
   
   **Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:**

   This structure, unique to Drake Park, stands out as a major visual element contributing to the street. The house has maintained a prominence in the neighborhood since 1903. Once a single family dwelling, the house has been altered to accommodate three families. Even so, the house has retained its integrity through the years.

   This structure is a one-and-a-half story Bungalow with a large bellcast gable facing the street. Low pitched eaves and rafters project from the roof and walls. A second bellcast gable projects from the rear of the structure. A large horse-shoe shaped window is placed inside the center gable and has one center sash with eight lights on each side. A leaf-shaped decorative molding runs along the bottom of the window. The exterior is of horizontal wood boards painted red. An enclosed porch is entered through a square shaped entry. White simple moldings are placed around window and door openings.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

- Real Estate Property Index, L. A. County, 1971-78
- City of Long Beach Periodic Report No. 2, Vol 23
- Long Beach Collection, Long Beach Public Library
- Long Beach City Directory, 1923
- Long Beach House Numbers Maps
- Sanborn Fire Insurance Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes □ No □ Unknown □

Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes □ No □ Unknown □

Which Program ____________________________

Drake Park Historic District Survey

24. Photographs included: Yes □ No □

25. Date form prepared: 2-79 By: Pierre Andre Monney

Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802

Phone: 590-6479 Organization: Department of Planning and Building

Department of Community Development
814 Loma Vista Drive, Long Beach, California 90813
Long Beach Historical Resources Inventory

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Common Name</td>
</tr>
<tr>
<td>2.</td>
<td>Historical Name</td>
</tr>
<tr>
<td>3.</td>
<td>Street or Address</td>
</tr>
<tr>
<td>4.</td>
<td>Ownership Data: Original Name</td>
</tr>
<tr>
<td></td>
<td>Original Address</td>
</tr>
<tr>
<td></td>
<td>Present Name</td>
</tr>
<tr>
<td></td>
<td>Present Address</td>
</tr>
<tr>
<td>5.</td>
<td>Factual Details: Original Use</td>
</tr>
<tr>
<td></td>
<td>Present Use</td>
</tr>
<tr>
<td>6.</td>
<td>Status: Occupied</td>
</tr>
<tr>
<td></td>
<td>Unoccupied</td>
</tr>
<tr>
<td></td>
<td>Preservation Work in Progress</td>
</tr>
<tr>
<td>7.</td>
<td>Accessible to Public: Yes, Restricted</td>
</tr>
<tr>
<td></td>
<td>Yes, Unrestricted</td>
</tr>
<tr>
<td></td>
<td>Not Accessible</td>
</tr>
<tr>
<td>8.</td>
<td>Approximate Property Size: Frontage</td>
</tr>
<tr>
<td></td>
<td>Depth</td>
</tr>
<tr>
<td>9.</td>
<td>Current Zoning Status:</td>
</tr>
<tr>
<td>10.</td>
<td>Description (Multiple Choice): Altered</td>
</tr>
<tr>
<td></td>
<td>Unaltered</td>
</tr>
<tr>
<td></td>
<td>/ Condition: Excellent</td>
</tr>
<tr>
<td></td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Fair</td>
</tr>
<tr>
<td></td>
<td>Deteriorated</td>
</tr>
<tr>
<td></td>
<td>No longer in existence</td>
</tr>
<tr>
<td></td>
<td>Other</td>
</tr>
<tr>
<td>11.</td>
<td>Threats to Site: None</td>
</tr>
<tr>
<td></td>
<td>Private Development</td>
</tr>
<tr>
<td></td>
<td>Zoning</td>
</tr>
<tr>
<td></td>
<td>Public Works Project</td>
</tr>
<tr>
<td></td>
<td>Vandalism</td>
</tr>
<tr>
<td></td>
<td>Other</td>
</tr>
<tr>
<td>12.</td>
<td>Surroundings: (Multiple Choice) Open land</td>
</tr>
<tr>
<td></td>
<td>Scattered Bldgs.</td>
</tr>
<tr>
<td></td>
<td>Densely Built-up</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
</tr>
<tr>
<td></td>
<td>Other</td>
</tr>
<tr>
<td>13.</td>
<td>Primary Exterior Building Material: Stone</td>
</tr>
<tr>
<td></td>
<td>Brick</td>
</tr>
<tr>
<td></td>
<td>Stucco</td>
</tr>
<tr>
<td></td>
<td>Adobe</td>
</tr>
<tr>
<td></td>
<td>Wood</td>
</tr>
<tr>
<td></td>
<td>Other</td>
</tr>
<tr>
<td>14.</td>
<td>Is the structure on its original site?</td>
</tr>
<tr>
<td></td>
<td>Moved</td>
</tr>
<tr>
<td></td>
<td>Unknown</td>
</tr>
<tr>
<td>15.</td>
<td>Date of Construction:</td>
</tr>
<tr>
<td></td>
<td>Factual</td>
</tr>
<tr>
<td></td>
<td>Estimated</td>
</tr>
<tr>
<td>16.</td>
<td>Architect (if known)</td>
</tr>
<tr>
<td>17.</td>
<td>Builder (if known)</td>
</tr>
<tr>
<td>18.</td>
<td>Main theme of the historic resource: (Check one) Architecture</td>
</tr>
<tr>
<td></td>
<td>Arts &amp; Leisure</td>
</tr>
<tr>
<td></td>
<td>Religion</td>
</tr>
<tr>
<td></td>
<td>Economic</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
</tr>
<tr>
<td></td>
<td>Government</td>
</tr>
<tr>
<td></td>
<td>Exploration/Settlement</td>
</tr>
<tr>
<td></td>
<td>Military</td>
</tr>
<tr>
<td></td>
<td>Social/Education</td>
</tr>
<tr>
<td>19.</td>
<td>Significance: Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:</td>
</tr>
<tr>
<td></td>
<td>This charming old house is the oldest structure in the Drake Park survey area. The structure has major significance architecturally and serves a focal point of the street. Located across from the park on a corner lot, the house plays a very important part in the total scene.</td>
</tr>
<tr>
<td></td>
<td>Built in 1899, the house was originally at 831 E. Ocean Blvd., in Long Beach. In 1919, Mr. Marion P. and Mrs. Paulina Owen moved the house to its present location.</td>
</tr>
<tr>
<td></td>
<td>In 1917 the Long Beach City Directory listed Mr. Dell Brown, a waiter at the Douglas Cafe, as the resident of the house at 831 E. Ocean. In 1970, Mr. Michael M. Cleary did some interior work on the structure. The current owners, Mr. and Mrs. Martin are in the process of restoring the house to its original condition.</td>
</tr>
<tr>
<td></td>
<td>A small one-and-a-half story Victorian cottage with a cross gable roof. Edge of roof projects with boards attached. Exterior material is of plain shingles, painted white. An open porch runs the length of the façade and is appointed with square vertical posts and horizontal tailing. Windows in the gable ends are flanked by contrasting shutters. Windows on the ground floor are a single sash with leaded transom. Entry door is flanked by tall narrow...</td>
</tr>
</tbody>
</table>
side panels with upper glass. Plain molding is found around all windows and doorways. Wood stairs provide entry from ground level with open railings. A garage shares the same lot.

20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

Real Estate Property Index, L.A. County, 1977-78
City of Long Beach Periodic Report No. 2, Vol. 23.
Long Beach Collection, Long Beach Public Library
Long Beach City Directory, 1919
Long Beach House Number Maps
Sanborn Fire Insurance Maps
City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes □ No □ Unknown □

Name of Survey

23. Representation on current Historic Landmark Registry programs: Yes □ No □ Unknown □

Which Program

24. Photographs included: Yes □ No □

25. Date form prepared 2/79 By: Pierre Andre' Monney
Address: 333 W. Ocean Blvd, City: Long Beach, CA Zip: 90802
Phone: 590-6479 Organization: Department of Planning and Building

Department of Community Development
Long Beach Historical Resources Inventory

1. Common Name  | Loma Vista Drive, 950
2. Historical Name | Loma Vista Drive, 950
3. Street or Address | 950 Loma Vista Drive, Long Beach, CA 90813
4. Ownership Data: Original L. V. Endsley
   Present Name | E. C. Amend & J. C. Traywick
   Address | Unknown
   Palos Verde
5. Factual Details: Original Use | Single family dwelling
   Present Use | Single family dwelling
6. Status: Occupied ☑ Unoccupied ☐ Preservation Work in Progress ☐
7. Accessible to Public: Yes, Restricted ☐ Yes, Unrestricted ☐ Not Accessible ☐
8. Approximate Property Size: Frontage 50' Depth 150'
9. Current Zoning Status: R-4
10. Description (Multiple Choice): Altered ☐ Unaltered ☑ Condition: Excellent ☑ Good ☑ Fair ☐ Deteriorated ☒ No longer in existence ☒ Other
11. Threats to Site: None ☐ Private Development ☒ Zoning ☒ Public Works Project ☒ Vandalism ☒ Other
12. Surroundings: (Multiple Choice) Open land ☒ Scattered Bldgs. ☐ Densely Built-up ☐ Residential ☒ Commercial ☒ Industrial ☒ Other
13. Primary Exterior Building Material: Stone ☐ Brick ☐ Stucco ☐ Adobe ☐ Wood ☐ Other
14. Is the structure on its original site? Yes ☑ Moved ☐ Unknown ☒
15. Date of Construction: 1905 Factual ☐ Estimated ☐
16. Architect (if known) | Unknown
17. Builder (if known) | Unknown
18. Main theme of the historic resource: (Check one) Architecture ☑ Arts & Leisure ☐ Religion ☐ Economic / Industrial ☒ Government ☐ Exploration / Settlement ☒ Military ☐ Social / Education ☐
19. Significance:
   Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:
   This structure, although not a major visual element on the street, has retained its 1905 character. The surrounding landscape (including a maple tree) adds old-world charm to the house and to the neighborhood. The current resident, Mrs. L. C.- Endsley, has lived in the house since her parents built it in 1905.
   The structure is a small one story Bungalow with two board gables facing the street. Shallow eaves and rafters project from roof and wall. Flush horizontal boards cover facades and are painted green. A small rectangular window is placed in the center of the gable, with a diamond and square design, and with white molding around it. A small open porch is to the right of the facade and trimmed in simple uprights painted white. A large window with sash and decorative transom and wide moldings is to the left of the porch. Landscaping is very abundant and adds to the total setting. A rear structure shares the same lot.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

- Real Estate Property Index, L. A. County, 1977-78
- City of Long Beach Periodic Report No. 2, Vol 23
- Long Beach Collection, Long Beach Public Library
- Long Beach City Directory, 1923
- Long Beach House Numbers Maps
- Sanborn Fire Insurance Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐
Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐
Which Program ____________________________

24. Photographs included: Yes ☐ No ☐

25. Date form prepared 2-79
By: Pierre Andre' Monney
Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802
Phone: 590-6479
Organization: Department of Planning and Building
Department of Community Development
950 Loma Vista Drive, Long Beach, California 90813
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Common Name</strong></td>
<td>Loma Vista Drive, 976</td>
</tr>
<tr>
<td><strong>Historical Name</strong></td>
<td>Loma Vista Drive 976</td>
</tr>
<tr>
<td><strong>Street or Address</strong></td>
<td>976 Loma Vista Drive, Long Beach, CA 90813</td>
</tr>
<tr>
<td><strong>Ownership Data</strong></td>
<td>Original Present Name Albert P. Guerno Address 727 E. 5th Street Long Beach, CA 90813</td>
</tr>
<tr>
<td><strong>Factual Details</strong></td>
<td>Original Use Single Family Dwelling Present Use Single Family Dwelling</td>
</tr>
<tr>
<td><strong>Status</strong></td>
<td>Occupied Preservation Work in Progress</td>
</tr>
<tr>
<td><strong>Accessible to Public</strong></td>
<td>Yes, Restricted Yes, Unrestricted Not Accessible</td>
</tr>
<tr>
<td><strong>Approximate Property Size</strong></td>
<td>Frontage 50' Depth 150'</td>
</tr>
<tr>
<td><strong>Current Zoning Status</strong></td>
<td>R-4</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Altered Unaltered Condition Excellent Good Fair Deteriorated No longer in existence Other</td>
</tr>
<tr>
<td><strong>Threats to Site</strong></td>
<td>None Private Development Zoning Public Works Project Vandalism Other</td>
</tr>
<tr>
<td><strong>Surroundings</strong></td>
<td>Open land Scattered Bldgs Densely Built-up Residential Commercial Industrial Other</td>
</tr>
<tr>
<td><strong>Primary Exterior Building Material</strong></td>
<td>Stone Brick Stucco Adobe Wood Other</td>
</tr>
<tr>
<td><strong>Date of Construction</strong></td>
<td>1903 Factual Estimated</td>
</tr>
<tr>
<td><strong>Main theme of the historic resource</strong></td>
<td>Architecture Arts &amp; Leisure Religion Economic Industrial Government Exploration/Settlement Military Social/Education</td>
</tr>
<tr>
<td><strong>Significance</strong></td>
<td>Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:</td>
</tr>
<tr>
<td><strong>Builder (if known)</strong></td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Significance</strong></td>
<td></td>
</tr>
</tbody>
</table>
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

- Real Estate Property Index, L. A. County, 1977-78
- City of Long Beach Periodic Report No. 2, Vol 23
- Long Beach Collection, Long Beach Public Library
- Long Beach City Directory, 1923
- Long Beach House Numbers Maps
- Sanborn Fire Insurance Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐

Name of Survey ______________________________________________________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐

Which Program _______________________________________________________________________

24. Photographs included: Yes ☐ No ☐

25. Date form prepared__2-79__, By__Pierre Andre' Monney__

Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802

Phone: 590-6479 Organization: Department of Planning and Building

Department of Community Development
976 LOMA VISTA DRIVE, LONG BEACH, CALIFORNIA 90813
Long Beach Historical Resources Inventory

1. Common Name: Loma Vista Drive, 1070
2. Historical Name: Loma Vista Drive, 1070
3. Street or Address: 1070 Loma Vista Drive, Long Beach, 90813
4. Ownership Data: Original Name: C.F. Higgins
   Present Name: Mr. and Mrs. Floyd J. Chiffer
   Address: 4325 Leveiside Avenue
   Lakewood, CA 90712
5. Factual Details: Original Use: Single Family Dwelling
   Present Use: Single Family Dwelling
6. Status: Occupied ✔ Unoccupied □ Preservation Work in Progress □
7. Accessible to Public: Yes, Restricted □ Yes, Unrestricted □ Not Accessible □
8. Approximate Property Size: Frontage: 50' Depth: 142-79'
9. Current Zoning Status: R-4
10. Description (Multiple Choice): Altered □ Unaltered □ / Condition: Excellent □ Good □ Fair □
    Deteriorated □ No longer in existence □ Other □
11. Threats to Site: None □ Private Development □ Zoning □ Public Works Project □
    Vandalism □ Other □
12. Surroundings: (Multiple Choice) Open land □ Scattered Bldgs. □ Densely Built-up □
    Residential □ Commercial □ Industrial □ Other □
13. Primary Exterior Building Material: Stone □ Brick □ Stucco □ Adobe □ Wood □ Other □
14. Is the structure on its original site? Yes □ Moved □ Unknown □
15. Date of Construction: 1919 □ Factual □ Estimated □
16. Architect (if known) Unknown
17. Builder (if known) Unknown
18. Main theme of the historic resource: (Check one) Architecture □ Arts & Leisure □ Religion □
    Economic □ Industrial □ Government □ Exploration/Settlement □
    Military □ Social/Education □
19. Significance:
   Briefly state historical and/or architectural importance - include dates, events, and persons
   associated with the site when known:

   This California type of bungalow is typical of those found in the City of Long Beach and in the Drake Park area. Built in 1919, this house is a very important part of the total scene. It demonstrates, a popular building phenomena occurring at this period of time, and while the house does not dominate the street, it is historically significant to the Drake Park neighborhood.

   The original owner of the structure was C.F. Higgins. In 1921 ownership passed to Mr. H.Kyte, who was a blacksmith by trade. Mr. Alex Smith owned the structure in 1928.

   A one story Bungalow with a modified cross gable roof. Front gable covers a porch that has the sides enclosed with windows. Rafters and shallow eaves extend from the roof and walls. Exterior material consists of horizontal overlapping boards painted white. Porch posts are square and made of cement, which support square columns attached to the porch roof. Windows are sash with glass sidepanels and door has a diamond-shaped window motif. Cement steps provide entry to the structure. A wooden slatted portico carport, covered with veins, is next to the house. Another structure shares the lot.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or
structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

- Real Estate Property Index, L. A. County, 1977-78
- City of Long Beach Periodic Report No. 2, Vol 23
- Long Beach Collection, Long Beach Public Library
- Long Beach City Directory, 1923
- Long Beach House Numbers Maps
- Sanborn Fire Insurance Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐
   Name of Survey:

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐
   Which Program: Drake Park Historic District Survey

24. Photographs included: Yes ☐ No ☐

25. Date form prepared: 2-79   By: Pierre Andre' Monney
   Address: 333 W. Ocean Blvd.   City: Long Beach   Zip: 90802
   Phone: 590-6479   Organization: Department of Planning and Building
   Department of Community Development
Long Beach Historical Resources Inventory

1. Common Name | Maine Avenue, 832
2. Historical Name | Maine Avenue, 832
3. Street or Address | 832 Maine Avenue
4. Ownership Data: Original | Mr. J. Kratzen
                           Present | Mr. and Mrs. J. P. Stankowicz
                          Address | 3765 Marber Avenue
                          Long Beach, Ca 90808
5. Factual Details: Original Use | Single Family dwelling
                              Present Use | Single Family dwelling
6. Status: | Occupied [ ] Unoccupied [ ] Preservation Work in Progress [ ]
7. Accessible to Public: Yes, Restricted [ ] Yes, Unrestricted [ ] Not Accessible [ ]
8. Approximate Property Size: Frontage 55', Depth 150'
9. Current Zoning Status: | R-4
10. Description (Multiple Choice): Altered [ ] Unaltered [ ] Condition: Excellent [ ] Good [ ] Fair [ ]
          | Deteriorated [ ] No longer in existence [ ] Other [ ]
11. Threats to Site: None [ ] Private Development [ ] Zoning [ ] Public Works Project [ ]
          Vandalism [ ] Other [ ]
12. Surroundings: (Multiple Choice) Open land [ ] Scattered Bldgs. [ ] Densely Built-up [ ]
          Residential [ ] Commercial [ ] Industrial [ ] Other [ ]
13. Primary Exterior Building Material: Stone [ ] Brick [ ] Stucco [ ] Adobe [ ] Wood [ ] Other [ ]
14. Is the structure on its original site? Yes [ ] Moved [ ] Unknown [ ]
15. Date of Construction: | 1914 | Factual [ ] Estimated [ ]
16. Architect (if known) | Unknown [ ]
17. Builder (if known) | Unknown [ ]
18. Main theme of the historic resource: (Check one) Architecture [ ] Arts & Leisure [ ] Religion [ ]
          | Economic [ ] Industrial [ ] Government [ ] Exploration/Settlement [ ]
          | Military [ ] Social/Education [ ]
19. Significance:
  Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:

   This small dwelling of frame construction dates from 1914. Located in the back of a lot, it cannot be seen from the street. This house represents a simple type of construction found in the City at an early date. In and of itself, it is not great architectural significance, but the structure does represent a popular style of building found in the Drake Park Area. Owners of the house have been Mr. J. Kratzen in 1924, Mr. James V. Hicks in 1951 and Mr. William Carlin in 1956. The structure consists of a small one story house with a gable roof running along the sides of the structure. Rafters protrude beyond the wall and roof. Low pitched eaves spread over a modest porch. Facade is made of overlapping horizontal boards painted beige. Doors and windows are of the lintel type with contrasting red painted wood trim. The structure is on the rear of the lot and is not visible from the street.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

Real Estate Property Index, L. A. County, 1971-78
City of Long Beach Periodic Report No. 2, Vol 23
Long Beach Collection, Long Beach Public Library
Long Beach City Directory, 1923
Long Beach House Numbers Maps
Sanborn Fire Insurance Maps
City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐
Name of Survey ________________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐
Which Program: Drake Park Historic District Survey ________________________________

24. Photographs included: Yes ☐ No ☐

25. Date form prepared 2-79 By: Pierre Andre' Monney
Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802
Phone: 590-6479 Organization: Department of Planning and Building
Department of Community Development
832 MAINE AVENUE, LONG BEACH
Long Beach Historical Resources Inventory

1. **Common Name**: Maine Avenue, 946
2. **Historical Name**: Maine Avenue, 946
3. **Street or Address**: 946 Maine Avenue, Long Beach 90813
4. **Ownership Data**: 
   - **Original Owner**: Mr. and Mrs. Samuel Fiske
   - **Present Name**: Ramos Company
   - **Address**: 14901 Kamos Place, Pacific Palisades 90272
5. **Factual Details**: 
   - **Original Use**: Apartment House
   - **Present Use**: Apartment House
6. **Status**:
   - Occupied □
   - Unoccupied □
   - Preservation Work in Progress □
7. **Accessible to Public**:
   - Yes, Restricted □
   - Yes, Unrestricted □
   - Not Accessible □
8. **Approximate Property Size**: 
   - Frontage: 50'
   - Depth: 150'
   - or Acreage: 
9. **Current Zoning Status**: R-4
10. **Description (Multiple Choice)**: 
    - Altered □
    - Unaltered □
    - Condition: Excellent □
    - Good □
    - Fair □
    - Deteriorated □
    - No longer in existence □
    - Other: 
11. **Threats to Site**: 
    - None □
    - Private Development □
    - Zoning □
    - Public Works Project □
    - Vandalism □
    - Other: 
12. **Surroundings**: 
    - Open land □
    - Scattered Bldgs. □
    - Densely Built-up □
    - Residential □
    - Commercial □
    - Industrial □
    - Other: 
13. **Primary Exterior Building Material**: 
    - Stone □
    - Brick □
    - Stucco □
    - Adobe □
    - Wood □
    - Other: 
14. **Is the structure on its original site?**: 
    - Yes □
    - Moved □
    - Unknown □
15. **Date of Construction**: 1914 □
    - Factually □
    - Estimated □
16. **Architect (if known)**: Unknown
17. **Builder (if known)**: Unknown
18. **Main theme of the historic resource**: (Check one)
    - Architecture □
    - Arts & Leisure □
    - Religion □
    - Economic □
    - Industrial □
    - Government □
    - Exploration / Settlement □
    - Military □
    - Social / Education □
19. **Significance**: 
    - Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:

This structure is unique, being the only one of its type in the Drake Park area. An interesting use of decorative detailing is found on the facade and sides of the two-story structure. The structure has retained its integrity through the years despite alterations that have been made to it. It is a two-story, three unit apartment structure. A broad gable faces the street with two smaller gables along the sides of the structure, one covering a protruding bay. An interior chimney of brick protrudes from the roof. The facade is covered in overlapping horizontal wood boards in alternating sizes producing a banded effect. Entry ways are adorned with shallow pillars and lintels decorated with rectangular and diamond shaped motif. Windows are of the lintel type with one sash and side panels. Window and door trim are painted brown. Protruding balconies are supported with paired brackets, and railings are in iron. On the street side of the structure, a balcony has been enclosed to make a sun porch.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

- Real Estate Property Index, L. A. County, 1971-78
- City of Long Beach Periodic Report No. 2, Vol 23
- Long Beach Collection, Long Beach Public Library
- Long Beach-City Directory, 1923
- Long Beach House Numbers Maps
- Sanborn Fire Insurance Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐

Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐

Which Program ___________________________

Drake Park Historic District Survey

24. Photographs included: Yes ☐ No ☐

25. Date form prepared 2-79 By: Pierre Andre Monney

Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802

Phone: 590-6479 Organization: Department of Planning and Building

Department of Community Development
<table>
<thead>
<tr>
<th>1. Common Name</th>
<th>Maine Avenue, 950</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Historical Name</td>
<td>Maine Avenue, 950</td>
</tr>
<tr>
<td>3. Street or Address</td>
<td>950 Maine Avenue, Long Beach, CA 90813</td>
</tr>
<tr>
<td>4. Ownership Data:</td>
<td>Original Name: Mr. F. A. Pushee</td>
</tr>
<tr>
<td></td>
<td>Present Name: Mr. / Mrs. Joseph Pehowski</td>
</tr>
<tr>
<td></td>
<td>Address: 950 Maine Avenue</td>
</tr>
<tr>
<td></td>
<td>Long Beach, CA 90813</td>
</tr>
<tr>
<td>5. Factual Details:</td>
<td>Original Use: Apartment house</td>
</tr>
<tr>
<td></td>
<td>Present Use: Apartment house</td>
</tr>
<tr>
<td>6. Status:</td>
<td>Occupied ☒ Unoccupied ☐ Preservation Work in Progress ☐</td>
</tr>
<tr>
<td>7. Accessible to Public:</td>
<td>Yes, Restricted ☐ Yes, Unrestricted ☐ Not Accessible ☐</td>
</tr>
<tr>
<td>8. Approximate Property Size:</td>
<td>Frontage 55' Depth 80'</td>
</tr>
<tr>
<td>9. Current Zoning Status:</td>
<td>R-4</td>
</tr>
<tr>
<td>10. Description (Multiple Choice):</td>
<td>Altered ☐ Unaltered ☒ Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐ Other ☐</td>
</tr>
<tr>
<td>11. Threats to Site:</td>
<td>None ☐ Private Development ☒ Zoning ☐ Public Works Project ☐ Vandalism ☐ Other ☐</td>
</tr>
<tr>
<td>12. Surroundings:</td>
<td>(Multiple Choice) Open land ☒ Scattered Bldgs. ☒ Densely Built-up ☐ Residential ☒ Commercial ☒ Industrial ☐ Other ☐</td>
</tr>
<tr>
<td>13. Primary Exterior Building Material:</td>
<td>Stone ☐ Brick ☒ Stucco ☒ Adobe ☒ Wood ☒ Other ☐</td>
</tr>
<tr>
<td>14. Is the structure on its original site?:</td>
<td>Yes ☒ Moved ☐ Unknown ☐</td>
</tr>
<tr>
<td>15. Date of Construction:</td>
<td>1923 ☒ Factual ☑ Estimated ☐</td>
</tr>
<tr>
<td>16. Architect (if known):</td>
<td>Unknown</td>
</tr>
<tr>
<td>17. Builder (if known):</td>
<td>R. P. Mussetta</td>
</tr>
<tr>
<td>18. Main theme of the historic resource:</td>
<td>(Check one) Architecture ☒ Arts &amp; Leisure ☒ Religion ☐ Economic/Industrial ☐ Government ☒ Exploration/Settlement ☐ Military ☐ Social/Education ☐</td>
</tr>
<tr>
<td>19. Significance:</td>
<td>Briefly state historical and/or architectural importance include dates, events, and persons associated with the site when known:</td>
</tr>
</tbody>
</table>

This structure, though not of major architectural importance in and of itself, serves as a reminder of the character of the historical neighborhood. The structure relates very well to other surrounding residences. The garden adds a touch of old world charm to the area.

The original owner of the house was Mr. F. A. Pushee; and in 1955 the structure was purchased by Mr. P. J. Barnes.

This Spanish Revival inspired structure, originally a one story, now has a second story addition which is set approximately in the center of the lower story. The exterior of the building is of white stucco. The upper level supports a flat roof but with a decorative parapet rising from the center. Red tile is placed around the roof line. The windows are of the lintel type with the two end ones supporting a semi-circular decorative molding. The lower story projects two square bays with plain parapet roofs. The center portion is enlivened with a small porch area covered in red tile slanting roof. Windows are of the lintel type and are enriched with awnings.
20. Sketch Map: In the space below, draw a sketch map showing the location of the site or structure being inventoried. Indicate streets, roads and prominent landmarks.

21. Sources: List books, documents, surveys, personal interviews and their dates:

- Real Estate Property Index, L. A. County, 1977-78
- City of Long Beach Periodic Report No. 2, Vol 23
- Long Beach Collection, Long Beach Public Library
- Long Beach City Directory, 1923
- Long Beach House Numbers Maps
- Sanborn Fire Insurance Maps
- City of Long Beach Building Permits

22. Representation in existing historic or prehistoric survey: Yes ☐ No ☐ Unknown ☐
Name of Survey ____________________________

23. Representation on current Historic Landmark Registry programs: Yes ☐ No ☐ Unknown ☐
Which Program ________________
Drake Park Historic District Survey

24. Photographs included: Yes ☐ No ☐

25. Date form prepared ___________ By: ___________
2-79 Pierre Andre Monney
Address: 333 W. Ocean Blvd. City: Long Beach Zip: 90802
Phone: 590-6479 Organization: Department of Planning and Building
Department of Community Development
950 Maine Avenue, Long Beach, California 90813
DRAKE PARK LANDMARK DISTRICT

Guidelines and Standards

A. Existing Structure

1. Demolitions, alterations, and environmental changes shall be regulated by the terms of the Cultural Heritage Ordinance.

2. All applicable building, safety and health codes and the property maintenance ordinance shall be observed.

B. New Structure

1. Construction of new buildings in the Drake Park Landmark District shall conform to the bulk, mass, scale and height of the majority of existing structures on both sides of the street in the block on which the new structure is to be erected.

2. The style of architecture, use of materials and the landscape treatment shall not be radically different from the predominant style of the immediate surroundings.

3. New structures shall not be painted or otherwise finished on the exterior in colors and architectural details which would be out of character with the general architectural style prominent on the block on which the new structure is to be located.
4. Driveways and garage entrances shall conform to the existing standard on the block on which the new building is to be erected. For example, if the standard is alley access to garage, then new structures shall not have street access.

5. Major new landscape features, such as trees and large shrubs, shall conform to the general character of existing plant materials on the block on which the new building is to be erected. Existing trees should be preserved if at all possible. Landscape features reflecting the era and architectural style of the new structures shall be encouraged.

6. All applicable buildings, safety and health codes shall be observed.

C. Project Review

1. Existing Structures - All proposed changes or alterations whether requiring building permits or not shall be reviewed by the Cultural Heritage Committee as required by the Cultural Heritage Ordinance and the Drake Park Historic District Guidelines and Standards.

2. New Structures - Building plans submitted for construction permits at the Department of Planning and Building shall be referred to the Cultural Committee for review before the issuance of said construction permits. The Committee shall have twenty days to make a finding of compliance or non-compliance with the Guidelines and Standards for the Drake Park Landmark District. Said findings shall be reported to the Superintendent of Building in the Department of Planning and Building. The applicant will be notified of the actions of the Committee.
DRAKE PARK HISTORIC DISTRICT

Items needing a Certificate of Appropriateness from the Cultural Heritage Committee in order to comply to the Historic District Ordinance.

I. Architecture

1. Alteration to roof line.
2. Addition of architectural elements to roof.
4. Alteration or addition to facade.
5. Alteration to windows-door design.
6. Alteration to architectural detailing
   a. balustrades
   b. porches
   c. dormer windows
   d. porte-cochere
   e. filigree
   f. any other changes affecting the aesthetic appearance of the structure.
7. Room addition-external appearance.
8. Alterations to structure foundation.

II. Landscape features

1. Alteration and/or relocation of walkways and driveways.
2. Alteration to fencing.
3. Substitution or removal of trees over 6" diameter.
GENERAL STANDARDS AND GUIDELINES FOR HISTORIC LANDMARKS AND HISTORIC DISTRICTS FOR THE CITY OF LONG BEACH

General Policies and Concepts

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic landmark buildings as well as new attached or adjacent construction.

"Rehabilitation" means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Techniques, Treatments, Methods

Techniques, treatments, and methods consistent with the Secretary of the Interior "Standards for Rehabilitation" are listed in the "recommended" column on the left. Those techniques, treatments, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.
THE ENVIRONMENT

Recommended
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale material and color.

Not Recommended
Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Not Recommended
Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.
BUILDING SITE -- continued

**Recommended**

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

**Archeological features**

**Recommended**

Leaving known archeological resources intact.

Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.

**BUILDING: STRUCTURAL SYSTEMS**

**Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar**

**Recommended**

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

**Not Recommended**

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

**Not Recommended**

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.
BUILDING: STRUCTURAL SYSTEMS -- continued

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undertaking stabilization and repair of weakened structural members and systems.</td>
<td>Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.</td>
</tr>
<tr>
<td>Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.</td>
<td></td>
</tr>
</tbody>
</table>

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.</td>
<td>Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.</td>
</tr>
<tr>
<td>Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.</td>
<td>Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.</td>
</tr>
<tr>
<td>Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.</td>
<td>Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.</td>
</tr>
<tr>
<td>Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.</td>
<td>Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.</td>
</tr>
</tbody>
</table>
BUILDING: EXTERIOR FEATURES — continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

**Recommended**
Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

**Not Recommended**
Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

**Recommended**
Retaining and preserving significant architectural features, whenever possible.

**Not Recommended**
Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

**Not Recommended**
Resurfacing frame buildings with new material that is inappropriate or was unavailable when the buildings was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

**Recommended**
Retaining original material whenever possible.

**Not Recommended**
Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Windows and Doors

**Recommended**
Retaining and repairing existing window and door openings including window

**Not Recommended**
Introducing new window and door openings into the principal elevations, or enlarging or re-
## Windows and Doors

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>sash, glass, lintels, sills, architraves, shutters, doors, pediments,</td>
<td>producing window or door openings to fit new stock window sash or new stock</td>
</tr>
<tr>
<td>hoods, steps, and all hardware.</td>
<td>door sizes.</td>
</tr>
<tr>
<td>Duplicating the material, design, and the hardware of the older window</td>
<td>Altering the size of window panes or sash. Such changes destroy the scale and</td>
</tr>
<tr>
<td>sash and doors if new sash and doors are used.</td>
<td>proportion of the building.</td>
</tr>
<tr>
<td>Installing visually unobtrusive storm windows and doors, where needed,</td>
<td>Installing inappropriate new window or door features such as aluminum storm and</td>
</tr>
<tr>
<td>that do not damage existing frames and that can be removed in the future.</td>
<td>screen window insulating glass combinations that require the removal of original</td>
</tr>
<tr>
<td>Using original doors and door hardware when they can be repaired and reused</td>
<td>Installing plastic, canvas, or metal strip awnings or fake shutters that detrac-</td>
</tr>
<tr>
<td>in place.</td>
<td>t from the character and appearance of the building.</td>
</tr>
</tbody>
</table>

## Entrances, porches, and steps

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining porches and steps that are appropriate to the building and its</td>
<td>Removing or altering porches and steps that are appropriate to the building's</td>
</tr>
<tr>
<td>development. Porches or additions reflecting later architectural styles</td>
<td>development and style.</td>
</tr>
<tr>
<td>are often important to the building's historical integrity and, wherever</td>
<td>Stripping porches and steps of original material and architectural features,</td>
</tr>
<tr>
<td>possible, should be retained.</td>
<td>such as hand rails, balusters, columns, brackets, and roof decoration of wood,</td>
</tr>
<tr>
<td>Repairing or replacing, where necessary, deteriorated architectural</td>
<td>iron, cast iron, terra cotta, tile, and brick.</td>
</tr>
<tr>
<td>features of wood, iron, cast iron, terra cotta, tile, and brick.</td>
<td></td>
</tr>
</tbody>
</table>
BUILDING: EXTERIOR FEATURES -- continued

**Recommended**

**Exterior Finishes**

**Recommended**

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

**Not Recommended**

- Enclosing porches and steps in a manner that destroys their intended appearance.
- Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.
- Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

**NEW CONSTRUCTION**

**Recommended**

- Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.
- Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.
- Using contemporary designs compatible with the character and mood of the building or the neighborhood.

**Not Recommended**

- Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.
- Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
**MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION -- continued**

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insuring adequate ventilation of attics, crawls, and cellars to prevent moisture problems.</td>
<td>Installing &quot;dropped&quot; acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.</td>
</tr>
<tr>
<td>Installing thermal insulation in attics and in unheated cellars and crawls to conserve energy.</td>
<td>Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.</td>
</tr>
</tbody>
</table>

**SAFETY AND CODE REQUIREMENTS**

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complying with code requirements in such a manner that the essential character of a building is preserved intact.</td>
<td>Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.</td>
</tr>
<tr>
<td>Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.</td>
<td></td>
</tr>
<tr>
<td>Investigating variances for historic properties allowed under some local codes.</td>
<td></td>
</tr>
<tr>
<td>Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance of fabric of a property.</td>
<td></td>
</tr>
<tr>
<td>Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.</td>
<td></td>
</tr>
</tbody>
</table>
NEW CONSTRUCTION -- continued

**Recommended**

<table>
<thead>
<tr>
<th>Protecting architectural details and features that contribute to the character of the building.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.</td>
</tr>
</tbody>
</table>

**Not Recommended**

<table>
<thead>
<tr>
<th>Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.</td>
</tr>
</tbody>
</table>

**MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING**

**FIRE PROTECTION**

**Recommended**

<table>
<thead>
<tr>
<th>Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity of the building.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.</td>
</tr>
<tr>
<td>Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.</td>
</tr>
</tbody>
</table>

**Not Recommended**

<table>
<thead>
<tr>
<th>Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attaching exterior electrical and telephone cables to the principal elevations of the building.</td>
</tr>
<tr>
<td>Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.</td>
</tr>
<tr>
<td>Concealing or &quot;making invisible&quot; mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.</td>
</tr>
</tbody>
</table>
Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

SOURCE: U.S. Department of the Interior
Heritage Conservation and Recreation Service
Office of Archeology and Historic Preservation
Washington, D.C. 20240

February 1979 (rev.)