

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or # (Assigned by recorder): 151 Saint Joseph Avenue

P1. Other Identifier: 151 Saint Joseph Avenue

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Long Beach Date: 1981 T5S; R12W; ___ of ___ of Sec 4; SB B.M.

c. Address: 151 Saint Joseph Avenue City: Long Beach Zip: 90803

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 394576.8 mE/ 3736103.9 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7247-001-034

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The property at 151 Saint Joseph Avenue is located in Lot 34 of Block 15 of Tract No. 3885 in the Belmont Shore region of Long Beach. The Eclectic Spanish Colonial Revival-style residence is situated in the center of the lot, has a generally rectangular footprint, and measures approximately 1,964 square feet. The residence was constructed circa 1928 and is in a neighborhood generally filled with single-family residences. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)
(See Continuation Sheet page 4)



P5b. Description of Photo (view, date, accession #): Facing Northwest; July 11, 2018; Photo No. L1150181

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
Camille Contorno
151 Saint Joseph Avenue
Long Beach, CA 90803

*P8. Recorded by (Name, affiliation, and address): A. Madsen and C. Chasteen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: July 25, 2018

*P10. Survey Type (Describe): Intensive, CEQA Compliance, P - Project Review

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2018. *Historic Evaluation for 151 Saint Joseph Avenue, Long Beach, California.*

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR 523 Forms

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 151 Saint Joseph Avenue
Page 2 of 12

*NRHP Status Code: 5S3

B1. Historic Name: 151 Saint Joseph Avenue

B2. Common Name: 151 Saint Joseph Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Spanish Eclectic

***B6. Construction History:** (Construction date, alterations, and date of alterations)

No building permits were available for the property at 151 Saint Joseph Avenue. According to Assessor Records, it appears that the property was constructed circa 1928. The architect and/or builder are unknown. There do not appear to be any major alterations or additions to the building and it retains its integrity.

***B7. Moved?** No Yes Unknown **Date:** N/A

Original Location: N/A

***B8. Related Features:** Garage

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Residential Architecture

Area: Long Beach

Period of Significance: c. 1928

Property Type: Residences

Applicable Criteria: A/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Record Search

A cultural resource record search was conducted on July 24, 2018, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen) at the South Central Coastal Information Center, located at California State University, Fullerton. The record search included the subject property and a 0.25-mile buffer. The results of the record search indicate two studies have been conducted in the project area and two studies have been conducted exclusively within the 0.25-mile buffer (Table 1, *Previous Cultural Resource Surveys and Reports*). No resources were documented exclusively in the 0.25-mile buffer. (See Continuation Sheet page 6)

B11. Additional Resource Attributes (List attributes and codes): N/A

***B12. References:** (See Continuation Sheet Page 11)

B13. Remarks: N/A

***B14. Evaluator:**

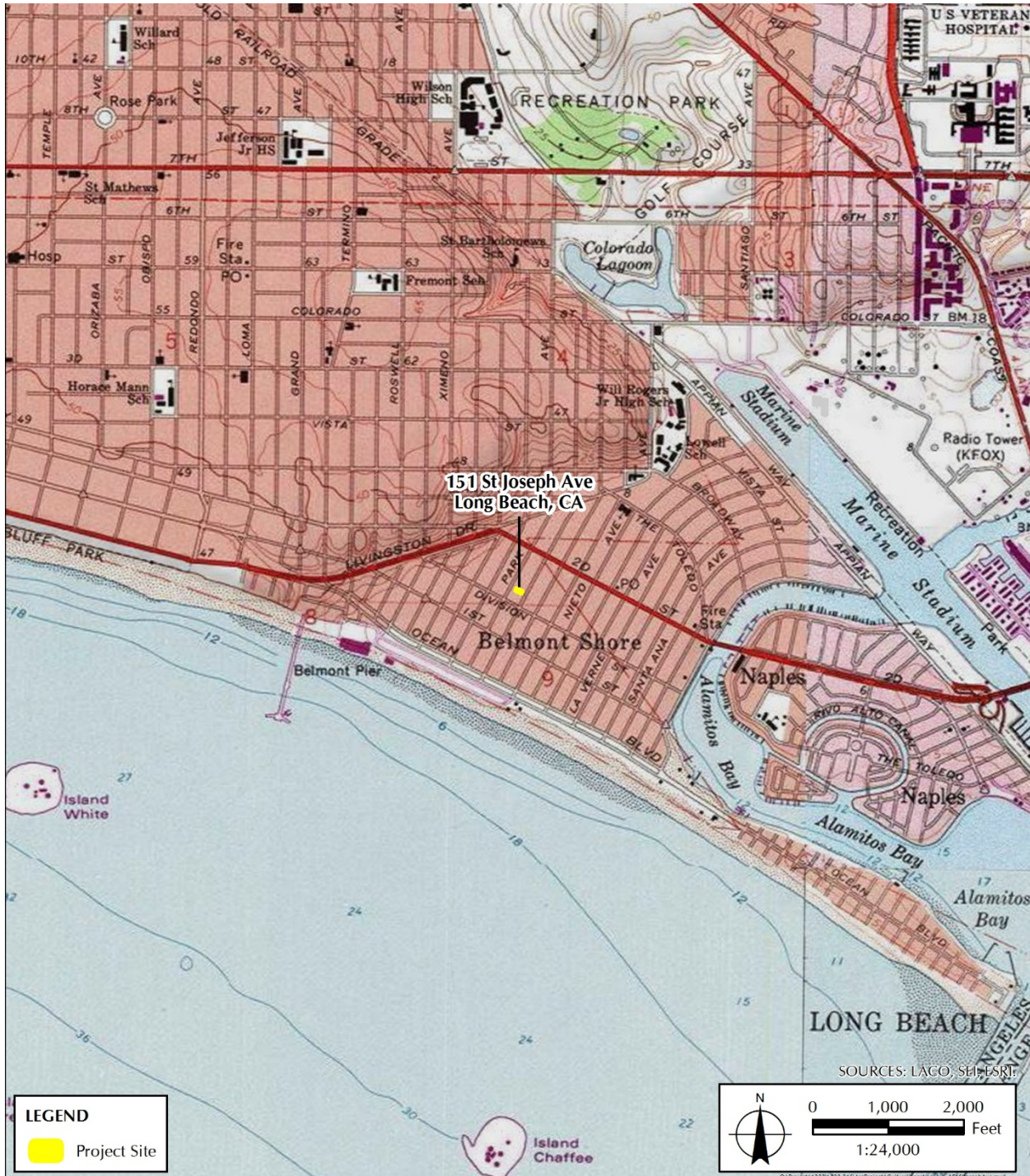
Carrie Chasteen
Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** July 25, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





*P3a. Description: (Continued from Primary Record page 1)

Description

The two-story Eclectic Spanish Colonial Revival-style single-family residence is generally rectangular in plan. The cross-gabled roof is clad in Spanish tile. The front-facing gables are accented with five clay drain pipes each. The sides of the gables are accented with exposed rafter tails. The exterior walls are clad in smooth textured stucco.

A large chimney is the focal point of the primary façade. The top of the chimney is fluted and a tile fountain with brick coping accents the exterior base. Fenestration consists of a pair of 3-light wood casement windows, a window obscured by a decorative wood grill, two small arched windows flanking the chimney, and a 12-light fixed-pane window. Two windows are accented with modern cloth awnings, which are reversible. The primary entrance is raised and accessed via tile-clad concrete steps. The deeply recessed entryway is accented with a fluted arch and wing wall with tile coping. An arched pedestrian doorway allows access to the rear of the parcel through the wing wall.

The second floor of the southerly façade projects slightly and is supported by exposed floor joists. Fenestration is similar to the primary façade. Historic photographs indicate some windows may be stained glass, but it was not possible to verify the existence of this material from the public right-of-way. Additionally, details on the northern façade are similar in design and materials and further details were not discernable from the public right-of-way.

A rectangular detached garage is located in the rear of the parcel. The garage is similar in style and materials to the primary residence.

Landscaping is minimal, and includes brick paved areas, mature palms, and a concrete clad masonry and metal perimeter fence in the front yard.

The property is located in the middle of the block with neighboring residences of similar style and materials. Some infill construction has occurred in the neighborhood. The building appears to be unaltered and appears to retain all aspects of integrity. The boundary is limited to the legal parcel boundary.

P5a. Photo or Drawing: (Continued from Primary Record page 1)

SOURCE: Sapphos Environmental, Inc., 2018



View of Primary (Eastern) Façade, 151 Saint Joseph Avenue

(See Continuation Sheet page 5)

P5a. Photo or Drawing: (Continued from Continuation Sheet page 4)



Detail of Primary Entrance, 151 Saint Joseph Avenue



Western Façade, 151 Saint Joseph Avenue



View of Setting, 151 Saint Joseph Avenue

*B10. Significance: (Continued from Building, Structure, and Object Record page 2)

TABLE 1
 PREVIOUS CULTURAL RESOURCE SURVEYS AND REPORTS

Report No.	Year	Report Title	Report Type		Within Property	Within 0.25-Mile Buffer	Authors
LA-2399	1978	Los Angeles-Long Beach Harbor Areas Cultural Resource Survey	Cultural resource study		X	X	Weinman, Lois J. and E. Gary Stickel
LA-5889	2000	Records Search Results for Sprint PCS Facility LA35XC832-F (the Livingston Site), located at 4716 E. 2 nd Street, Long Beach, Los Angeles County, California	Cultural resource record search			X	Wayne Bonner Michael Brandman Associates
LA-12808	2014	Cultural Resources Study of the Wilmington Oil and Gas Field, Los Angeles County, California	Cultural resource study		X	X	Chasteen, Carrie, Tiffany Clark, Richard Hanes, and Michael Mirro Applied EarthWorks, Inc.
LA-13154	2014	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02117A (SM117 Victoria Plaza), 200 Nieto Avenue, Long Beach, Los Angeles County, California	Cultural resource records search			X	Bonner, Diane F., Carrie D. Wills, Kathleen A. Crawford Environmental Assessment Services, Inc.

LA-2399: In 1978, Lois J. Weinman and E. Gary Stickel prepared a cultural resource study to locate and identify cultural resources at the Los Angeles and Long Beach Harbors. The report is comprised of historical and archaeological overviews of the project area, identification and statement of significance for 18 individual prehistoric archaeological sites, 21 shipwrecks, and 30 historical resources. No cultural resources were identified within the subject property.

LA-5889: In 2000, Michael Brandman and Associates conducted a record search in support of the Records Search Results for Sprint PCS Facility LA35XC832-F (the Livingston Site), located at 4716 E. 2nd Street, Long Beach, Los Angeles County, California project. No cultural resources were identified within the subject property.

LA-12808: In 2014, Applied EarthWorks, Inc. prepared a cultural resource assessment of the Wilmington Oil and Gas Field "case study" in support of the *Analysis of Oil and Gas Well Stimulation Treatments in California Environmental Impact Report*. No cultural resources were identified within the subject property.

LA-13154: In 2014, Environmental Assessment Services, Inc. conducted a cultural resource record search and site visit in support of the Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02117A (SM117 Victoria Plaza), 200 Nieto Avenue, Long Beach, Los Angeles County, California project. No cultural resources were identified within the subject property.

(See Continuation Sheet page 7)

*B10. Significance: (Continued from Continuation Sheet page 6)

Significance

The subject property, 151 Saint Joseph Avenue, was constructed in 1928 during a major residential boom in Belmont Shore, Long Beach. For this reason, it was evaluated using the Seaside Resort, Early 20th Century and Expansion, and City Development and Growth themes and Spanish Colonial Revival architectural style of the Historic Context Statement:

The Seaside Resort

By the end of the 19th century, the City's waterfront had a burgeoning tourist industry. Sanborn maps estimated the population in 1895 at 1,200; and in 1898, differentiated between winter residents (2,000) and summer residents (6,000), in a clear indication that the City's prosperity depended on seasonal tourism and seaside amenities. Although sources conflict as to the exact date of construction of Long Beach's first pleasure wharf south of Ocean Park Avenue, the wharf appears to have been constructed circa 1885. In 1888, a pier at the southern terminus of Magnolia Avenue was constructed, and the Pine Avenue (or Municipal) Pier followed in 1893. The 1895 Sanborn map also shows one small bathhouse and a pavilion at the base of Cedar Avenue, south of Ocean Park Avenue, flanked by the two piers.

During this period, the City experienced an increase in the construction of small-scaled or mixed-use lodging houses, as well as strings of small, attached dwellings (courts), cottages, cabins, and tents. The increase in these building types suggests that the source of the tourist population was local, most likely Southern Californians who were most comfortable in familiar, informal accommodations (unlike visitors from the East and Midwest). In addition to local rail service, interaction between towns may have been facilitated by the sharp increase in the popularity of bicycling, which was fueled by modifications in bicycle design from the high wheeler to the safety bicycle in the 1890s and prompted the founding of local wheelman's clubs and the organization of races and pleasure rides. In 1891, the Long Beach City Council allowed the Los Angeles Terminal Railroad Company to install a rail line along Ocean Avenue to connect Long Beach with Los Angeles.

From 1895 to 1902, the geographic boundary of most development within Long Beach expanded northwest to Anaheim Street (north) and Monterey Avenue (west) to accommodate the growing population, which had increased to approximately 4,000 residents. Development also continued to grow through the communities north and east of the City.

EARLY 20TH-CENTURY DEVELOPMENT AND EXPANSION, 1902-1920

By the turn of the century, Long Beach's economy seemed fully dependent on tourism, with seaside facilities remaining the focal point of development. By 1902, the upscale Pavilion and Bath House with bowling alley were in place and attracting tourists from nearby communities. With a population of 18,000 people, there was a growing demand for improved transportation, as well as seasonal or temporary accommodations.

Henry Huntington's Pacific Electric Streetcar Company also provided service into and around the City by 1902. Interurban Red Cars shuttled people to and from nearby towns. All over Southern California, Yellow Cars took Long Beach residents to downtown and shopping. The Big Red Cars went between Los Angeles and Long Beach. While Pacific Electric increased the volume of seasonal visitors and part-time residents, the extension of the Southern Pacific line into Long Beach and the expansion by 1904 of the San Pedro, Los Angeles, and Salt Lake Railroad (SPLA&SL), co-owned by Union Pacific after 1921, may have encouraged the growth of the seasonal and permanent population from points east.

The arrival of Pacific Electric, along with the construction of Colonel Charles Drake's Salt Water Plunge in 1902, brought many visitors to Long Beach and the pleasure wharf, many of whom stayed all day long and even into the night when automobile travel became more popular. The Salt Water Plunge was located in an upscale bathhouse at the base of Pine Avenue. By 1905, attractions at the pleasure wharf had multiplied, with more than 30 seasonal booths added to the boardwalk, including candy shops, popcorn vendors, a palm reader, and a merry-go-round and a SPLA&SL train station at the Municipal Pier. A small wooden roller coaster known as The Figure Eight is reported to have been present on the beach from 1907 to 1914; it was replaced by the Jackrabbit Racer in 1915. (See Continuation Sheet page 8)

***B10. Significance:** (Continued from Continuation Sheet page 7)

By 1908, the Virginia Hotel and Majestic Dance Hall were added south of Ocean Park Avenue at South Magnolia Avenue; in addition, the Walk of a Thousand Lights was present on the boardwalk, which was labeled the Pike, by 1914. The 1908 Sanborn map also shows the addition of the Municipal Auditorium, south of Pine Avenue, adjacent to the Municipal Pier.

SPANISH COLONIAL REVIVAL, 1915-1942

Beginning with the effort to rescue and restore the California missions in the late 19th century and the subsequent development of the Mission Revival style, architects in Southern California pursued a quest for an architectural identity that reflected the region's climate, lifestyle, and Hispanic past. This search crystallized into the Spanish Colonial Revival with the 1915 design by architect Bertram Goodhue for the Panama-California Exposition in San Diego, California. The Spanish Colonial Revival style was hugely popular from the early 1920s until the 1940s. Whole communities and cities such as Rancho Palos Verdes, San Clemente, and Santa Barbara passed ordinances requiring that new buildings conform to the Spanish Colonial Revival image. Developers, builders, and individual homeowners in Long Beach, as elsewhere in Southern California, embraced the style, which easily eclipsed the other contemporaneous revival styles in usage.

A Spanish Colonial Revival building borrows decorative details from the whole panoply of Spanish architecture rather than looking back merely to the colonial buildings inherited from the Spanish and Mexican eras in California. These precedents may be Moorish, Andalusian, Renaissance, or Baroque, resulting in an architectural vocabulary of unusual depth and variety that was further enriched by combining it in the late 1920s and 1930s with the Art Deco and Streamline Moderne styles. These borrowings and combinations notwithstanding, the style also encompassed an Adobe Revival as well, which resulted in an enhanced and romanticized vision of a California past that never was.

The Spanish Colonial Revival style was employed for nearly all types of buildings—single and multifamily residential, commercial, and institutional—and therefore could range in height from one to multiple stories. The majority of Spanish Colonial Revival buildings were asymmetrical, although a popular bungalow subtype was markedly symmetrical. Almost all Spanish Colonial Revival buildings are recognizable by stucco-covered exterior walls and red clay tile roofs (in California, barrel-shaped mission tiles, reputedly modeled after those made by molding on a man's thigh, were most common). Most roofs were gabled, or gabled and flat, although hipped roofs were also utilized. Towers and turrets, even on one-story homes, fed the Southern California delight in fantasy. Arched openings were almost ubiquitous. Patios and balconies allowed enjoyment of the mild climate. Secondary materials—including wood (usually dark stained), wrought iron, and polychromatic tile—provided effective accents. Windows could be wood framed or metal and were mostly casement and double-hung sash in type.

Character-defining Features

Spanish Colonial Revival buildings draw on an extensive architectural vocabulary. Some of the most common elements are itemized:

- Usually one or two stories, but can be more
- Exterior wall surface covered in stucco (or very occasionally, brick or cast stone)
- Asymmetrical appearance (except for symmetrical, flat-roofed bungalow subtype, see below)
- Round or square towers and cupolas
- Low-pitched gabled or hipped roof covered in Mission or Spanish red clay tiles or flat roof with parapet wall
- Shallow eaves or deeper eaves with carved wood brackets exposed in the overhang
- Heavy wood door, commonly carved or paneled, sometimes emphasized by spiral columns, pilasters, carved decoration, or patterned tiles
- Arched focal windows and casement windows
- Window grilles of wrought iron or pierced stucco or *rejas* of wood
- Exterior balconies with wood or wrought-iron railings
- Exterior gardens and patios
- Arcades (See Continuation Sheet page 9)

*B10. Significance: (Continued from Continuation Sheet page 8)

- Attached, exterior chimneys, often tapered
- Tiled accents on walls, stairs, fountains
- Brick or tile vents
- Wrought iron lanterns and hardware
- Battered or buttressed corners
- Wing walls and *porte cochères* with arched openings
- Exterior staircases
- Shallow second story overhang marked by corbels or brackets

Registration Requirements

In Long Beach, examples of the Spanish Colonial Revival style are visible throughout Long Beach and reflect the construction boom of the 1920s. Most examples are single-family residences and were part of such large developments as Bixby Knolls and the historic districts of Wilton Street, Wrigley, and Minerva Park Place. Several examples of courtyard housing were also built, including the Casa Grande Apartment Building (La Casa Grande, 317 Livingston Drive) by architects Schilling and Schilling and several designed by George D. Riddle (Rose Towers / El Cordova Apartments, 1728 East Third Street; The Barcelona, 1905 East First Street; Casa Del Patio, 2055 East Third Street; Alvarado; and Casa Nido, 2074 East Third Street). Multistory residential examples include the Breakers by architects Walker and Eisen (200 East Ocean Boulevard) and the Campbell Apartments (130 Linden Avenue, Wright and Gentry, architects). Nonresidential examples include the Community Hospital by architect Hugh R. Davies (1720 Termino Avenue) and the E-bell Club and Theatre by C.T. McGrew (290 Cerritos Avenue/1100 East Third Street).

Typically, Spanish Colonial Revival-style buildings can be significant both individually and as part of a district designation. To be significant individually, the building must possess exemplary characteristics of the style. Commercial buildings tend to be designated on an individual basis, whereas residential examples, unless architecturally outstanding or designed by a noted architect, tend to be eligible mostly as district contributors.

To be significant as an example of the Spanish Colonial Revival style, a building must possess the majority of the aspects of integrity, including materials, design, workmanship, and feeling. If landscaping contributes to the Spanish flavor of the original design, integrity of the setting will also be a factor. Most critical are the retention of the original stucco siding (or replacement that duplicates the appearance and texture of the original), clay roof tiles (typically, replacement with concrete or other substitutes is not acceptable), and original windows and doors. Any additions should ideally be located in the rear and appropriately proportioned. An original, detached garage with a similar design scheme would be considered a related feature, unless it has been resurfaced or its garage door incompatibly replaced.

151 Saint Joseph Avenue

151 Saint Joseph Avenue is in tract No. 3885 which was platted in 1920 and evidenced the increased residential and population growth of Belmont Shore in the 1920s. Originally part of the Rancho Los Alamitos which was purchased by early developer John Bixby, Belmont Shore was later included in the Naples Tract which was purchased by Henry Huntington in 1903. Belmont Shore was absorbed into Long Beach in the 1910s and was mostly subdivided for single-family residences.

Ownership History

Based upon a review of the Los Angeles County Assessor's records, the subject property has had multiple owners between 1927 and 2016. A summary of the history of previous owners of the property was compiled from readily available public records (Table 2, Assessor Data, 151 Saint Joseph Avenue).

(See Continuation Sheet page 10)

*B10. Significance: (Continued from Continuation Sheet page 9)

TABLE 2
 ASSESSOR DATA
 151 SAINT JOSEPH AVENUE

Map Book No.	Page No.	Date	Name
75	28	1927-1941	James F. Sheely John G. Crockett Mary L. Wells Gerald C. Toms Robert B. Harper
75	28	1941-1948	Robert B. Harper Andrew M. and Stamatina Bratsalis
75	28	1949-1953	Andrew M. and Stamatina Bratsalis
821 pt. 3	303	1954-1958	Andrew M. and Stamatina Bratsalis
821 pt. 3	303	1959-1963	Andrew M. and Stamatina Bratsalis
		1981	Franklin Forsyth
		1998	Franklin Forsyth Trust
		2009	Franklin Forsyth Trust
		2015	Franklin Forsyth Trust
		2016	Camille Contorno

Mary L. Wells and William P. Wells resided in the residence from approximately 1928 to 1931. Mary Wells was born in California circa 1905 and does not list an occupation. William Wells, her husband, was born in Ohio and listed his occupation as a real estate agent in 1929 and a loan broker in 1930.

Gerald C. Toms was a native Californian who worked as a plumber. It appears he and his wife, Vaughn V. Toms, were minimally involved in oil developing. Robert B. Harper was retired.

Andrew M. Bratsalis owned The Seafood Grotto, a restaurant located at 701 E. Ocean Boulevard. No information was available on his wife Stamatina Bratsalis.

Evaluation

The subject property, 151 Saint Joseph Avenue, is recommended eligible under Criterion A of the Long Beach City Cultural Heritage Commission Ordinance as a Long Beach Historic Landmark (LBHL) that possesses a significant value attributable to the development of the city of Long Beach. The subject property possesses a significant character, interest, and value attributable to the development and growth patterns of the City of Long Beach. The property located at 151 Saint Joseph Avenue reflects the expansion from central Long Beach into the areas purchased by Henry Huntington in the early 20th century and platted in 1920. The subject property was one of the original single-family residences constructed in Belmont Shore and reflects the type of residence that populated the area, notable Revival-style residences. Belmont Shore expanded as Long Beach reached its height after the oil boom as industry expanded and scores of people flocked to the area. The property located at 151 Saint Joseph Avenue does not appear eligible at the state level under Criterion 1 of the California Register of Historical Resources (CRHR) because its historical significance is limited to the local level.

The subject property located at 151 Saint Joseph Avenue is not recommended eligible under Criterion B as a LBHL or for inclusion in the CRHR under this criterion. Persons who made demonstrably significant contributions to the history of the nation, state, or region are not known to be associated with this property.

The subject property located at 151 Saint Joseph Avenue is recommended eligible under Criterion C as a LBHL and for listing in the CRHR under Criterion 3 as it embodies those distinguishing characteristics of an architectural type. The subject property is a high-style example of Eclectic Spanish Colonial Revival architecture dating to the 1920s. Character-defining features of the style are intact, including the stucco exterior, cross gable roof, Spanish tile roof cladding, tile drain pipes, central chimney, wood casement windows, and small arched windows. This property embodies distinctive characteristics of the Eclectic Spanish Colonial Revival style design of the 1920s, and possesses high artistic value. The property located at 151 Saint Joseph Avenue does not appear eligible at the state level under Criterion 3 of the CRHR because its architectural significance is limited to the local level. (See Continuation Sheet page 11)

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*Resource Name or # (Assigned by recorder): 151 Saint Joseph Avenue

***B10. Significance:** (Continued from Continuation Sheet page 10)

The subject property located at 151 Saint Joseph Avenue is recommended ineligible under Criterion D as a LBHL and the CRHR under Criterion 4 as it is not a likely source for future information related to history or prehistory.

The period of significance for the property is circa 1928, the year the building appears to have been constructed.

Statement of Integrity

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association*.

The subject property retains its original *location, design, setting, materials, workmanship, feeling, setting, and association* because it appears to be unaltered and has not been moved.

Conclusion

The subject property at 151 Saint Joseph Avenue is eligible for designation under the LBHL pursuant to Criteria A and C for an association with the development of Belmont Shore and as a high style example of Eclectic Spanish Colonial Revival architecture in Long Beach.

***B12. References:** (Continued from Building, Structure, and Object Record page 2)

"Gerald C. Toms," *The Los Angeles Times*, June 26, 1931, Page 17.

"Seafood Grotto to Reopen Soon in New Location," *Independent Press-Telegram*, May 17, 1953, Page 72.

Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Ancestry.com, California State Library; Sacramento, CA; *Great Register of Voters, 1900-1968*

Ancestry.com, Year: 1930; Census Place: Long Beach, Los Angeles, California; Page: 22A; Enumeration District: 1078; FHL microfilm: 2339864

Ancestry.com, California State Library; Sacramento, California; *Great Register of Voters, 1900-1968*

Berner, Loretta. 1990. "A Step Back in Time." In *Shades of the Past. Journal of the Historical Society of Long Beach*, ed., Loretta Berner. Long Beach, CA: Historical Society of Long Beach, p. 69.

Cadwaller, Isabelle. 1995. "Isabelle's Transportation." In *Shades of the Past. Journal of the Historical Society of Long Beach*, ed., Loretta Berner. Long Beach, CA: Historical Society of Long Beach, p. 35.

Fahey, Harold. 1995. "Long Beach Expands." In *Shades of the Past. Journal of the Historical Society of Long Beach*, ed., Loretta Berner. Long Beach, CA: Historical Society of Long Beach, p. 9.

Johnson Heumann Research Associates. 1988. *Expanded Downtown Long Beach Historic Survey, Final Report*. Long Beach, CA: City of Long Beach, Office of Neighborhood and Historic Preservation, p. 13.

Mullio, Cara, and Jennifer Volland. 2004. *Long Beach Architecture: The Unexpected Metropolis*. Santa Monica, CA: Hennessey and Ingalls, p. 21.

(See Continuation Sheet page 12)

*B12. References: (Continued from Continuation Sheet page 11)

Poe, Stanley. "The Curious Development of Belmont Shore." *Long Beach Heritage*. Accessed July 23, 2018. Available at: <http://www.lbheritage.org/index.php/newsletters/long-beach-stories/181-the-curious-development-of-belmont-shore>

Robinson, W.W. 1948. *Long Beach: A Calendar of Events in the Making of a City*. Los Angeles, CA: Title Insurance and Trust Company, p. 13.

Sanborn Map Company. 1891, 1895, 1898. *Insurance Map of Long Beach, California*. New York, NY.