

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

Primary #
HRI #
Trinomial
NRHP Status Code: 3CS

Other Listings
Review Code

Reviewer

Date

Page 1 of 17

*Resource Name or # (Assigned by recorder): 645 W. 11th Street

P1. Other Identifier: 645 W. 11th Street

*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 Location: Not for Publication Unrestricted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 T4S; R13W; ___ of ___ of Sec 36; SB B.M.

c. Address: 645 W. 11th Street City: Long Beach Zip: 90813

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 388851.5 mE/ 3738444.3 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7271-019-018

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

The subject property at 645 W. 11th Street is located on the West 50 feet of Lots 1, 2, and 3 in Block G of Knoll Park. The Craftsman-style residence has Swiss Chalet detailing, measures 7,500 square feet, and has a generally rectangular footprint. Constructed circa 1905, 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 North; July 11, 2018; Photo No. L1150237

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

*P7. Owner and Address:
Michele Daub
645 W. 11th Street
Long Beach, CA 90813

*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 645 W. 11th Street, 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): 645 W. 11th Street
Page 2 of 17

*NRHP Status Code: 3CS

B1. Historic Name: 645 W. 11th Street

B2. Common Name: 645 W. 11th Street

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Craftsman with Swiss Chalet influence

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

***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. 1905

Property Type: Residences

Applicable Criteria: A/1; 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 eight studies have been conducted exclusively within the 0.25-mile buffer (Table 1, *Previous Cultural Resource Surveys and Reports*). Twelve resources were documented exclusively in the 0.25-mile buffer (Table 2, *Previously Recorded Cultural Resources*).

(See Continuation Sheet page 7)

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

***B12. References:** See Continuation Sheet page 16.

B13. Remarks: N/A

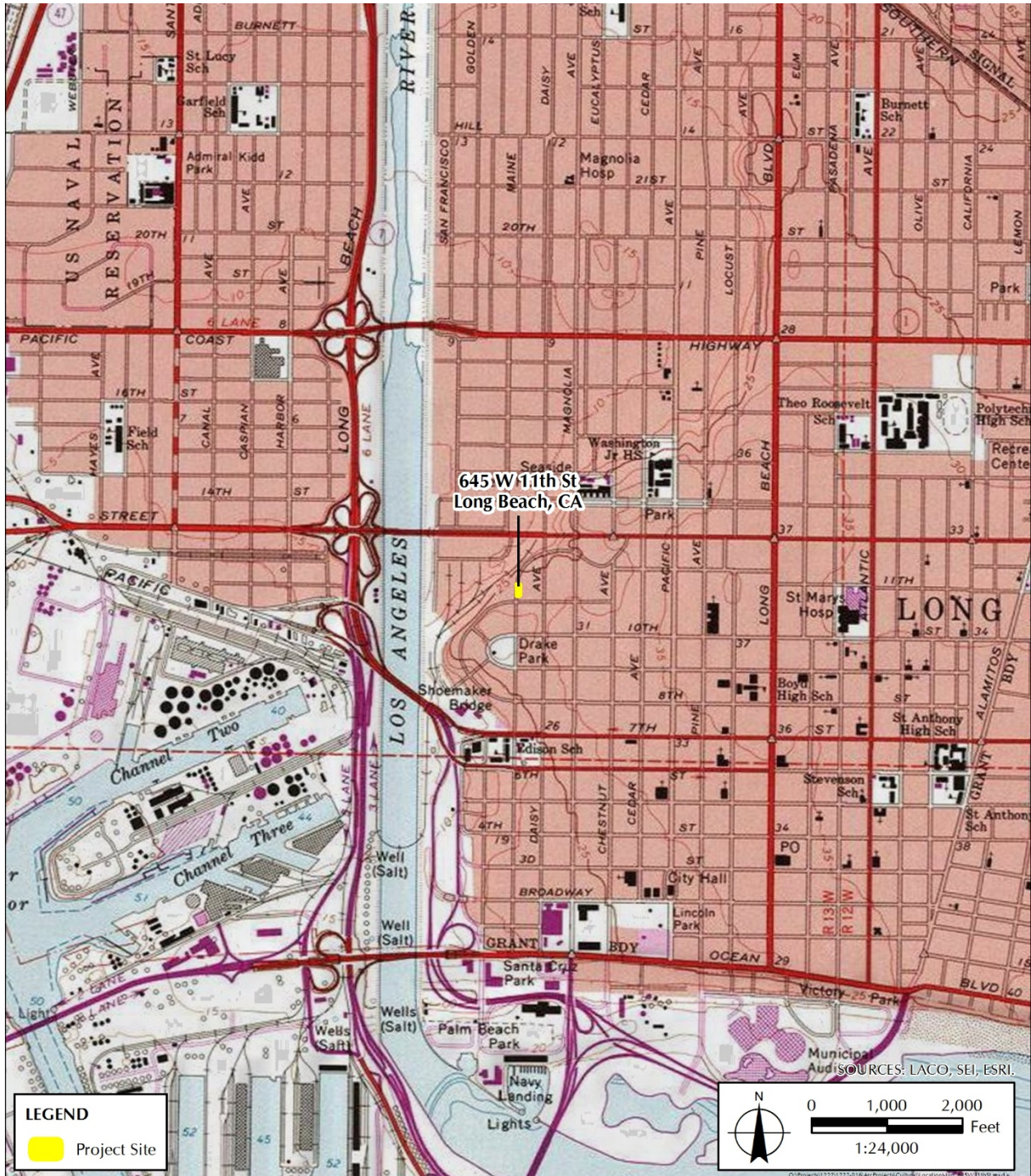
***B14. Evaluator:**

Alexandra Madsen
Carrie Chasteen
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 two-story Swiss-Chalet Craftsman single-family residence is generally rectangular in plan with a cast stone foundation. The building is clad in horizontal clapboard siding. The cross-gabled roof is clad in composition shingles. The front-facing gable is framed by barge board which is accented with decorative cross-shaped details. Additionally, the primary front-facing gable is accented with a projecting wide band which rests upon triangulated knee braces and coursed fish scale shingles. The side-gabled roofs are highlighted with exposed rafter tails. The primary entrance is raised and accessed via a covered wood porch with cast concrete stairs. The primary entrance consists of a wood door that is assumed to have glazing flanked by sidelights. The porch is sheltered by a projecting bay which rests upon trios of boxed wood columns with cross braces that are similar to traditional Japanese joinery. A large cross beam connects the capitals of the columns. Rafters spanning this beam support the upper story projecting bay. In addition to the roofline details, this bay features three one-over-one wood sash windows which open on a small balconette with corbels. A smaller projecting bay is located on the eastern end of the upper floor and features triangulated knee braces and a leaded glass transom. A band board is located at the sill plate beneath the smaller secondary bay on this façade. A large fixed-pane picture window with leaded glass transom is prominently featured on the eastern end of the ground floor of the primary façade.

The primary entry porch wraps around to the western façade of the building and creates a rounded porch with a matching overhead balcony that is supported by a pair of boxed wood columns. The balcony is enclosed with a wood railing and is accessed with a wood door. The roof projects to shelter this doorway and is supported by scalloped braces. On the ground floor, a rounded bay matches the curve of the porch and features single-light casement windows. A canted bay with shed roof is centrally located on the lower level of this façade. Fenestration consists of one-over-one wood sash and fixed-pane windows with wood surrounds.

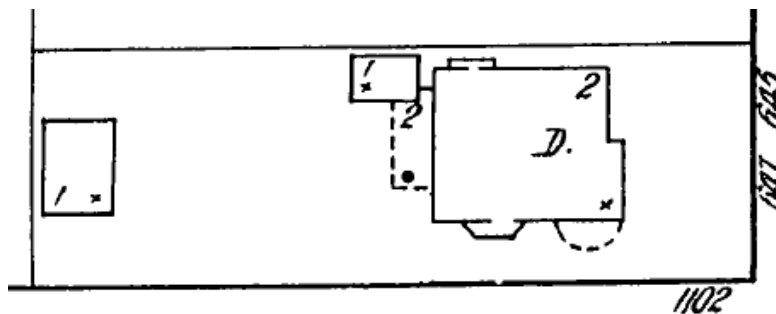
The northern façade features a cantilevered sleeping porch on the upper floor with a wood with wood railing and steps lower level rear access porch. The gable on this façade is accented with coursed fish scale shingles and a diamond-paned window. A small one-story ell projects from the eastern end of this façade. Fenestration consists of one-over-one wood windows. Other details were not discernable from the public right-of-way due to a large wood fence.

The eastern façade features a small wood cabinet which appears to enclose utilities. Other details were not visible from the public right-of-way due to mature vegetation, fencing, and proximity of the neighboring residence.

A detached two-car garage is located in the rear of the property. The rectangular vernacular garage is clad in wood siding with corner boards, has a flat roof, and two pivoting doors for access to the automobile bays.

The building is located on a corner lot with neighboring residential buildings of similar style and materials. Some in-fill development has occurred over the course of time. Based upon appearance and the lack of historic building permits, the building appears to be unaltered and retains all aspects of integrity. The boundary is limited to the legal parcel boundary.

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



645 W. 11th Street

SOURCE: Sanborn Fire Insurance Maps, Long Beach, 1914

(See Continuation Sheet page 5)

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



Primary (Southern) façade, 645 W. 11th Street



Northern Façade, 645 W. 11th Street

(See Continuation Sheet page 6)

P5a. Photo or Drawing: (Continued from Continuation Sheet page 5)



Garage, 645 W. 11th Street



Setting, 645 W. 11th Street

*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-503	1974	Archaeological Resources and Policy Recommendations of Long Beach	Special Study		X	Dixon, Keith A.
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-2665	1985	Cultural Resource Overview and Survey for the Los Angeles County Drainage Area Review Study	Cultural resource study		X	Cottrell, Marie G., James N. Hill, Stephen Van Wormer, John Cooper Archaeological Resource Management Corporation
LA-3102	1994	The Los Angeles County Drainage Area Subsequent Environmental Impact Report	Cultural resource study		X	McCawley, William, John Romani, Dana Slawson Greenwood and Associates
LA-3508	1985	Historical Resource Overview and Survey for the Los Angeles County Drainage Area Review Study	Cultural resource study		X	Van Wormer, Stephen Archaeological Resource Management Corp.
LA-4625	1994	Historic Property Survey Report for the Proposed Alameda Corridor from the Ports of Long Beach and Los Angeles to Downtown Los Angeles in Los Angeles County, California	Cultural resource study		X	Starzak, Richard Myra L. Frank & Associates, Inc.
LA-8475	2004	Cultural Resource Survey, and Direct APE and Indirect APE Historic Architectural Assessments for Sprint Telecommunications Facility Candidate LA60XC351A (CA Refrigerated Services) 625 W. Anaheim Street, Long Beach, Los Angeles County, California	Cultural resource study		X	Taniguchi, Christeen and Wayne Bonner Michael Brandman Associates

(See Continuation Sheet page 8)

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

TABLE 1
PREVIOUS CULTURAL RESOURCE SURVEYS AND REPORTS (CONTINUED)

LA-8724	2006	Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate LA2807A (Superfreezers), 625 W. Anaheim Street, Long Beach, Los Angeles County, California	Cultural resource study		X	Bonner, Wayne Michael Brandman Associates
LA-12228	2013	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02671A (LA243 Anahelm & Daisy [Fish Market]), 625 W. Anaheim Street, Long Beach, Los Angeles County, California	Cultural resource study		X	Bonner, Wayne 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-503: In 1974, Keith A. Dixon prepared a study to summarize the nature and extent of the archaeological resources in the City of Long Beach and recommended policies which may be followed by the city in order to protect the resources from further damage and destruction. Twenty-seven sites were documented exclusively in the 0.25-mile buffer and none were identified within the subject property.

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-2665: In 1985, Archaeological Resource Management Corporation prepared a cultural resource overview and survey for the Los Angeles County Drainage Area Review Study on behalf of the U.S. Army Corps of Engineers. No cultural resources were identified within the subject property.

LA-3102: In 1994, Greenwood and Associates prepared a historical and cultural resource investigation and historical and architectural evaluation in support of the Los Angeles County Drainage Area Subsequent Environmental Impact Report. No cultural resources were identified within the subject property.

LA-3508: In 1985, Archaeological Resource Management Corp. prepared a comprehensive history of flood control development in Los Angeles County and inventoried the historic resources in the study area. No cultural resources were identified within the subject property.

LA-4625: In 1994, Myra L. Frank & Associates, Inc. prepared a Historic Property Survey Report for the Proposed Alameda Corridor from the Ports of Long Beach and Los Angeles to Downtown Los Angeles in Los Angeles County, California. No cultural resources were identified within the subject property.

(See Continuation Sheet page 9)

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

LA-8475: In 2004, Michael Brandman Associates prepared a Cultural Resource Survey, and Direct APE and Indirect APE Historic Architectural Assessments for Sprint Telecommunications Facility Candidate LA60XC351A (CA Refrigerated Services) 625 W. Anaheim Street, Long Beach, Los Angeles County, California. No cultural resources were identified within the subject property.

LA-8724: In 2006, Michael Brandman Associates prepared Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate LA2807A (Superfreezers), 625 W. Anaheim Street, Long Beach, Los Angeles County, California. No cultural resources were identified within the subject property.

LA-12228: In 2013, Michael Brandman Associates prepared Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02671A (LA243 Anaheim & Daisy [Fish Market]), 625 W. Anaheim Street, Long Beach, Los Angeles County, California. 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. 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-19-150346	N/A	Single-family residence		X	HP2	Single-family property
P-19-150349	N/A	Single-family residence		X	HP2	Single-family property
P-19-178699	N/A	Single-family residence		X	HP2	Single-family property
P-19-187199	N/A	Single-family residence		X	HP2	Single-family property
P-19-187200	N/A	Single-family residence		X	HP2	Single-family property
9-18-187218	N/A	Single-family residence		X	HP2	Single-family property
P-19-187223	N/A	Single-family residence		X	HP2	Single-family property
P-19-190716	N/A	Warehouse		X	HP8	Industrial building
P-19-190717	N/A	Commercial building		X	HP6	1-3 story commercial building
P-19-190718	N/A	Warehouse		X	HP8	Industrial building

(See Continuation Sheet page 10)

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

P-19-150346: Documents a one-story Victorian single-family residence located at 1027 Chestnut Avenue, Long Beach, California. It was found not eligible for inclusion in the National Register of Historic Places (National Register) but was not evaluated for the California Register of Historical Resources (California Register) or for designation as a City of Long Beach Landmark (Landmark).

P-19-150349: Documents a two-story Craftsman single-family residence located at 1202 Magnolia Avenue, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

P-19-178699: National Register of Historic Places Registration Form for the Bembridge House located at 953 Park Circle Drive, Long Beach, California. It was approved by the California Office of Historic Preservation on December 22, 2004 and listed in the National Register on February 10, 2005.

P-19-187199: Documents a one-story Craftsman single-family residence located at 711-13 Loma Vista Drive, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

P-19-187200: Documents a one-story Craftsman single-family residence located at 517 W. 9th Street, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

P-19-187218: Documents a one-story Craftsman single-family residence located at 1122 Crystal Court/1123 Magnolia Avenue, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

P-19-187223: Documents a two-story Eclectic apartment building located at 508-514 W. 10th Street, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

P-19-190716: Documents a one-story warehouse building located at 1350 Daisy Avenue, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

P-19-190717: Documents a one-story commercial building located at 551 W. Anaheim Street, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

P-19-190718: Documents a four-story warehouse located at 625 W. Anaheim Street, Long Beach, California. It was found not eligible for inclusion in the National Register but was not evaluated for the California Register or for designation as a Landmark.

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).

(See Continuation Sheet page 11)

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

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, and all over Southern California, Yellow Cars took Long Beach residents to downtown and shopping, and 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. 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.

Streetcar Suburbanization

In the first years of the 20th century, residential construction was at an all-time high. A 1901 newspaper article detailing the City's building boom reported on the construction of several two- and three-story apartment homes around the downtown area. A substantial number of cottages and private homes were also reported under construction. Late Queen-Anne-style residences, such as the Bembridge House (953 Park Circle), lined the streets of the original Willmore City townsite, as well as areas to the north and east of the City center. Residential development was also occurring outside the City boundaries, at the Alamitos Townsite to the east and in North Long Beach.

The majority of the residential development that occurred between 1902 and 1920 is attributable to the improvement of the City's transportation infrastructure. Throughout the United States, the introduction of the electric streetcar dramatically changed suburbanization patterns by allowing people to travel the equivalent of a 30-minute walk in 10 minutes. Residential tracts sprouted up near each of the streetcar stops, typically no further than a 10-minute walk from the station. Along the routes between the streetcar stop and the neighborhood entrances, commercial businesses—such as grocers, bakeries, and drugstores—were established, as were apartment homes and court houses.

(See Continuation Sheet page 12)

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

Craftsman, 1905–1930

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's. Affordable and easily constructed from locally available materials, one-to-one and a half-story Craftsman homes became known as bungalows and dominated middle-class residential design during the first quarter of the twentieth 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 facade 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 of Craftsman Style

- Low-pitched gabled (or sometimes hipped) roof
- Wide, unenclosed eave overhang
- Timber framed
- Triangular knee brace supports
- Wood shingle siding and or wood horizontal siding and/or cut stone cladding
- Wide window and door casings
- Low porch pedestals usually supporting columns
- Exposed rafters
- Decorative (false) beams or braces under gables
- Shed, gabled or eyebrow dormers
- Porches, either full- or partial-width
- Sloping (or battered) foundation

Craftsman Sub-Styles

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 socio-economic factors, influenced several Craftsman typologies to develop especially in Southern California where the style dominated residential architecture throughout the first part of the 20th century. The following is a description of the Eclectic Craftsman sub-type found within Long Beach.

(See Continuation Sheet page 13)

*B10. Significance:(Continued from Continuation Sheet page 12)

Eclectic Craftsman

- A Craftsman building influenced by other cultures. The two subtypes most known were termed the "Swiss Chalet" and the "Japanese Influenced." The Swiss-Chalet-influenced Craftsman was recognizable by its widely project eaves, and latticed balconies supported by large brackets. The windows were in rows of two, three, and even four; and then a wide space of wood. Many of the roofs were white to imply them as being snow covered. The Japanese-Influenced Craftsman was recognizable by convex curved gable ends supported by complex curved brackets like those in ancient Japanese temples. Houses constructed in these eclectic styles displayed various degrees of ornamentation, as well as could be both one and two stories.

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 by Harry W. Metcalf, alone and in partnership with Hugh R. Davies designed many of the Craftsman style residences in the City. Although the Greene brothers only designed two Craftsman-style homes in Long Beach, the Tichenor and Reeve residences, Austin & Sedgwick, Metcalf & Davis, and other local firms constructed thousands of versions of the style in almost every Long Beach neighborhood during the first decades of the twentieth-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 west, east, and north of the central business district. Two of the most popular Craftsman subtypes visible in these neighborhoods were the Aeroplane and Swiss Chalet. 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 the City have suffered alterations to their character-defining features. Eligible resources should retain the majority of their character-defining features, although some impact or loss to these features may be acceptable when comparative analysis demonstrates that the resource is a rare example of the type. A property should also retain its original location and basic contextual setting. Treatments such as the removal of original wood siding and the addition of stucco to the exterior walls, the removal of projecting false beams and rafters, and the replacement of original windows and doors diminish the integrity of a Craftsman home.

645 W. 11th Street

645 W. 11th Street is in the Knoll Park Tract in the Willmore City region of the Drake Park/Willmore City Historic District in Long Beach. Willmore City is named after early settler William Willmore, who laid the housing tracts for Willmore City in the original 1881 city plan, which later became Long Beach. The historic district retains the highest concentration of early housing in Long Beach. The Knoll Park Tract was platted in 1903 by Stanley F. McClung and was owned by the Seaside Water Company. The area immediately surrounding the subject property is comprised of both turn of the century homes, often exhibiting Victorian, Italian Renaissance, and Craftsman styles of architecture, and in-fill apartment buildings that date to the 1950s through 1980s.

An 1883 notice in the *Los Angeles Times*, sought to entice people to the area with the following advertisement:

WILLMORE CITY! The most beautiful SEASIDE RESORT in Southern California. Desirable lots for sale now from \$50 to \$100 each. Reached by cars to Willmore Station, on Wilmington and Los Angeles railroad; thence by horse car three miles...

The property at 645 W. 11th Street was likely developed circa 1905. The subject property reflects the type of home that originally populated this area.

(See Continuation Sheet page 14)

*B10. Significance: (Continued from Continuation Sheet page 13)

Ownership History

Based upon a review of the Los Angeles County Assessor's records, the subject property has had multiple owners between 1902 and 2013. A summary of the history of previous owners of the property was compiled from readily available public records (Table 3, Assessor Data, 645 W. 11th Street).

**TABLE 3
 ASSESSOR DATA
 645 W. 11TH STREET**

Map Book No.	Page No.	Date	Name
133	50	1902-1909	Seaside Water Co. Arch Moore W.J. Wood Ephriam W. Clemmer Louise Dennison
133C	205	1908-1915	Ephriam W. Clemmer Louise Dennison Emily A. Brown Carrie Evelyn Smith Long Beach Improvement Co.
180	22	1916-1921	Long Beach Improvement Co. Georgia T. McMullen
180	14	1921-1928	Georgia T. McMullen
180	18	1928-1939	Georgia T. McMullen
180	18	1939-1946	Georgia T. McMullen
180	18	1947-1951	Georgia T. McMullen
180	18	1952-1956	Georgia T. McMullen
180	18	1957-1961	Georgia T. McMullen
7279	8	1962	Georgia T. McMullen Nova R. Annes
		1972	F. D. and D. D. Wisdom
		1998	F. D. and D. D. Wisdom Trust
		2003	Joseph C. Grana III
		2011	Frank E. Prior
		2011	HSBC Bank USA National as c/o Americas Servicing Co.
		2012	Frank Gamwell
		2013	Michele Daub

No information was available on Arch Moore, although he likely improved the property in 1905. On July 10, 1908, W. J. Wood sold the subject property, identified by its legal description, to T. L. (Tamar Lucinda) Clemmer. Two weeks later, E. W. Clemmer sold a different property to W. J. Wood. No additional information was available on W. J. Wood.

Ephriam W. Clemmer was born in Tennessee circa 1864, married Tamar Lucinda Clemmer in 1890, and moved to Long Beach in 1902. He opened a real estate office there in 1903 and offered services there until 1927. In his early years in Long Beach, he championed the widening of Atlantic Avenue and unsuccessfully fought for the consolidation of Long Beach and Wilmington. A 1954 article recounting his death identified him as a "pioneer real estate man." Although this article lauds his career, there is little information to attest to Clemmer's early significance as a real estate man.

Louise Dennison is listed as residing in the property in the 1909-1910 City Directory. She did not list a career and no other information was available. Emily A. Brown, who was born in Pennsylvania circa 1845, and Carrie Evelyn Smith, who was born circa 1859, also owned the property briefly. According to the City Directory, William H. Dunn resided at the property in 1912. Dunn was born in New Jersey circa 1853, married Laura W. F. Dunn, and worked as a real estate agent.

(See Continuation Sheet page 15)

***B10. Significance:** *(Continued from Continuation Sheet page 14)*

Georgia T. McMullen owned the property from circa 1920 to 1961. Born in Delaware circa 1875, McMullen turned the subject property into a boarding house to provide a form of income for herself after her husband, laborer Samuel Wiley McMullen, died in 1928.

Evaluation

The subject property, 645 W. 11th Street, 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, notably the development of Willmore City. The subject property's significance also rises to the state level, as it is a strong example of this early settlement and the residences from this period in the state's history, and clearly reflects a specific event, notably the move to seaside resorts that marked an important moment in Southern California history. Therefore, the subject property is also eligible for listing in the California Register pursuant to Criteria 1. The subject property possesses a significant character, interest, and value attributable to the development, heritage, and early settlement patterns of the City of Long Beach and greater Southern California. The development of 645 W. 11th Street reflects the appeal of Willmore City, and eventually, Long Beach as the "Seaside Resort," in the late 19th and early 20th centuries that attracted people from Los Angeles and the surrounding area, as well as those from across the country. Although the immediate area has suffered some infill, the subject property still strongly conveys the early settlement of the immediate area, which is peppered with similar turn of the century residences. Moreover, the flocking of people to the communities like Long Beach for health and recreation is a notable event in Southern California; Willmore City is a strong example of this popular movement. Willmore City's amenities made it a "seaside resort" that propelled a major population increase starting at the turn of the century.

The subject property located at 645 W. 11th Street is not recommended eligible under Criterion B as a LBHL or for inclusion in the California Register 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 645 W. 11th Street is recommended eligible under Criterion C as a LBHL and for listing in the California Register under Criterion 3 as it embodies those distinguishing characteristics of an architectural type. The subject property is a high-style example of Eclectic Craftsman architecture dating to the early 20th century. Character-defining features of the style are intact, including the cross-gable roof, clapboard siding, porch, exposed rafter tails, projecting bays, cross bracing, and decorative cross detailing that identify the property as a Craftsman with Swiss Chalet influence. This property embodies distinctive characteristics of the Eclectic-Craftsman-style type, early 20th century, and possesses high artistic value. The property located at 645 W. 11th Street does not appear eligible at the state level under Criterion 3 of the California Register because its architectural significance is limited to the local level.

The subject property located at 645 W. 11th Street 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 1905, 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, materials, workmanship, feeling, and association* because it appears to be unaltered.

(See Continuation Sheet page 16)

***B10. Significance:** (Continued from Continuation Sheet page 15)

The *setting* of the property has changed from late 19th and early 20th century single-family homes to a conglomeration of these historic homes broken by apartment buildings dating from the 1950s through 1980s. Therefore, the property's *setting* does not retain integrity as it has been largely altered from its original appearance at the time of the residence's construction.

Conclusion

The subject property at 645 W. 11th Street in Long Beach appears eligible for listing in the California Register and for designation under the LBHL pursuant to Criterion 1/A for its association with the early settlement of Willmore City and Southern California. It is also eligible for designation under the LBHL pursuant to Criterion C as a high-style example of Eclectic Craftsman architecture in Long Beach.

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

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(See Continuation Sheet page 17)

*B12. References: (Continued from Continuation Sheet page 16)

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