

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 15

*Resource Name or # (Assigned by recorder): 1400 Hellman Street

P1. Other Identifier: 1400 E. Hellman 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 Location: Not for Publication Unrestricted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; R12W; ___ of ___ of Sec 31; SB ___ B.M.

c. Address: 1400 E. Hellman Street City: Long Beach Zip: 90813

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 391298.7 mE/ 3737940.4 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7266-001-033

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

The subject property at 1400 Hellman Street is located on the east 50 feet of the north and south lines of Lot 1 in the B.A. Bridge Tract. The Craftsman-style residence was constructed circa 1912, has a mostly rectangular footprint, and measures 1,700 square feet. The property is surrounded by single- and multi-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 5)



P5b. Description of Photo (view, date, accession #): Facing South; July 11, 2018; Photo No. L1150204

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

*P7. Owner and Address:
Paul H. and Lisa Marie Harris
1400 East Hellman 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 1400 E. Hellman 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): 1400 Hellman Street
Page 2 of 15

*NRHP Status Code: 5B

B1. Historic Name: Samuel J. Tant Residence

B2. Common Name: 1400 Hellman Street

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 available, and the original architect, if any, is unknown. The building was constructed in 1912 according to City of Long Beach records. In 1948, a building permit was issued to bring the building up to code and to construct a new foundation. The existing building was relocated from 332 E. 7th Street, Long Beach in 1948 to the current site within the B.A. Bridge Tract. The B.A. Bridge Tract is named for the proprietor who established the tract on September 4, 1904 and was a sub-subdivision of portions of the Alamitos Tract. No information was available pertaining to B.A. Bridge. The site at 332 E. 7th Street is currently developed as a paved surface parking lot. Permits were issued in 1959 and 1969 to repair fire damage to the roof.

*B7. Moved? No Yes Unknown Date: 1948

Original Location: 332 E. 7th Street

*B8. Related Features: Unknown

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: Long Beach

Period of Significance: 1912

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 no studies have been conducted exclusively within the 0.25-mile buffer (Table 1, *Previous Cultural Resource Surveys and Reports*). Twenty 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 15.

B13. Remarks: N/A

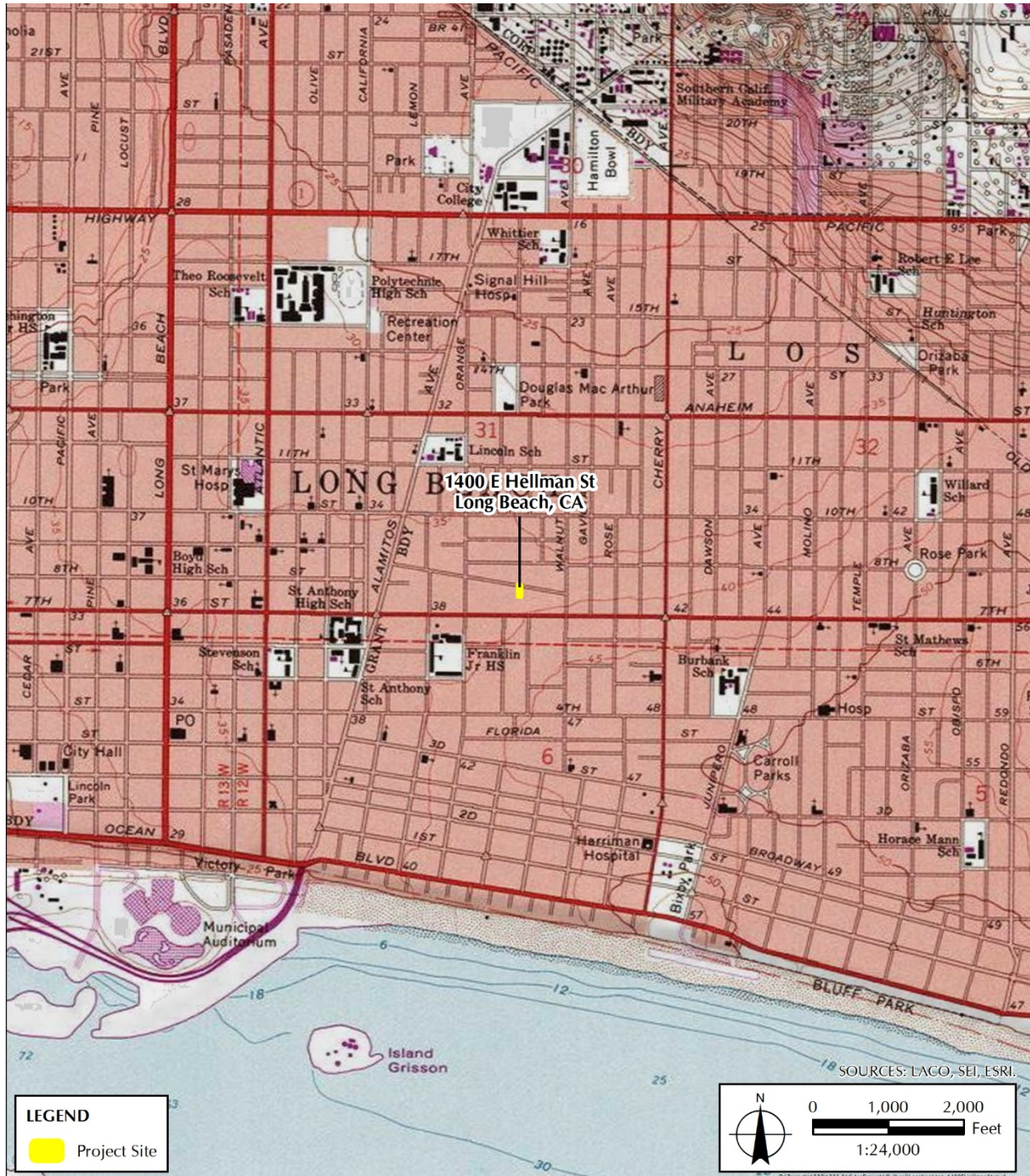
*B14. Evaluator:

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)

The 1 ½-story Craftsman style single-family residence with a cast concrete foundation is rectangular in plan. The front-gabled roof is clad in composition shingles, and the eaves are accented with exposed rafter tails and decorative braces on the primary façade. The primary façade eaves are further accented by barge boards with notched ends. The crest of the roofline is pierced by modern metal vents. The exterior walls are clad in horizontal clapboard wood siding with a band board at the water line. The primary entrance is raised and accessed via a cast concrete porch. The entry porch is partially enclosed with a half-height, open wood railing anchored by low piers clad in horizontal clapboard siding with concrete coping stones. Low height piers clad in horizontal clapboard siding with concrete coping stones project from the porch to frame the concrete access stairs. The deck of the porch was clad in tile, which appears to be modern. A graceful, low-slope arch frames the top of the entry porch and is accented with a 'keystone' and rests upon corbels. The arch is mirrored in the smaller side porch openings.

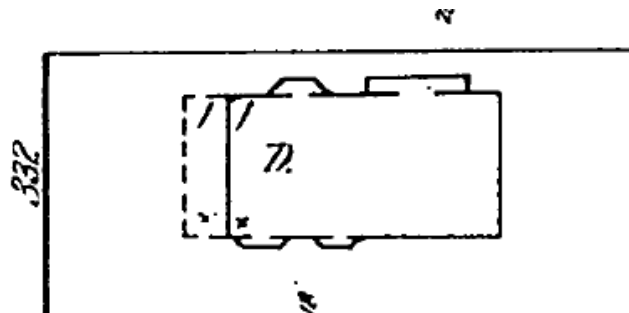
The primary façade is symmetrical. The entrance is centered and flanked by a bank of three six-over-one wood casement windows to the west and a large picture window to the east. Although not readily visible from the public right-of-way due to a security door, the original quarter sawn oak door is extant. A small modern sconce, designed to mirror the rhythm of the fenestration, accents the central primary entrance. A bank of three wood casement windows is centrally located in the front-facing gable and is accented with additional decorative wood braces.

The fenestration is comprised of six-over-one casement windows, a picture window, and one-over-one double hung wood sash windows. A bank of windows towards the rear of the building on the eastern façade was replaced with louvers at an unknown date. The louvers were removed and replaced with modern wood casement and transom windows. All ground floor windows feature security bars, which are easily reversible.

The eastern façade features three bays. The northern half of the eastern façade is accented with a canted bay. The central bay is recessed, and the rear bay projects and is parallel with the canted bay. Details of the western façade are obscured by the close proximity of a large, 2-story apartment building and wood fence. The roofline of the rear, or southern, façade matches the primary façade. The fenestration is irregular and asymmetrical. A small porch with wood railing and concrete steps allows for secondary egress. The porch is partially enclosed with a half-height wall clad in horizontal clapboard siding and further enclosed with modern security bars.

Landscaping features include a metal and concrete block fence with metal gate which encloses the front yard, modern and ornamental vegetation, and a small potting shed in the rear of the parcel.

The building is located in the center of a block with neighboring residential buildings of similar style and materials. Some in-fill development has occurred over the course of time and generally includes 2-story apartment buildings. Although the building was moved to this site in the late 1940s, it generally retains integrity of location because the building was moved more than 50 years ago. Based upon a review of historic building permits, the building appears to be unaltered and generally retains all aspects of integrity. The boundary is limited to the legal parcel boundary.



Subject Property at 332 E. 7th Street Location

SOURCE: Sanborn Fire Insurance Map, Long Beach, Sheet 48, 1914

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

SOURCE: *Sapphos Environmental, Inc., 2018*



Primary (Northern) Façade, 1400 Hellman Street



Eastern Façade, 1400 Hellman Street



Detail, Primary (Northern) Façade, 1400 Hellman Street

(See Continuation Sheet page 6)

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



Southern Façade, 1400 Hellman Street



Setting, 1400 Hellman Street

*B10. Significance: (Continued from Building, Structure, and Object Report)

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-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-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-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-19-150357	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187121	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187124	N/A	Apartment building		X	HP3	Multiple-family property
P-19-187129	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187163	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187172	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187195	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187202	N/A	Single-family residence		X	HP2	Single-Family property

(See Continuation Sheet page 8)

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

TABLE 2
 PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN THE STUDY AREA (CONTINUED)

P-19-187217	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187227	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187231	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187247	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187252	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187288	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187289	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187295	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187296	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187300	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187312	N/A	Single-family residence		X	HP2	Single-Family property
P-19-187318	N/A	Apartment building		X	HP3	Multiple-family property

P-19-150357: Documents a one-story Craftsman single-family residence located at 815-817 Walnut 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-19-187121: Documents a one-story Craftsman single-family residence located at 1240 E. 8th 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-19-187124: Documents a one-story Spanish Colonial style apartment building located at 430-32-34 Nebraska 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-19-187129: Documents a one-story Craftsman single-family residence located at 726-728 Walnut 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-19-187163: Documents a one-story Craftsman single-family residence located at 848 Gaviota 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.

(See Continuation Sheet page 9)

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

P-19-187172: Documents a one-story Craftsman single-family residence located at 1219 Hellman 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-19-187195: Documents a one-story Craftsman single-family residence located at 2355 Elm 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-19-187202: Documents a one-story Victorian single-family residence located at 826-1/2 Cerritos 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-19-187217: Documents a one-story Victorian single-family residence located at 826-1/2 Cerritos Avenue, Long Beach, California. The building was erroneously identified as a Victorian; it is a Craftsman. 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-19-187227: Documents a one-story Craftsman single-family residence located at 1223-33 E. 8th 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-19-187231: Documents a one-story Craftsman single-family residence located at 1224 E. 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-19-187247: Documents a one-story Craftsman single-family residence located at 902 Gaviota 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-19-187252: Documents a two-story Craftsman single-family residence located at 1242-46 E. 7th 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-19-187288: Documents a one-story Craftsman single-family residence located at 1240 E. 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-19-187289: Documents a one-story Craftsman single-family residence located at 1515 E. 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-19-187295: Documents a one-story Craftsman single-family residence located at 1203 E. 8th 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-19-187296: Documents a Craftsman single-family residence located at 1169 E. 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-19-187300: Documents a one-story Craftsman single-family residence located at 1703 E. 6th 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-19-187312: Documents a one-story Craftsman single-family residence located at 715 Cerritos 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-19-187318: Documents a two-story Spanish Revival apartment building located at 1162-1164 E. 10th Street, Long Beach, California. It was not evaluated for the National Register, California Register, or for designation as a Landmark.

(See Continuation Sheet page 10)

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

Significance

The subject property, 1400 Hellman Street, was constructed in 1912 as part of the Long Beach townsite. 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.

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).

Hellman Street Craftsman Historic District

Hellman Street is named for Isaias W. Hellman, a German immigrant, who was one of the partners of the Alamitos Land Company. Hellman worked as a grocer in a dry goods store and opened his own store several years later. Hellman grew into a prominent and successful businessman and financier who organized the Farmers and Merchant Bank in 1871 in Los Angeles. Hellman, in concert with members of the Bixby family, purchased Rancho Los Alamitos in Long Beach in 1881. Several tracts were subdivided from this holding in 1904 and 1905, including the B.A. Bridge Tract. By 1919, the rancho had been completely subdivided into tracts and residential construction corresponded with this development.

The Hellman Street Craftsman Historic District is a dense concentration of Craftsman modest bungalows. Hellman is credited with developing this neighborhood. The subject property is a contributor to the Hellman Street Craftsman Historic District, which was adopted by the City of Long Beach in 1992.

(See Continuation Sheet page 11)

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

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)
- 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

(See Continuation Sheet page 12)

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

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.

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. And 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 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 & Sedgwick, 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 multilight 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.

(See Continuation Sheet page 13)

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

Ownership History

Based upon a review of *Polk's Long Beach City Directories*, Abraham Lincoln and Myrtle B. Lovett resided in the house when it was located at 332 E. 7th Street from 1912 to 1938. The directories following 1939 do have entries for the address or the Lovett's, which likely indicates that the property was vacant, or that the occupants did not have telephone service. There were no entries for the 7th Street address prior to 1912. Lovett was a long-time employee of the Long Beach Water Department, serving variously as a clerk and collector. Lovett (1964-1941) was related to the Bixby family through his mother, Nancy Dinsmore Bixby, who was the daughter of Amasa Bixby. Llewellyn and Jotham Bixby were important early developers in the history of Long Beach and are known as the Fathers of Long Beach.

Based upon a review of the Los Angeles County Assessor's records, the subject property has had multiple owners between 1906 and 2010. A summary of the history of previous owners of the property was compiled from readily available public records (Table 3, Assessor Data, 1400 Hellman Street).

**TABLE 3
 ASSESSOR DATA
 1400 HELLMAN STREET**

Map Book No.	Page No.	Date	Name
134	60	1906-1909	Samuel J. Tant
134	16	1909-1917	Samuel Tant Sarah Francis Tant
134	21	1917-1925	Sarah Francis Tant Fanny Chappel Alfred G. and Fanny Chappel Fanny Chappel
134	24	1925-1931	Fanny Chappel
134	26	1932-1938	Fanny Chappel
134	26	1938-1945	Fanny Chappel Clifford L. Gates Vincent P. and Betty O'Brien
134 pt. 1	26	1946-1950	Vincent P. and Betty O'Brien
134 pt. 1	26	1956-1960	Vincent P. and Betty O'Brien
		1981	Betty A. O'Brien
		1995	Rachel Pung
		2001	Rachel New
		2004	Kenneth S. and Rachel New
		2006	Rachel New
		2010	Frank E. Prior
		2010	Paul H. and Lisa M. Harris

Samuel J. Tant was born in 1833 and died in Los Angeles on June 25, 1913. Tant was a private in the 3rd Regiment, California Infantry during the Civil War. Fanny Chappel was married to Alfred George Chappel. The Chappels were natives of Canada who arrived in Detroit, Michigan on August 25, 1900. Alfred was a picture framer. At the time that the Chappels filed their Declaration of Intention to become naturalized U.S. citizens in 1922, they resided at 1124 Raymond Avenue in Long Beach. Clifford L. Gates was an oil worker. Little information pertaining to Vincent and Betty O'Brien was available other than that they were the parents of Erin O'Brien, a popular actress and singer in the 1950s and 1960s. Another child, Sheila O'Brien also enjoyed a singer career and worked as a stewardess. No information pertaining to Sarah Francis Tant, Rachel Pung, Rachel New, Kenneth S. New, or Frank E. Prior was available. The current owners of the property are Paul and Lisa Harris.

(See Continuation Sheet page 14)

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

Eligibility

The subject property located at 1400 Hellman 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. The property located at 1400 Hellman Street 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 Long Beach townsite 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 1400 Hellman 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 1400 Hellman Street is recommended eligible under Criterion C as a LBHL as it embodies those distinguishing characteristics of an architectural type. The residence conveys a particularly high-style example of a Swiss Chalet Craftsman. The property is an exceptional individual and contributing resource to the Hellman Street Craftsman Historic District. It is a significant visual element in the neighborhood which creates a unique but consistent architectural conversation. The property's significance does not rise to the eligibility of Criterion 3 for the California Register as the high-style Craftsman is notable in the City but is not a unique or extraordinary example to warrant listing on a state level.

The subject property located at 1400 Hellman Street is recommended ineligible under Criterion D as a LBHL and the California Register under Criterion 4 as it is not a likely source for future information related to history or prehistory.

The period of significance is 1912, the year the building was 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*.

Although the primary residence was moved in 1948, the move occurred more than 50 years ago and has achieved significance in its own right. Additionally, this building was identified as a contributor to the City of Long Beach Hellman Street Craftsman Historic District. The building is generally unaltered and in good condition. Therefore, the property retains integrity of *location, association, materials, workmanship, design, and feeling*. The neighborhood has been subjected to infill construction of modern two-story apartment buildings. Therefore, the setting of the building has been compromised, but it generally retains integrity of setting because many remaining modest Craftsman residences remain on the 1400 block of Hellman Street.

Conclusion

The property located at 1400 Hellman Street appears eligible for designation as a LBHL under Criteria A and C for its association with the City Beautiful Movement and for its quality of architecture. 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)

Ancestry.com 2018. Available at:

https://www.ancestry.com/search/?name=abraham+lincoln_lovett&count=50&mother=_bixby&mother_x=1&name_x=1_1

Ancestry.com, Year: 1940; Census Place: Long Beach, Los Angeles, California; Roll: m-t0627-00370; Page: 21A; Enumeration District: 59-141

Ancestry.com. *California, Death Index, 1905-1939* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

City of Long Beach 1992, Ordinance No. C-7051, Adopted October 27

City of Long Beach, 1948. Building Permit issued July 16.

City of Long Beach, 1948. Permit No. 5854, Issued June 16.

City of Long Beach, 1959. Permit No. 891, Issued July 9.

City of Long Beach, 1969. Permit No. 7307, Issued June 19.

City of Long Beach, 1992. Ordinance No. C-7051, Adopted October 27

County of Los Angeles, Department of Public Works, Tract Map. No. TR0006-002B, Records September 4, 1904. Available at: <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>

Harris, Lisa. No Date. O'Brien family photos.

Long Beach City Directories. Available at:

<http://encore.lbpl.org/iii/cpro/CollectionViewPage.external?lang=eng&sp=1000005&sp=0&sp=1&suite=def>

McAlester, Virginia, and Lee McAlester. 2004. *A Field Guide to American Houses*. New York, NY: Knopf.

National Archives and Records Administration (NARA); Washington, D.C.; NAI Number: 11; Record Group Title: M1524; Record Group Number: *Naturalization Records of the U.S. District Court for the Southern District of California, Central Division (Los Angeles), 1887-1940*

National Park Service. *U.S. Civil War Soldiers, 1861-1865* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

Sapphos Environmental, Inc. 2009. *City of Long Beach Historic Context Statement*. Pasadena, CA.