

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

Primary #
HRI #
Trinomial
NRHP Status Code: 3CB

Other Listings
Review Code

Reviewer

Date

Page 1 of 14

*Resource Name or # (Assigned by recorder): 953 Chestnut Avenue

P1. Other Identifier: 953 Chestnut 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 Location: Not for Publication Unrestricted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 T4S; R13W; ___ of ___ of Sec 36; SB ___ B.M.

c. Address: 953 Chestnut Avenue City: Long Beach Zip: 90813

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 389188.3 mE/ 3738264.4 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7272-010-008

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

The subject property at 953 Chestnut Avenue is located on the east 79 feet of the north 50 feet of Lot 2 in Block 12 of the Long Beach tract in Long Beach. This 2,200-square-foot, two-story residence was built circa 1903 and is located within a residential section of Chestnut Avenue. It is Queen Anne in style and is generally rectangular in plan.

(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 West; July 11, 2018; Photo No. L1150225

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

*P7. Owner and Address:
William Restouex
953 Chestnut Avenue
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 953 Chestnut 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): 953 Chestnut Avenue
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*NRHP Status Code: 3CB

B1. Historic Name: Robert J. Craig Residence

B2. Common Name: 953 Chestnut Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Queen Anne

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

The subject property was constructed circa 1902/1903 by then-owner contractor Robert J. Craig. A 1903 article in the *Los Angeles Times* recorded that contractor "R.J. Craig is building a \$3,000 house on the southwest corner of Tenth Street and Chestnut Avenue." That same year, Craig's sister from Ontario visited his home at Tenth and Chestnut streets. These articles thereby identify the construction date of the subject property as 1902-1903. A furnace was replaced in 1952 and 1971. No other building permits were available for the property.

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

Original Location: N/A

***B8. Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Robert J. Craig

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

Area: Long Beach

Period of Significance: c. 1902/1903 **Property Type:** Residences **Applicable Criteria:** A/1; B; C

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

Record Search

A cultural resource record search was conducted on July 24, 2018, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen) at the South Central Coastal Information Center, located at California State University, Fullerton. The record search included the subject property and a 0.25-mile buffer. The results of the record search indicate two studies have been conducted in the project area and two studies have been conducted exclusively within the 0.25-mile buffer (Table 1, *Previous Cultural Resource Surveys and Reports*). 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 14.

B13. Remarks: N/A

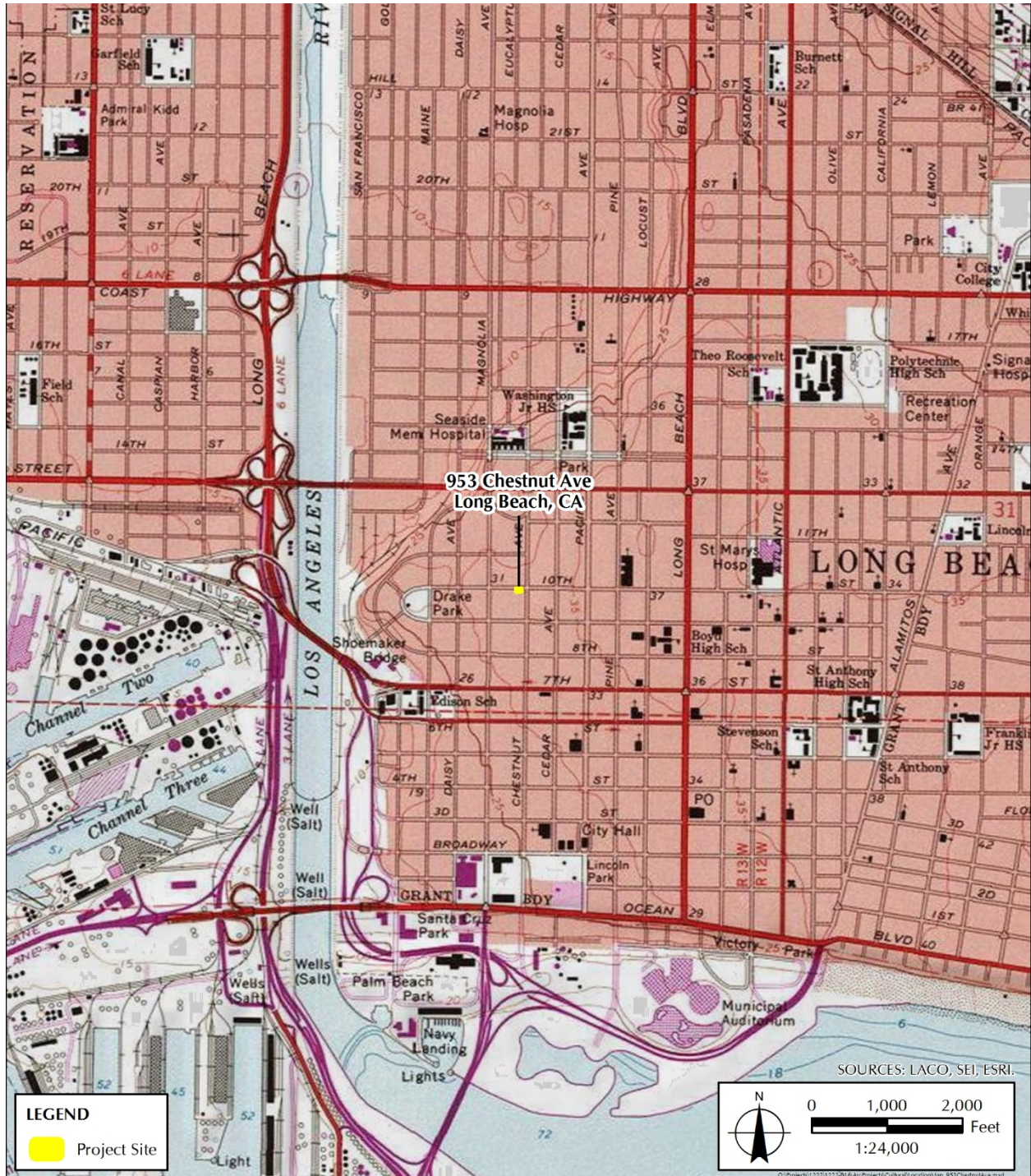
***B14. Evaluator:**

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 Queen-Anne-style single-family residence features a rectangular plan. The irregular roofline with boxed eaves features a side-gabled roof with dormers and a turret. The turret features a bell-curved pyramidal roof. All roofs are clad in composition shingles. The second-floor pedimented dormers are accented with coursed fish scale shingles. The exterior of the building is clad in horizontal shiplap with shiplap foundation skirting and a band board at the water line. The turret is further accented with a band board at the sill plate. Fenestration consists of one-over-one double hung wood sash windows with wood surrounds.

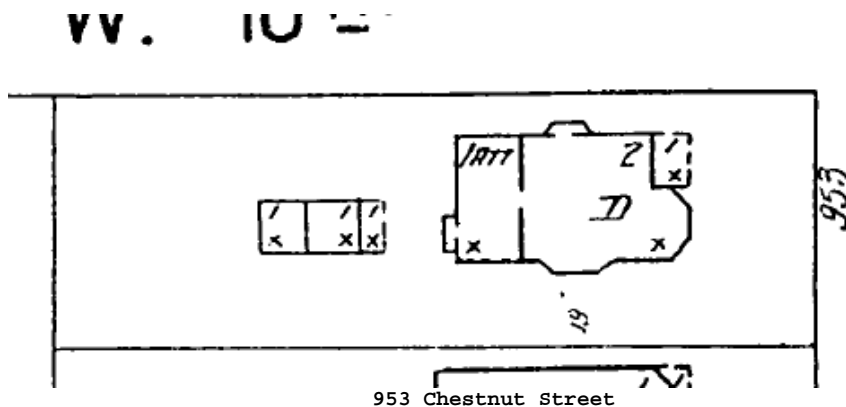
The primary façade is asymmetrical and features a hexagonal turret and a primary entryway with porch. The primary entrance is raised and accessed via a covered wood porch with cast concrete stairs. A low-height balustrade railing partially encloses the porch and forms the stair railing. A front-facing gable, accented with a bas relief frieze, is supported by Ionic wood columns. The primary entryway is characterized by a wood with glazing door flanked by a side light.

The northern façade features band boards at the water line and both sill plates. A one-story canted bay with a central fixed pane window with stained glass transom flanked by one-over-one wood sash windows projects from this façade. An elaborate stain glass window is centrally located on this wall and presumably illuminates an interior staircase landing. The southern façade features a two-story canted bay, and two stained-glass windows with partially scalloped wood surrounds. Additional details were not visible from the public right-of-way.

Details of the rear, or western, façade are generally obscured from the public right-of-way due to fencing and vegetation. It was noted that the gable on this façade is not accented with coursed fish-scale shingles however.

Landscape features include a metal fence, wood fence in the rear of the parcel, bougainvillea, and mature California pepper trees and Canary Island date palms in the parkway.

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 a review of historic photographs, the building appears to be unaltered and retains all aspects of integrity. The boundary is limited to the legal parcel boundary.



SOURCE: Sanborn Fire Insurance Maps, Long Beach, April 1905

(See Continuation Sheet page 5)

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*Resource Name or # (Assigned by recorder): 953 Chestnut Avenue

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

SOURCE: *Sapphos Environmental, Inc., 2018*



Primary (Eastern) Façade, 953 Chestnut Avenue



Northern Façade, 953 Chestnut Avenue

(See Continuation Sheet page 6)

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



Southern Façade, 953 Chestnut Avenue



Setting, 953 Chestnut Avenue

(See Continuation Sheet page 7)

*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 Study	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-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-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.

(See Continuation Sheet page 8)

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

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-19-693	CA-LAN-693	Midden		X	AP15	Habitation debris
P-19-150346	N/A	Single-family residence		X	HP2	Single-family property
P-19-150347	N/A	Single-family residence		X	HP2	Single-family property
P-19-150349	N/A	Single-family residence		X	HP2	Single-family property
P-19-150351	N/A	Single-family residence		X	HP2	Single-family property
P-19-150353	N/A	Apartment building		X	HP3	Multiple-Family Property
P-19-150355	N/A	Single-family residence		X	HP2	Single-family property
P-19-178699	N/A	Single-family residence		X	HP2	Single-family property
P-19-187209	N/A	Single-family residence		X	HP2	Single-family property
P-19-187218	N/A	Single-family residence		X	HP2	Single-family property
P-19-187223	N/A	Single-family residence		X	HP2	Single-family property
P-19-187287	N/A	Apartment building		X	HP#	Multiple-Family Property

P-19-693/CA-LAN-693: Documents a midden and discovery of human skeletons discovered while laying out Knoll Park (now Drake Park). No cultural resources were identified within the subject property.

P-19-150346: Documents a 1-story Victorian single-family residence located at 1027 Chestnut Avenue, Long Beach, California. 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-19-150347: Documents a two-story Victorian single-family residence located at 743 Chestnut 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-19-150349: 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-19-150351: Documents a two-story Craftsman single-family residence located at 803 Cedar 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-19-150353: Documents a two-story Spanish Revival apartment building located at 310 W. 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-19-150355: Documents a two-story Craftsman single-family residence located at 726 Chestnut 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. Approved by the California Office of Historic Preservation on December 22, 2004, and listed in the National Register on February 10, 2005.

P-19-187209: Documents a one-story Craftsman single-family residence located at 344 E. 57th 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: **P-19-187209:** 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 208-214 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-19-187287: Documents a two-story Spanish Revival apartment building located at 329-335 E. 16th 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.

Significance

The subject property, 953 Chestnut Avenue, was constructed circa 1902/1903 as part of the original Willmore City townsite. This area is notable for its many turn-of-the-century homes. For this reason, it was evaluated under the Seaside Resort and Streetcar Suburbanization themes and Queen Anne architectural style of the Historic Context Statement:

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.

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.

(See Continuation Sheet page 10)

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

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.

Queen Anne 1885–1910

Developed by a group of English architects led by Richard Norman Shaw, the Queen Anne style made its debut in the United States at the Philadelphia Centennial Exposition in 1876. The style in England consisted of half-timbering and patterned masonry work, as did the early examples in the United States. The American version of the Queen Anne was seen throughout the United States, and because its popularity coincided with the boom years of the 1880s and 1890s, it was the most utilized of all the Victorian-era styles for residential buildings in Southern California. Although originally applied to commercial and institutional buildings to some degree, the Queen Anne style was most suited for residential applications, which varied from simple cottages and farmhouses to elaborate mansions. In the most full-blown examples, Queen Anne houses epitomized what later generations condemned as Victorian excess: no roof treatment could be too complicated, and no surface was left unembellished.

The most recognizable elements of Queen Anne buildings in Southern California, including early commercial examples, are towers or rounded bays topped by turrets, domes, and cupolas. Bay projections, or corners treated like bays with their ends cut at an angle beneath an overhanging roofline, are also very common. Roofs are generally complex, consisting of multiple steep hips and gables. Porches are nearly ubiquitous and provided one location to showcase the decorative elements made possible by the Industrial Revolution inventions of the lathe, jigsaw, and band saw. Turned columns and balustrades, spindle work or cutout railings and friezes, carved brackets and pendants, and applied ornaments—such as rosettes, sunbursts, "donuts," and swags—were among the favored methods to adorn porches, balconies, bargeboards, roof faces and overhangs, and window and door openings. Varied wall surfaces, often combined on one building, included patterned shingles, horizontal wood siding, and brick. Brick was also employed for tall chimneys, which could either be interior or attached to an exterior elevation. Windows were either double-hung sash or fixed, and tall and narrow; the more ambitious examples may have ornamented surrounds and colored or art glass inserts. Transom windows over front doors were often present. The overall proportions of most Victorian era buildings, including the Queen Anne, were vertical, giving the impression that the building was perched on, rather than integrated into, the surrounding landscape.

Character-defining Features

- One to two-and-a-half stories
- Steeply pitched, complex roofs
- Towers and turrets
- Asymmetrical facade composition
- Varied exterior materials, including patterned shingles and horizontal wood siding, often in combination
- Partial, full width, or 'L'-shaped porches
- Ornamental elements, including spindlework, carved or sawn brackets, bargeboards, pendants, sunbursts, rosettes, etc.
- Corner windows and bay windows
- Brick chimneys
- Tall and narrow double-hung sash windows
- Paneled and glazed front doors, often topped with transoms

(See Continuation Sheet page 11)

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

Registration Requirements

Queen-Anne-style buildings are found in the earliest subdivisions of Long Beach, particularly within the original Willmore Townsite, the Alamitos Beach Townsite, and older neighborhoods of north Long Beach that once contained family farms. The Bembridge House, located within the Drake Park historic district, is the best local example of the Queen Anne style, retaining a high degree of integrity and the character-defining features of the style. Typically, Queen-Anne-style buildings will be significant individually due to their limited number. Because of their age and scarcity, a greater degree of alteration may be acceptable for local designation, although to be significant under the National Register or California Register criteria, a building should 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 and doors (sash and surrounds), porches, and ornamental features. Roofing materials may have been replaced but should present a compatible appearance. Any additions should ideally be located in the rear. Outbuildings such as carriage houses, barns, or water towers are very rare and should be considered significant even if altered.

953 Chestnut Avenue

953 Chestnut Avenue is in the Willmore City region of 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 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 953 Chestnut Avenue was likely one of the early lots purchased, circa 1888, developed in 1902/1903. The subject property reflects the type of home that originally populated this area.

Ownership History

Based upon a review of the Los Angeles County Assessor's records, the subject property has had multiple owners between 1902 and 2017. A summary of the history of previous owners of the property was compiled from readily available public records (Table 3, *Assessor Data, 953 Chestnut Avenue*).

(See Continuation Sheet page 12)

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

TABLE 3
 ASSESSOR DATA
 953 CHESTNUT AVENUE

Map Book No.	Page No.	Date	Name
133B	9	1902-1911	Robert J. Craig
183	11	1911-1920	Robert J. Craig
183	15	1920-1927	Robert J. Craig Victoria Craig Robert J. Craig
183	204	1927-1941	Robert J. Craig Victoria Craig
183	202	1941-1948	M. Victoria Craig Kenneth and Lina H. Wash John and Viola Lewis Alfred and Rose Hilbrich
183	202	1949-1953	Alfred and Rose Hilbrich Ida M. Clark
183	202	1954-1958	Ida M. Clark
183	202	1959-1961	Ida M. Clark
		1981	James and Barbara Peebles
		1996	Samuel M. and C. King
		2006	Judie Ann Dobalian
		2016	AAE Properties LLC
		2017	William Restouex

Robert J. Craig was an early local contractor who worked on numerous projects in Long Beach. Born in Quebec, Canada in 1848, Craig moved to the United States circa 1880. He married Victoria Ferguson in 1888, and resided in Long Beach by 1900; at this date he listed his occupation as "contractor builder."

Craig received over \$7,000 in contracts in 1899; this work included the carpentry work and building of the Henry F. Starbuck-designed City Hall and pavilion. This City Hall was demolished to make way for the Horace Austin-designed City Hall in 1919-1920. In 1905, Craig received a contract to build a church at the corner of Atlantic Avenue and 5th Street. If the existing church at this intersection is the same constructed by Craig, it has been drastically altered over the course of the last century. Craig constructed residences other than his own, including a five-bedroom dwelling at 427 W. 10th Street in 1910. In 1912 alone he erected a two-story, 22-room apartment house at 526-532 Magnolia Avenue for E. H. Jackson, dwellings at 1017 Myrtle Avenue and 922 Chestnut Avenue, an apartment house on Ocean Place, and repaired a residence at 941 Cedar Avenue

In 1911, Craig was described as a "contractor and old resident at Long Beach." Author Walter Case covered the contractor's history in his "Did you know that..." column in the *Long Beach Sun*, noting that a "pioneer contractor lives on property [953 Chestnut] bought in '88." Craig resided at the subject property from 1902/1903, at the time of its erection, to his death in 1939; in 1940, his wife Victoria was listed as the property's owner, and continued to reside there until 1944. It appears that the residence at 953 Chestnut Avenue is the best extant example of Craig's work as an early builder in Long Beach.

No information was available on Kenneth and Linda H. Wash, although it appears they moved to the subject property circa 1941-1942. In 1945, Jean Donohue, a receptionist; Bessie Johnson, a welder for Calship; John and Viola Lewis; and actor George Blake were listed as residing at the residence in the City Directory. None of these personages appear to be significant. John Lewis, a seaman or sailor, and Viola Lewis owned the property this year.

Alfred Hilbrich was born in Indiana to German parents and lived in Chicago prior to moving to California. He worked as a proprietor for coffee and tea and was married to Rose Hilbrich. No information was available on Ida M. Clark.

(See Continuation Sheet page 13)

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

Evaluation

The subject property, 953 Chestnut Avenue, is recommended eligible under Criterion A of the Long Beach City Cultural Heritage Commission Ordinance as a Long Beach Historic Landmark (LBHL) that possesses a significant value attributable to the development of the City of Long Beach. The subject property'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 located at 953 Chestnut Avenue in Long Beach 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 953 Chestnut Avenue 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 953 Chestnut Avenue in Long Beach is recommended eligible under Criterion B as a LBHL or for inclusion in the California Register under this criterion. The subject property is associated with early contractor and Long Beach builder Robert J. Craig. Craig's extensive career in early Long Beach included numerous single-family residences, apartment buildings, and municipal buildings. Notably, Craig built the original Long Beach City Hall, which was later demolished circa 1920. The property at 953 Chestnut Avenue, which was constructed by Craig and in which he resided for close to 40 years, best represents Craig's productive life. The property located at 953 Chestnut Avenue does not appear eligible at the state level under Criterion 2 of the California Register because its significance is limited to a locally significant person.

The subject property located at 953 Chestnut Avenue 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 Queen Anne architecture dating to the early 20th century. Character-defining features of the style are intact, including the steeply-pitched complex roof, shiplap exterior, turret, dormers, fish scale detailing, and original wood windows. This property embodies distinctive characteristics of the Queen Anne style type, early 20th century, and possesses high artistic value. The property located at 953 Chestnut Avenue 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 953 Chestnut Avenue 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 for the property is 1902/1903, 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.

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. (See Continuation Sheet page 14)

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

Conclusion

The subject property at 953 Chestnut Avenue in Long Beach is 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 Criteria B and C for its association with early local contractor Robert J. Craig, and as a high-style example of Queen Anne architecture in Long Beach.

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

"City Hall Bids Rejected," *The Los Angeles Times*, March 2, 1899, Page 13; "Contracts let for City Hall & other works," *Los Angeles Times*, March 5, 1899, p. 15.

"Contract let for new church," *Evening Tribune*, October 19, 1905, p. 1.

"Drake Park," *City of Long Beach*, accessed on July 20, 2018 at:
http://www.lbds.info/planning/historic_preservation/drake_park.asp

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