

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

Primary #
HRI #
Trinomial
NRHP Status Code: 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or # (Assigned by recorder): 338 Junipero Avenue

P1. Other Identifier: 338 Junipero 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 Location: Not for Publication Unrestricted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 5; SB B.M.

c. Address: 338 Junipero Avenue City: Long Beach Zip: 90814

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 392130.5 mE/ 3737208.1 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7263-012-009

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

The subject property at 338 Junipero Avenue is located on Lot 12 of the Carroll Park Tract. The Craftsman-style residence measures 1,681 square feet and has a generally rectangular footprint. Constructed in 1901, the residence is surrounded by single- and multi-family homes. (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 East; July 11, 2018; Photo No. L1150193

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

*P7. Owner and Address:
Gina D. Dyson
338 Junipero Avenue
Long Beach, CA 90814

*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 338 Junipero 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): 338 Junipero Avenue
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*NRHP Status Code: 5B

B1. Historic Name: Lily Fremont House

B2. Common Name: 338 Junipero Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Craftsman

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

The original building permit is not on file at the City of Long Beach, and the original architect, if any, is unknown. In 1969, a permit was issued to repair the kitchen. In 1995, the unreinforced masonry foundation was replaced with a concrete foundation. Also in 1995, a permit was issued to remodel the kitchen; replumb and rewire; add three skylights; reroof the building with composition shingles; and install air conditioning. No additional permits are on file with the City of Long Beach Development Services.

***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. 1901

Property Type: Residences **Applicable Criteria:** A

(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 six studies have been conducted exclusively within the 0.25-mile buffer (Table 1, *Previous Cultural Resource Surveys and Reports*). Three resources were documented exclusively in the 0.25-mile buffer (Table 2, *Previously recorded cultural resources*). (See Continuation Sheet page 6)

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

***B12. References:** See Continuation Sheet page 13.

B13. Remarks: N/A

***B14. Evaluator:**

Carrie Chasteen

Alexandra Madsen

Sapphos Environmental, Inc.

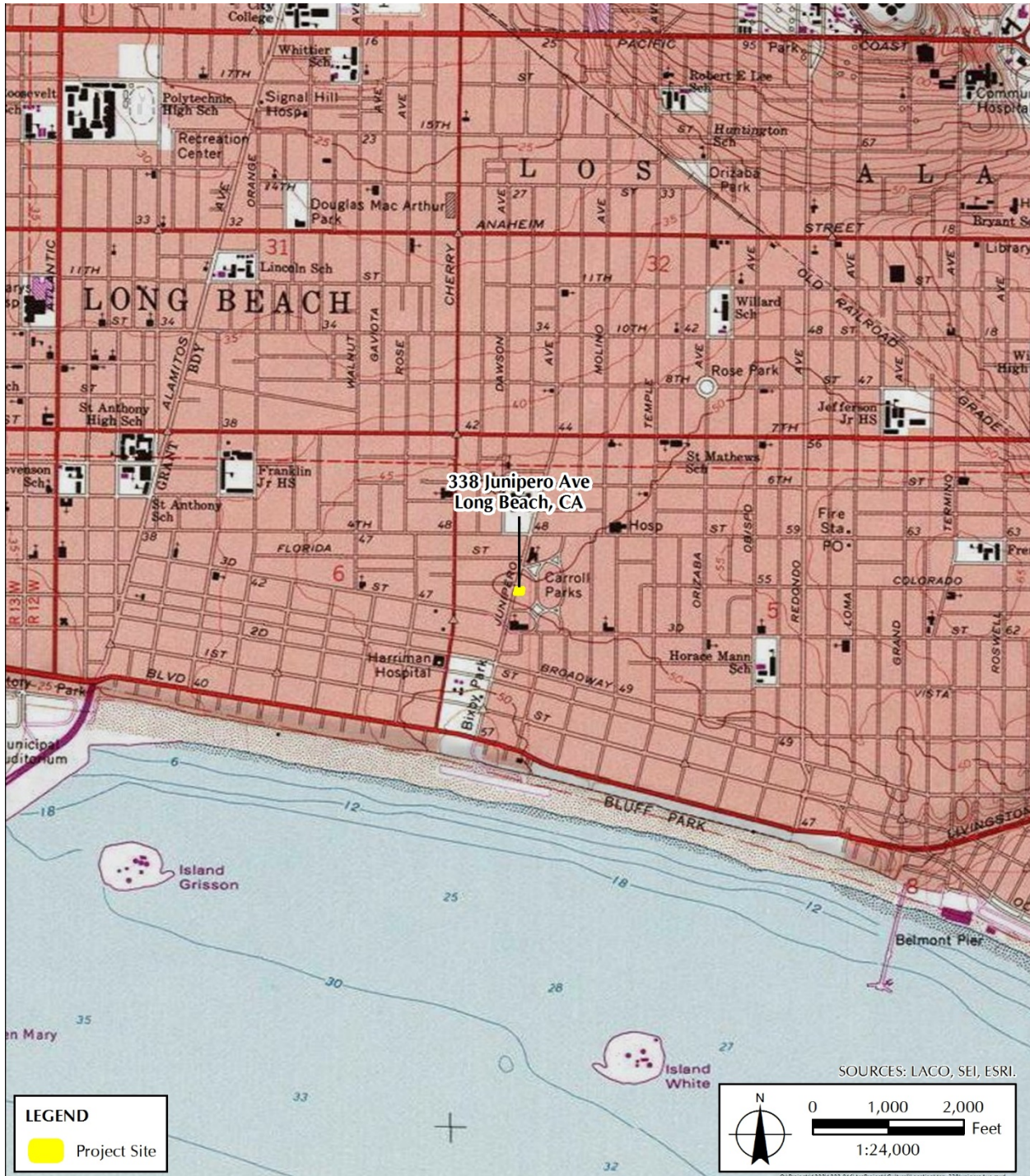
430 N. Halstead Street

Pasadena, CA 91107

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

(This space reserved for official comments.)





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

Description

The one-story Craftsman-style single-family residence is generally rectangular in plan. The hipped roof with front-facing gable is clad in composition shingles with exposed rafter tails. The exterior walls are clad in horizontal clapboard siding. All windows visible from the public right-of-way have been replaced with vinyl windows, although the window openings and surrounds appear to be original. The central primary entrance is raised and accessed via a covered wood porch. The front-facing gable projects to shelter the porch and is supported by paired boxed wood columns. The gable is accented with false timbering and a lattice wood vent. The entry porch is accessed by concrete steps which are clad in modern tile, and the entry porch is partially enclosed with a wood railing. The primary entrance consists of a wood door with period-appearing screen door flanked by a 10-light sidelight. A canted bay is located to the south of the entryway on the primary façade. A wood fence divides the southern half of the parcel, and a modern trellis was added to the southern façade of the building at an unknown date.

A detached garage of similar design and materials and is located in the rear of the parcel. The original divided concrete drive is extant; however, the open spaces have been infilled with brick pavers.

Landscaping includes mature olive and oak trees and immature cinnamon camphor trees. A modern vinyl fence was installed at the front lot line at an unknown date.

The property is located in the middle of the block with neighboring residences of similar style and materials. Some infill construction, notably a large apartment building across the street from the subject property, has occurred in the neighborhood. The building appears has been altered with replacement windows, but generally appears to retain all aspects of integrity because the original window openings and surrounds remain. 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 (Western) Façade, 338 Junipero Avenue

(See Continuation Sheet page 5)

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



Detail of Primary (Western) Façade, 338 Junipero Avenue



Northern and Primary (Western) Façade, 338 Junipero Avenue



View of Setting, 338 Junipero 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-4629	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility LA 630-01, in the County of Los Angeles, California	Cultural resource study		X	Duke, Curt LSA Associates, Inc.
LA-5867	2002	Cultural Resource Assessment for AT&T Wireless Services Facility No. 05302A, Los Angeles County, California	Cultural resource study		X	Duke, Curt and Judith Marvin LSA Associates, Inc.
LA-6185	2002	Cultural Resource Assessment for AT&T Wireless Services Facility No. 05302C, Los Angeles County, California	Cultural resource study		X	Duke, Curt LSA Associates, Inc.
LA-8944	2007	Cultural Resources Technical Report, Bixby Park Band Shell, City of Long Beach, FEMA-1585-DR-CA	Cultural resource study		X	Jones, Jason URS
LA-12390	2013	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02630A (LA630 Grace United Church), 2325 E. 3 rd Street, Long Beach, Los Angeles County, California	Cultural resource study		X	Bonner, Wayne and Kathleen A. Crawford 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-12860	2016	Recommend the City Council designate the Alamitos Neighborhood Library located at 1836 E. Third Street as a Historical Landmark (District 2).	Correspondence		X	Koontz, Christopher and Linda F. Tatum City of Long Beach

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.

(See Continuation Sheet page 7)

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

LA-4629: In 1999, LSA Associates, Inc. conducted cultural resource studies in support of the Cultural Resource Assessment for Pacific Bell Mobile Services Facility LA 630-01, in the County of Los Angeles, California project. No cultural resources were identified within the subject property.

LA-5867: In 2002, LSA Associates, Inc. conducted a cultural resource assessment in support of the Cultural Resource Assessment for AT&T Wireless Services Facility No. 05302A, Los Angeles County, California project. No cultural resources were identified within the subject property.

LA-6185: In 2002, LSA Associates, Inc. conducted a cultural resource assessment in support of the Cultural Resource Assessment for AT&T Wireless Services Facility No. 05302C, Los Angeles County, California project. No cultural resources were identified within the subject property.

LA-8944: In 2007, URS prepared a cultural resource technical report for the Bixby Park Band Shell for the U.S. Federal Emergency Management Agency (FEMA). No cultural resources were identified within the subject property.

LA-12390: In 2013, Michael Brandman Associates conducted a record search and site visit in support of the Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02630A (LA630 Grace United Church), 2325 E. 3rd 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-12860: In 2016, the City of Long Beach prepared correspondence pertaining to recommending the City Council designate the Alamitos Neighborhood Library located at 1836 E. Third Street as a Historical Landmark (District 2). No cultural resources were identified within the subject property.

**TABLE 2
 PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN THE STUDY AREA**

Primary Number	Trinomial	Description	Within Property	Within 0.25-Mile Buffer	Attribute Code	Resource Type
P-19-186752	N/A	Commercial Building		X	HP6	1-3 story Commercial Building
P-19-187249	N/A	Commercial Building		X	HP6	1-3 story Commercial Building
P-19-192302	N/A	Alamitos Neighborhood Library		X	HP14	Government Building

P-19-186752: Documents a two-story Art Deco building located at 410 Cherry Avenue, Long Beach, California. The building was found not eligible for listing in the National Register of Historic Places (National Register) and was not evaluated for inclusion in the California Register of Historical Resources (California Register) or for designation as a City of Long Beach Landmark (Landmark).

P-19-186752: Documents a one-story Art Deco building located at 2226 E. 4th Street, Long Beach, California. The building was found not eligible for listing in the National Register and was not evaluated for inclusion in the California Register or for designation as a Landmark.

P-19-192302: Documents the Alamitos Neighborhood Library located at 1836 E. 3rd Street, Long Beach, California. The building was found eligible for designation as a Landmark but was not evaluated for inclusion in the National Register and California Register.

(See Continuation Sheet page 8)

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

Significance

The subject property, 338 Junipero Avenue, was constructed circa 1901 as part of the Carroll Park neighborhood. This area is notable for street layout and early-20th-century architecture. For this reason, it was evaluated under the Seaside Resort and City Beautiful Movement themes and Craftsman architectural style of the Historic Context Statement.

Context

Long Beach - the Seaside Resort

By the end of the 19th century, the City of Long Beach (City) possessed a waterfront that 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. 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. 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.

Carroll Park

A series of annexations to Long Beach in the 1900s—including the absorption of Alamitos Beach (1905) to the east, Carroll Park (1908), and Belmont Heights (1911)—helped increase the permanent local population. Sanborn maps indicate that from 1902 to 1905, Long Beach's population tripled, from approximately 4,000 to 12,000. By 1910, the population was 17,809, and the City had expanded to approximately 10 square miles.

In 1902, John Carroll established Carroll Park in the Alamitos Heights area. The tract had oval shaped blocks and was bound by Fourth Street to the north, Eliot Lane to the east, and Junipero Avenue to the west. The 50 lots within the tract were sold for between \$500 and \$1,500 each. The community, which was located one block from the trolley station, consisted of single- and two-story Craftsman bungalows that faced curved streets and small parks. In 1908, the community of Carroll Park was annexed to the City.

Aside from annexations, the geographic boundaries of residential development did not expand as swiftly or dramatically as the population pressure increased in the core, and City leaders struggled to develop infrastructure apace with growth. Single-family residential construction was occurring in areas outside of the original incorporated boundaries of the City, especially on the Alamitos Beach town site. Belmont Heights, Alamitos Heights, and Belmont Shore were all subdivided into lots for single-family homes. In 1904, Arthur M. Parsons and his son, Arthur C. Parson, began plans for a Venetian-style city called Naples on the Alamitos Bay Peninsula. By 1907, Pacific Electric service on the Newport Line connected Naples with nearby communities, and housing values were high. Carroll Park was designated as a historic district in 1990 and the subject property is a contributor to this historic district.

(See Continuation Sheet page 9)

Page 9 of 13 *Resource Name or # (Assigned by recorder): 338 Junipero Avenue

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

The City Beautiful Movement

During the 1910s and 1920s, efforts were made to apply the tenets of the City Beautiful Movement to development in Long Beach. Espoused by Chicago architect Daniel Burnham and demonstrated in his plan for the 1893 World's Columbian Exposition, this movement sought to remedy social problems and increase civic loyalty through beautification of cities. With the City's population growing steadily, and multiple-family residential units becoming increasingly popular, City leaders and planners looked to the City Beautiful Movement for design solutions for Long Beach planning. The tenets behind the City Beautiful Movement were not foreign to the early vision of the City, which proudly advertised an "intelligent, refined and moral class of citizens "where no saloons [were] tolerated, and all objectionable elements of society [were] kept out." The movement supported the establishment of a monumental core or civic center, with wide, tree-lined boulevards, an axial plan carefully accented by impressive civic buildings, and comprehensive city planning. As an outgrowth of this movement in Long Beach, Victory Park was added to the City's park system, which included Pacific Park (1888; formerly Lincoln Park at Pacific Avenue, north of Ocean Park Avenue) and Knoll Park (1905; now Drake Park at the western terminus of Ninth Street and Tenth Street).

Craftsman Style

Rooted in the principles of the late-19th-century Arts and Crafts movement in England, the Craftsman aesthetic and ideals were developed and promoted in the United States by furniture maker Gustav Stickley and his 1901 magazine, *The Craftsman*. Craftsman architectural design reached its apogee with the work of two brothers, Charles S. Greene and Henry M. Greene, who practiced together in Pasadena from 1893 to 1914, and with the work of a handful of other architects primarily located in the vicinity of the Arroyo Seco and the San Francisco Bay area. The work of the Greene brothers and other Craftsman-style architects was widely published in both professional and popular journals. This exposure fueled the popularity of the Craftsman style, which spread quickly throughout the country. Craftsman house plans became easily accessible to the middle-class through pattern books and mail-order houses, such as Sears, Roebuck & Company, and Montgomery Ward. Affordable and easily constructed from locally available materials, the mostly one- or one-and-a-half-story Craftsman homes became known as bungalows and dominated middle-class residential design during the first quarter of the 20th century. Although some Craftsman homes were two stories in height, large-scale versions of Craftsman houses were rare except in California. A limited number of commercial and public buildings also reflect Craftsman influences.

Craftsman buildings utilize materials such as wood, stone, and brick in a natural-appearing state.

Structural features were left exposed and exploited for their decorative qualities. Earth tones were favored, integrating the building with the surrounding landscape. Horizontality was emphasized through low, ground-hugging massing, employment of broadly pitched, overhanging roofs, and utilization of wood siding and flat trim laid in continuous bands. Often, the lower portion of the exterior walls or porch supports was battered or tapered so as to be heavier at ground level. Capacious front porches were nearly ubiquitous features, often overlooked by generous expanses of windows clustered in groups. A combination of window types was used, with casement windows and fixed windows commonly appearing on the façade and double-hung sash on the sides and rear. Entries typically were characterized by oversized, heavy, wood-paneled doors. Craftsman interiors were distinguished by built-in features, such as bookshelves, cabinets, and hutches with leaded glass doors and seating nooks and by the use of wood for picture rails, continuous header moldings, window and door casings, and doors.

Character-defining Features

- One to two stories
- Low-pitched, gabled (or sometimes hipped) roof
- Wide, unenclosed eave overhang
- Exposed rafters, beams, and/or braces in the eaves
- Vents, usually slatted or trellised, in the gable ends
- Shed- or gable-roofed dormers and sleeping porches
- Wood siding (shingle, shake, or clapboard)

(See Continuation Sheet page 10)

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

- Brick (common and clinker), stone (boulders, cobbles, or "cast" stone), and more rarely, stucco, used for porch piers and railings, foundations
- Porches, full- or partial-width or 'L'-shaped
- Porch piers, sometimes resting on pedestals
- Gabled or shed porch roofs, often echoing the shape and detailing of the main roof
- Widely proportioned front doors, sometimes with beveled glass inserts or panels
- Tripartite window groupings
- Art glass windows (usually on side elevations, marking locations of interior sideboards and stairways)
- Wide window and door casings, often with extended lintels
- "Battered" or sloping foundations, chimneys, porch piers
- Pergola porch extensions
- Overall horizontal emphasis

Although these are considered the most typical character-defining features, not all will apply to each Craftsman-style building. Various regional architectural and building material preferences, as well as socioeconomic factors, influenced several Craftsman typologies to develop, especially in Southern California. In general, the style became increasingly simplified through reduction to a few recognizable elements in the decade following World War I.

Registration Requirements

In Long Beach, countless examples of the Craftsman style were constructed. Master architects—such as Henry Greene and Charles Greene; William Horace Austin, alone and in partnership with Westel W. Sedgewick or Harvey H. Lochridge; and Harry W. Metcalf, alone and in partnership with Hugh R. Davies—designed many of the Craftsman-style residences in Long Beach. Although the Greene brothers designed only two Craftsman-style homes in Long Beach, the Tichenor and Reeve residences, Austin & Sedgewick, Metcalf & Davis, and other local firms constructed hundreds of versions of the style in almost every Long Beach neighborhood during the first decades of the 20th century. Craftsman-style residences could be seen along the ocean front, in the blocks immediately north of Ocean Avenue (now Boulevard) and in the areas north, east, and west of the central business district. More modest interpretations of the style were found throughout the numerous subdivisions that emerged during the first three decades of the 20th century.

Examples of this style are still prevalent throughout Long Beach due to the creation of such historic districts as California Heights, Bluff Heights, Carroll Park, and Hellman Street Craftsman. However, many Craftsman-style houses throughout Long Beach have suffered alterations to their character-defining features.

To be significant as an example of the Craftsman style, a building must possess the majority of the aspects of integrity, including materials, design, workmanship, and feeling. Most critical are the retention of the original siding materials (or replacement in kind), original windows (sash and surrounds), front entry, and porch. Substitution of stucco cladding for original wood, vinyl windows for original wood-framed, or multi-light windows, or removal of exposed structural features such as rafters and beams will, in most cases, disqualify a building from consideration. Roofing materials may have been replaced but should present a compatible appearance. Enclosure of a front porch must be judged on a case-by-case basis; if the original railing and porch supports are *in situ* and the enclosure has been made with glass, the building may qualify for local listing or as a district contributor. Any additions should ideally be located in the rear. 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. An individually significant example of the Craftsman style will showcase, at a minimum, the primary character-defining features of the style, including horizontal massing, roof configuration and detailing, primary and secondary exterior materials, porch, entry, and window and door treatment.

Ownership History

Based upon a review of the Los Angeles County Assessor's records, the subject property has had multiple owners between 1905 and 2015. A summary of the history of previous owners of the property was compiled from readily available public records (Table 3, *Assessor Data, 338 Junipero Avenue*).

(See Continuation Sheet page 11)

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

TABLE 3
 ASSESSOR DATA
 338 JUNIPERO AVENUE

Map Book No.	Page No.	Date	Name
135	26	1905-1909	Elizabeth B. Fremont (1905) Mathias Wirtz Irving S. Watson
185	14	1909-1917	Irving S. Watson Cal City Land Co William J. Cook
185	18	1917-1925	William J. Cook Joel Atkinson Nancy Atkinson
185	16	1925-1938	Nancy Atkinson La Verne A. Bertsch
185	16	1938-1945	La Verne A. Bertsch Velma R. Bertsch
185	16	1946-1950	Velma R. Bertsch
185	16	1951-1955	Velma R. Bertsch
185	16	1956-1960	Velma R. Bertsch
		1979	Velma Root Bertsch* Anne Deboute*
		1994	Anne Deboute*
		1994	Thomas G. Meade*
		2002	Michael J. Anderson*
		2004	Keith Somers*
		2009	Keith and Leticia Somers*
		2015	Gina D. Dyson*

*Denotes information from the Los Angeles County Assessor's public counter

Elizabeth (Lily) Benton Fremont lived at 338 Junipero Avenue in Long Beach from approximately 1905 to 1907. She was the daughter of John C. Fremont and Jessie V. Benton Fremont. John C. Fremont was an American explorer of the West, commonly nicknamed the "pathfinder." Fremont was famous for naming himself U.S. commander in California before serving as a Senator there after the Mexican-American War. John C. Fremont died in New York in 1890. After his death, mother and daughter moved to Los Angeles, where Jessie Benton Fremont passed in 1903. At that time, Lily Fremont was the only remaining member of the Fremont family in Los Angeles. By 1915, she was the only surviving Fremont child, at which time she unveiled a brass tablet in Los Angeles in honor of her father. Although the daughter of a famous explorer, and often involved in his exploits, Lily Fremont did not make any notable contributions to Long Beach while residing at the subject property. She died in 1919, and for the last 25 years of her life "led a simple and quiet life in Los Angeles."

Mathias Wirtz was born in Germany in 1844, immigrated to the United States in 1855, and married Kathryn Wirtz. He passed away in 1919. Irving S. Watson was a real estate agent in Los Angeles. He moved to the subject property in 1908.

William J. Cook was a physician who specialized in pneumonia in the Long Beach area. In 1918, he died of the disease himself. *The Los Angeles Times* lauded him as a prominent physician and recounted that he was "the first doctor to lose his life as a result of efforts to combat the influenza epidemic in Long Beach." Although Cook is listed as owning the property, he lists "1612 1st Street" as his address in the census prior to his death.

Joel Atkinson was born in Tennessee circa 1862. He worked as a police officer and was married to Nancy Atkinson. In 1930, he described his job as a Merchant Police Manager. Nancy Atkinson did not list an occupation. In 1919, he constructed a garage at 338 Junipero Avenue. He went on to own the Atkinson Merchant Police and Fire Patrol. In 1931, he committed suicide.

La Verne A. Bertsch was born in Illinois circa 1900 and was married to Velma Root Bertsch in Los Angeles in 1925. In 1940, his occupation was listed as letter carrier. Velma Bertsch was a teacher who specialized in the Renaissance and died in 1994 at the age of 98. (See Continuation Sheet page 12)

*B10. Significance: (Continued from Continuation Sheet page 11)

Eligibility

The subject property, 338 Junipero 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 property located at 338 Junipero Avenue conveys the period of expansion, seaside resort destination, and City Beautiful Movement that took place in Long Beach during its construction. The property was part of the Carroll Park Tract that incorporated oval-shaped subdivisions with winding roads which is reflective of the City Beautiful Movement and Craftsman Bungalows that helped shape the aesthetically pleasing and picturesque character of Long Beach that people flocked to the city to attain. The property falls within the period of significance of the existing local historic district of 1898-1923. The property is not eligible for listing pursuant to Criterion 1 for the California Register as its importance is limited to development at a local level.

The subject property located at 338 Junipero Avenue is not recommended eligible under Criterion B as a LBHL. Although John C. Fremont achieved significance in the history of California, he had no association with this property because he passed away before it was constructed. Although the daughter of a famous explorer, and often involved in his exploits, Lily Fremont did not make any notable contributions to Long Beach while residing at the subject property. Research does not indicate other owners of this property made demonstrably significant contributions to the history of the nation, state, or region. Therefore, the property is not eligible for listing in the California Register pursuant to Criterion 2 nor is it eligible for designation as a LBHL for these same reasons.

The building is an example of the Craftsman style but is not a significant example of this style of architecture. Although the building possesses many of the character-defining features of this style of architecture, they are common and modest in execution. Additionally, the building has been altered with vinyl windows and modern tile veneer on the entry porch and approach. Because the building does not retain some of the most critical original materials, the building does not possess integrity of materials, design, workmanship, and feeling. Therefore, the property is not eligible for listing in the California Register pursuant to Criterion 3 nor is it eligible for designation as a LBHL for these same reasons.

The subject property is ineligible for designation pursuant to Criterion D of the LBHL and for listing at the state level under Criterion 4 as it is not a likely source for future information related to history or prehistory.

The period of significance is circa 1901, the year the building appears to have been constructed.

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*.

As described above, the building does not retain integrity of *materials, design, workmanship, and feeling*. However, the building generally retains integrity of *setting and association* as it is located within Carroll Park with neighboring residential buildings of similar age and style. The building has not been moved and retains integrity of *location*.

Conclusion

The property located at 338 Junipero Avenue appears eligible for designation as a LBHL under Criterion 1 for its association with the City Beautiful Movement. Additionally, the building is a contributor to the Carroll Park Historic District. The property's significance is on the local level and does not rise to the threshold for listing in the California Register. The property retains sufficient integrity to convey its significance.

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

"Captain John C. Fremont," *U.S.-Mexican War*, PBS.Org, accessed on July 18, 2018 at:
http://www.pbs.org/kera/usmexicanwar/biographies/john_fremont.html

"Comrades in Death Valley," *The Los Angeles Times*, February 11, 1904, page 13.

"Daughter of the Pathfinder Dead," *The Los Angeles Times*, May 29, 1919, Page 17.

"Fremont and his Eulogist," *The Los Angeles Times*, October 19, 1915, page 14.

"Garage," *Southwest Builder and Contractor*, F.W. Dodge Company: 1919.

"Joel Atkinson Commits Suicide after Phone Call," *Press Telegram*, February 18, 1931, Page 1.

"Obituary: Mathias Wirtz," *Long Beach Press*, July 25, 1919, Page 10.

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