

## Historic Resources Survey Report Grant Neighborhood Historic District

Administrative Draft

*prepared for*  
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# 1 Introduction

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At the request of the Long Beach Development Services Planning Bureau (City), Rincon Consultants, Inc. prepared a Historic Context Statement (HCS) of Grant Neighborhood and conducted a historic resources survey of the 6000 block of Walnut Avenue, between 60<sup>th</sup> and 61<sup>st</sup> Streets. The study area is located near the center of Grant Neighborhood, which is bounded by Artesia Boulevard (north), Paramount Boulevard (east), South Street (south), and Orange Avenue (west). Primarily residential in character, with industrial and commercial areas concentrated along major thoroughfares to the north and east, Grant Neighborhood has nearly a century of history in North Long Beach, where it is currently home to approximately 15,000 residents.

The *Grant Neighborhood Historic Context Statement* established a comparative framework for historic resource evaluations in this North Long Beach neighborhood. The study utilized and expanded upon the 2009 *Long Beach Citywide Historic Context Statement*. Both documents follow the National Park Service Multiple-Property Documentation format and establish themes of significance, eligibility standards, and integrity thresholds to ensure that evaluations are both contextual and comparative. (The *Grant Neighborhood Historic Context Statement* follows this report as Appendix B.)

As a next step (as documented in this report), Rincon conducted a historic resources survey of the 6000 block of Walnut Avenue using the framework established in the *Grant Neighborhood Historic Context Statement*. The survey also considered national, state, and local criteria of significance to determine whether any portion of the 6000 block of Walnut Avenue qualifies as an eligible historic landmark or district.

Based on literature review, research, and site inspections, the 6000 block of Walnut Avenue appears eligible as a City of Long Beach landmark district under Criterion A ("It is associated with events that have made a significant contribution to the broad patterns of the City's history"). Specifically, the Grant Neighborhood Historic District represents a distinguishable part of Long Beach history and is significant as an intact, cohesive automobile suburb whose core was constructed between 1928 and 1930. Appendix A summarizes the survey findings in a table format.

In addition to meeting Criterion A, in accordance with the City of Long Beach Cultural Heritage Ordinance, the 17 contributing properties of the Grant Neighborhood Historic District also meet the following criteria:

- Criterion A:** The grouping represents a significant and distinguishable entity that is significant within a historic context.
- Criterion B.** A minimum of sixty percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

The 6000 block of Walnut Avenue is unified through its compatible architectural styles and scale, shared planning features, street trees, landscaping, and uniform set-backs. This cohesive collection of residential properties reflects Long Beach's booming economic growth in the 1920s and corresponding rapid residential expansion in the city periphery, in particular through North Long Beach, as the rise of the personal automobile made settlement feasible in areas far from the City center.

Among the 19 residential parcels along the 6000 block of Walnut Avenue, a total of 14 are considered primary “contributors” (or eligible historic properties), 3 are considered secondary contributors (due to their construction date), and 2 are not eligible as contributors to the historic district (due to their orientation toward 60<sup>th</sup> Street and their construction date).

The three secondary contributors are considered transitional properties for the historic district, important for their shared planning features, orientation to the street and neighborhood, and for their uniform mass, character, set-backs and landscaping.

While the predominant architectural style in the neighborhood is Spanish Colonial Revival-influenced (with several English Revival/Storybook-influenced homes), the historic district does not appear eligible under Criterion 3, for architectural style, due to alterations (including the removal of original windows and wall cladding materials).

## **Context: Residential Development and Suburbanization, 1887 to 1970**

The *Grant Neighborhood Historic Context Statement* established the following themes of significance for evaluations of properties within the neighborhood. All fit within the broader context of residential development, as established in the 2009 *Long Beach Citywide Historic Context Statement*:

- Theme #1: Automobile Suburbanization, 1920 to 1960
- Theme #2: Oil Boom Town
- Theme #3: New Deal and the FHA “Minimum House,” 1934-1945
- Theme #4: Military Boom Town: Defense-Related Housing
- Theme #5: Ethnic Enclaves, 1968 to 1980

Based on its development history and character, the Grant Neighborhood Historic District falls under Theme #1, Automobile Suburbanization.

The original tract map for the Grant Neighborhood Historic District was filed in 1924, as rates of automobile ownership were increasing exponentially and transforming cities throughout Southern California. The new level of accessibility, along with Long Beach’s economic expansion in the 1920s, made Grant Neighborhood and Walnut Avenue highly desirable new residential communities.

Although a broader, intensive-level survey of Grant Neighborhood was beyond the present scope, there appear to be additional pockets of intact blocks that might qualify under other themes. In particular, a concentration of World War II-era residential development along Harding Street warrants survey and research for potential eligibility under Theme #4, Military Boom Town: Defense-Related Housing.

Additional intact historic districts might be identified in Grant Neighborhood through subsequent survey and intensive-level research.

The following presents an overview of the eligibility standards, character-defining features, and integrity thresholds for an eligible historic district under this theme.

*Theme #1: Automobile Suburbanization, 1920 to 1960*

<b>Property Type:</b>	Concentration of single-family residences
<b>Area of Significance:</b>	Community Planning and Development; Transportation
<b>Criteria:</b>	A/1/1
<b>Period of Significance:</b>	1920 to 1960

**Eligibility Standards:**

- Retains a cohesive collection of related single-family residences and related properties constructed during the period of significance
- Conveys a strong visual sense of a residential neighborhood, with shared planning features, such as setbacks, sidewalks, street trees and other related features
- Consists primarily of lots developed over time with single-family residences dating to the period of significance
- A geographically definable area with separate tracts developed separately but linked over time through a shared period of development

**Character-Defining Features:**

- May include related institutional properties, such as churches, schools, fire stations, club houses, and other civic properties
- Recognizable as a cohesive neighborhood with unified scale, character, and mass, as well as shared planning features and development history
- Retains the essential character-defining features from the period of significance
- Shared and uniform character of street improvements, such as sidewalks, street trees and parkways, historic light standards
- Streetscape and contributing buildings display original features designed to accommodate automobile use and access, such as garages and driveways
- Rectilinear street grid and lot configuration
- Single-family residences set back from street and framed by front and back yards, with side driveway and garage
- Associated neighborhood commercial/retail buildings may include automotive support structures, such as garages, car washes, and auto-related stores
- May also be significant within themes relating to ethnic/cultural history

**Integrity Considerations:**

- Some degree of alterations would be expected (such as nonoriginal windows and doors, additions, and other changes). Contributors should be recognizable examples of their original architectural style and should retain the overall form dating to the original construction date.
- Taken as a whole, the neighborhood should retain integrity of Feeling, Setting, Design, Location, and Association
- In-fill development would be permissible if it does not detract from the cohesiveness and character of the surrounding neighborhood
- Some original streetscape features, such as street trees and lights, may have been removed

## 1.1 Personnel

Senior Architectural Historian Debi Howell-Ardila, MHP, conducted research and site inspections and served as principal author of the report. Rincon's Architectural History Program Manager Shannon Carmack, B.A. provided strategic oversight and QA/QC of the report. All team members meet and exceed the Secretary of the Interior's Professional Qualification Standards for architectural history and history (NPS 1983). Report figures were prepared by Rincon Geographic Information System (GIS) Specialists Marcus Klatt. Rincon Principal Joe Power, AICP CEP, reviewed the report for quality control.

Rincon also appreciated the valuable input and insights provided by Jeff Rowe, Sue Vanzant (who also provided research materials and documents), the Grant Neighborhood Association, the Historical Society of Long Beach, and City of Long Beach Planning Bureau staff members Christopher Koontz, Gina Casillas, and Alejandro Sanchez-Lopez.

## 1.2 Methodology

This survey drew on extensive building-and neighborhood-specific research, including building permits and materials on file with the City of Long Beach, Long Beach Public Library, and the Historical Society of Long Beach. Rincon also reviewed the holdings and collected archives of California State Long Beach, including an extensive oral history collection. Archival research also included historical maps, city directories, aerial photographs, books, newspaper articles, and other written histories of the area. Arc-GIS analysis was also conducted on the neighborhood to document the shared patterns of development within the study area.

Rincon also utilized previous studies and sources, including the 2018 *Grant Neighborhood Historic Context Statement* and the 2009 *City of Long Beach Historic Context Statement*. Both studies follow the Multiple Property Documentation (MPD) format, with identified themes of significance, eligibility standards, character-defining features, and integrity thresholds. Considered the gold standard for evaluations, the MPD-format HCS allows surveyors to apply a consistent and comparative framework for evaluations.

All work was carried out in accordance with the applicable guidelines and standards, including the State Office of Historic Preservation guidance on survey and historic resource identification and documentation, the *Secretary of the Interior's Standards for Archaeology and Historic Preservation*, National Park Service Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, and National Park Service Bulletin No. 16B, *How to Complete the National Register Multiple Property Documentation Form*.

## 2 Regulatory Setting

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The following sections describe the regulatory framework considered in the survey of the 6000 block of Walnut Avenue.

### 2.1 National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B:** It is associated with the lives of persons who are significant in our past;
- Criterion C:** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

### Integrity

Integrity is the ability of a property to convey the reasons for its significance. To be listed in the National Register, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property’s physical features and how they relate to its significance. The National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven aspects of integrity are locations, design, setting, materials, workmanship, feeling, and association, defined as follows:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.

4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

## 2.2 California Register of Historical Resources

The California Register of Historical Resources (CRHR) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and NRHP-listed properties are automatically listed in the California Register. The CRHR criteria are closely based on those developed by the National Park Service for the National Register of Historic Places.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2:** It is associated with the lives of persons important in our past.
- Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Criterion 4:** It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

## 2.3 City of Long Beach

Chapter 2.63.050 of the City of Long Beach Municipal Code establishes the procedures for the designation of individual landmarks and landmark districts, and designated historic landmarks are listed in Chapter 16.52 of the Municipal Code. As of January 2016, 130 landmarks and 17 historic districts have been designated.

If a historic resource does not meet the eligibility requirements for the NRHP or the CRHR, it may still satisfy the criteria for significance for recognition by the City. The current designation criteria for the City follow those of the NRHP and CRHR.

The City ordinance also defines the designation criteria for landmark districts, or historic districts. The City ordinance does not place any specific age or integrity requirements on historic resources.

The ordinance also allows for the nomination of churches, cemeteries, and resources that have been moved from their original location.

## Local Designation

A resource must meet one or more of the following criteria of significance to be designated as a City of Long Beach landmark or landmark district:

- Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of the City's history; or
- Criterion B:** It is associated with the lives of persons significant in the City's past; or
- Criterion C:** It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of a master or it possesses high artistic values; or
- Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

A group of cultural resources qualify for designation as a landmark district if it retains integrity as a whole and meets the following criteria:

- Criterion A:** The grouping represents a significant and distinguishable entity that is significant within a historic context.
- Criterion B:** A minimum of sixty percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

## *City of Long Beach Historic Context Statement*

In July 2009, the City completed a citywide Historic Context Statement to provide a framework for the investigation of the City's historic resources; serve as a tool for preservation planning; and provide historic preservation specialists, planners, and the public with guidance in assessing the significance of Long Beach's built environment. The Historic Context Statement was also designed to assist City staff to evaluate proposed projects that may have a significant impact on cultural resources as they relate to CEQA. The Historic Context Statement uses the MPD approach to historic survey and registration efforts developed by the National Park Service. The Historic Context Statement spans Long Beach history from prehistory through development of the modern city and concludes in 1965.

## *Historic Preservation Element*

The City of Long Beach Historic Preservation Element was adopted by the City Council in June 2010 to create a proactive, focused plan for use by residents, local preservation advocates, City staff, the Cultural Heritage Commission, Planning Commission, and City Council. The Historic Preservation Element outlines a vision for future historic preservation efforts and the actions that need to be taken to achieve them. Development of the Historic Preservation Element was coordinated with the City's 2030 General Plan update.

To ensure that the rich history of Long Beach is preserved through the identification, protection, and celebration of historic resources highly valued for their role in the City's environment, urban design, economic prosperity, and contributions to the quality of life in City neighborhoods, the Historic

Preservation Element establishes five main goals, each with corresponding policies and implementation measures that affirm the City's commitment to historic preservation:

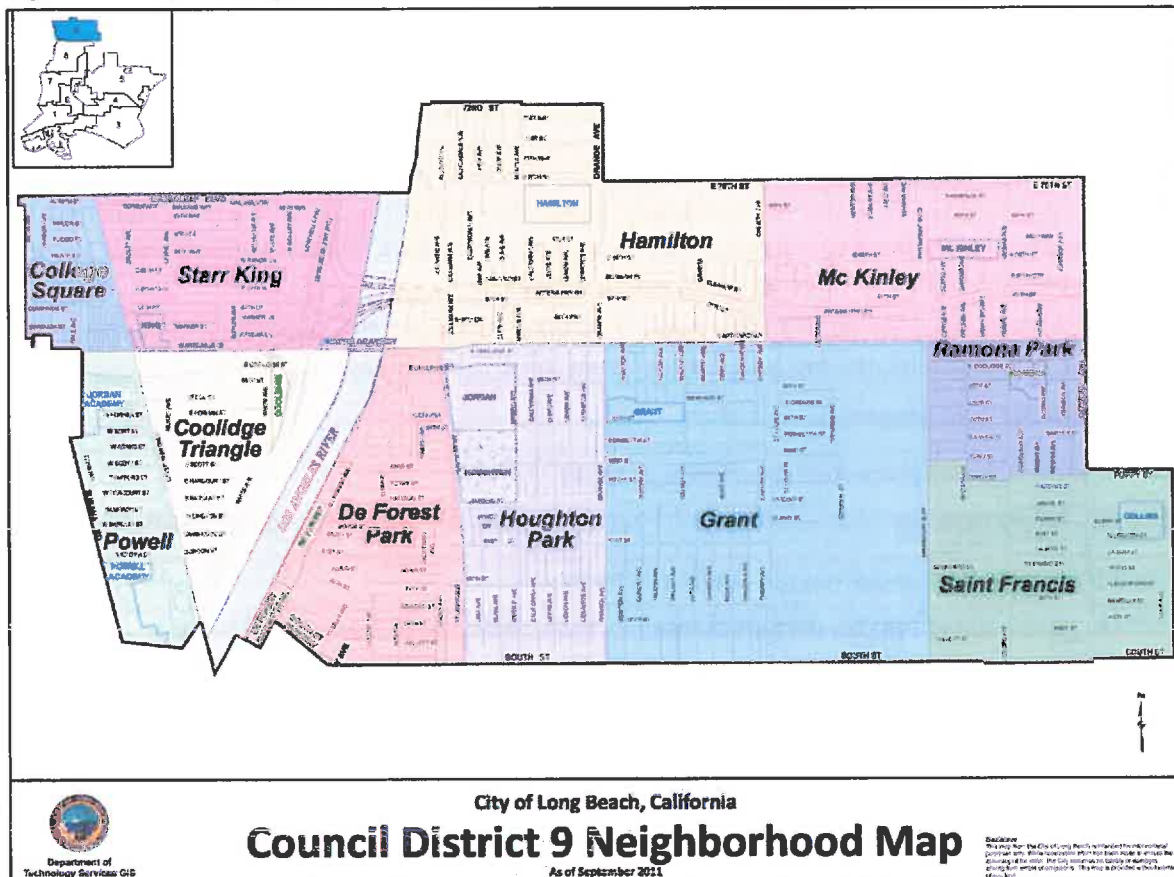
- Goal 1:** Maintain and support a comprehensive, citywide historic preservation program to identify and protect Long Beach's historic, cultural, and archaeological resources.
- Goal 2:** Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.
- Goal 3:** Maintain and expand the inventory of historic resources in Long Beach.
- Goal 4:** Increase public awareness and appreciation of the City's history and historic, cultural, and archaeological resources.
- Goal 5:** Integrate historic preservation policies into the City's community development, economic development, and sustainable-city strategies.

### 3 Study Area Location

Located in North Long Beach, the 6000 block of Walnut Avenue falls within Grant Neighborhood. As defined by the City, Grant Neighborhood is bordered by Artesia Boulevard (north), Paramount Boulevard (east), South Street (south), and Orange Avenue (west). Primarily residential in character, with industrial and commercial areas concentrated along major thoroughfares to the north and east, Grant Neighborhood is home to approximately 15,000 residents.

The major thoroughfares and commercial corridors in and near the neighborhood include Artesia Boulevard, Cherry Avenue (originally Michigan Avenue), South Street, Paramount Boulevard, and the Union Pacific Railway line, whose north-south path through the neighborhood's eastern portion has remained intact since the late nineteenth century. The 6000 block of Walnut Avenue falls roughly in the center of the neighborhood. Grant Neighborhood falls within City Council District No. 9 (Figure 1).

**Figure 1 City of Long Beach Council District No. 9, Grant Neighborhood Boundaries**



### 3.1 Grant Neighborhood Overview

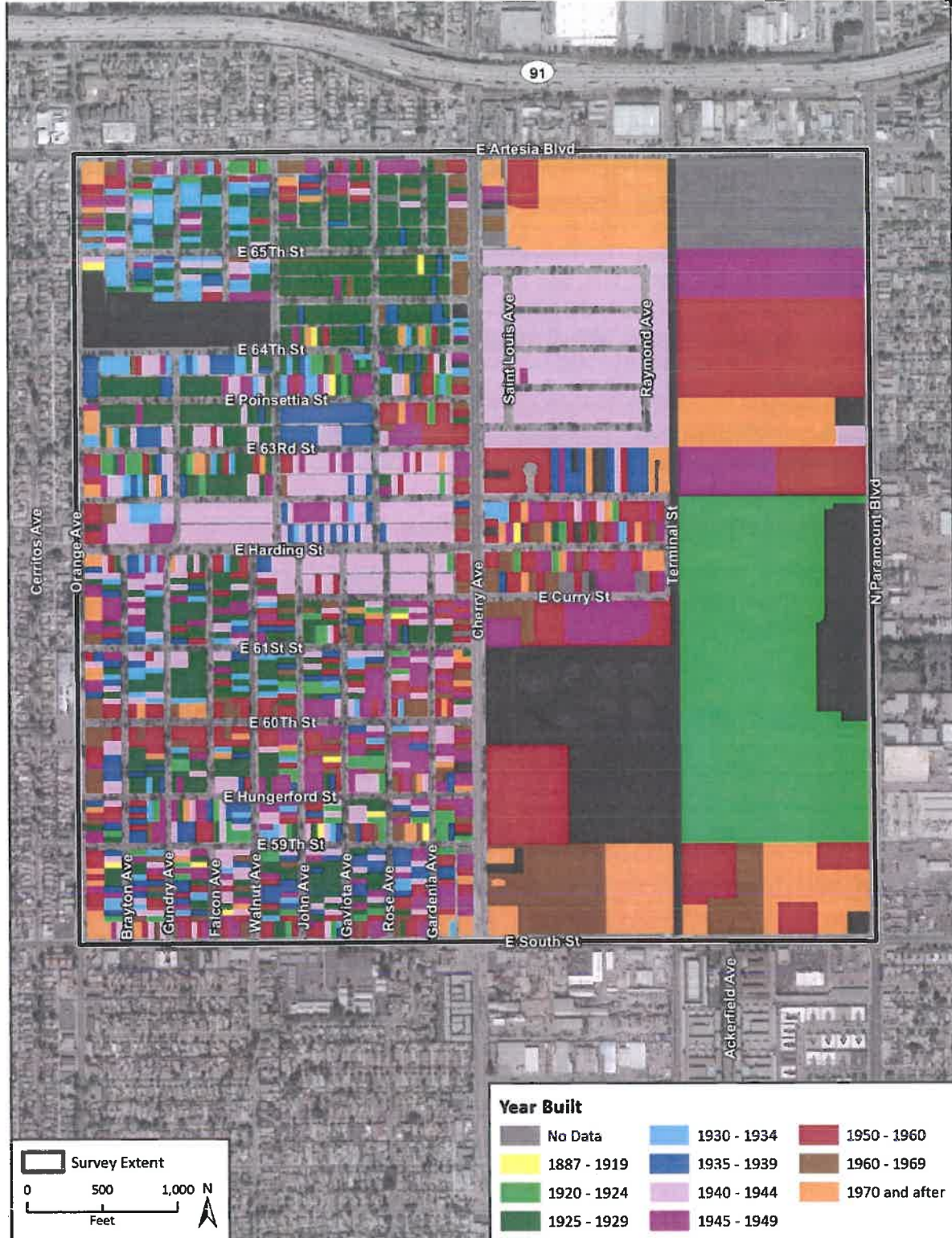
Los Angeles County Tax Assessor parcel data provides an overview of construction dates in Grant Neighborhood. Largely built-up by 1945, the neighborhood still consists primarily of 1920s, 1930s, and 1940s properties. The overall character is one-story single-family residential, with uniform setbacks, sidewalks, lawns and mature landscaping, street trees, and garages accessed via adjacent driveways. Architectural styles vary but clearly reflect the neighborhood's primarily pre-1945 development history. The neighborhood displays a mix primarily of period-revival styles from the 1920s, Minimal Traditional homes from the 1930s and early 1940s, and some Ranch Style homes from the 1940s and 1950s. The neighborhood took shape in the type of lot-by-lot development that characterized pre-1945 neighborhoods in Long Beach and Southern California generally. Overall, this shared scale and development history, as well as unified planning features, give the neighborhood a cohesive character. The neighborhood also has pockets of 1950s and a few 1960s properties, which stand out with their Ranch House and Mid-Century Modern styles. East 60<sup>th</sup> Street in particular displays a concentration of 1950s homes.

What is most illuminating about these numbers is that their rise and fall reflect not just one significant pattern of development but rather all of the major events that shaped Long Beach in the first half of the twentieth century. Peak years for construction, in the late 1920s and during World War II, reflect the significant economic expansion in Long Beach during those years. In addition to the rise of the personal automobile, which facilitated suburbanization outside the city core, the 1920s brought a robust oil economy as well as federal investment in Long Beach Harbor, when the harbor was selected in 1925 as the region's main port. A total of 20 percent of extant parcels in Grant Neighborhood were constructed in four years, between 1925 and 1929 (the study area also reflects this expansion). World War II similarly triggered a rapid expansion of the city's industrial base, as war-time defense spending created thousands of new jobs. A total of 25 percent of parcels in Grant Neighborhood were constructed during World War II.

Dates of construction are illustrated in Figure 2. Among a total of 2,259 extant built improvements in Grant Neighborhood, the following breaks down construction dates:

- 1890-1919: 13 properties
- 1920-1929: 545 properties (24 percent of total)
  - 1920-1924: 75                                  1925-1929: 470 properties (20 percent of total)
- 1930-1939: 337 properties (15 percent of total)
  - 1930-1934: 147 (6.5 percent of total)    1935-1939: 190 (8.5 percent of total)
- 1940-1949: 834 properties (37 percent of total)
  - 1940-1944: 567 (25 percent of total)    1945-1949: 267 (12 percent of total)
- 1950-1959: 271 properties (12 percent of total)
  - 1950-1954: 163 properties (7 percent)    1955-1959: 108 properties (5 percent)
- 1960-1969: 113 properties (5 percent of total)
- 1970-1979: 51
- 1980-1989: 28

Figure 2 Grant Neighborhood, Dates of Construction by Decade



## 3.2 Study Area: 6000 Block Walnut Avenue

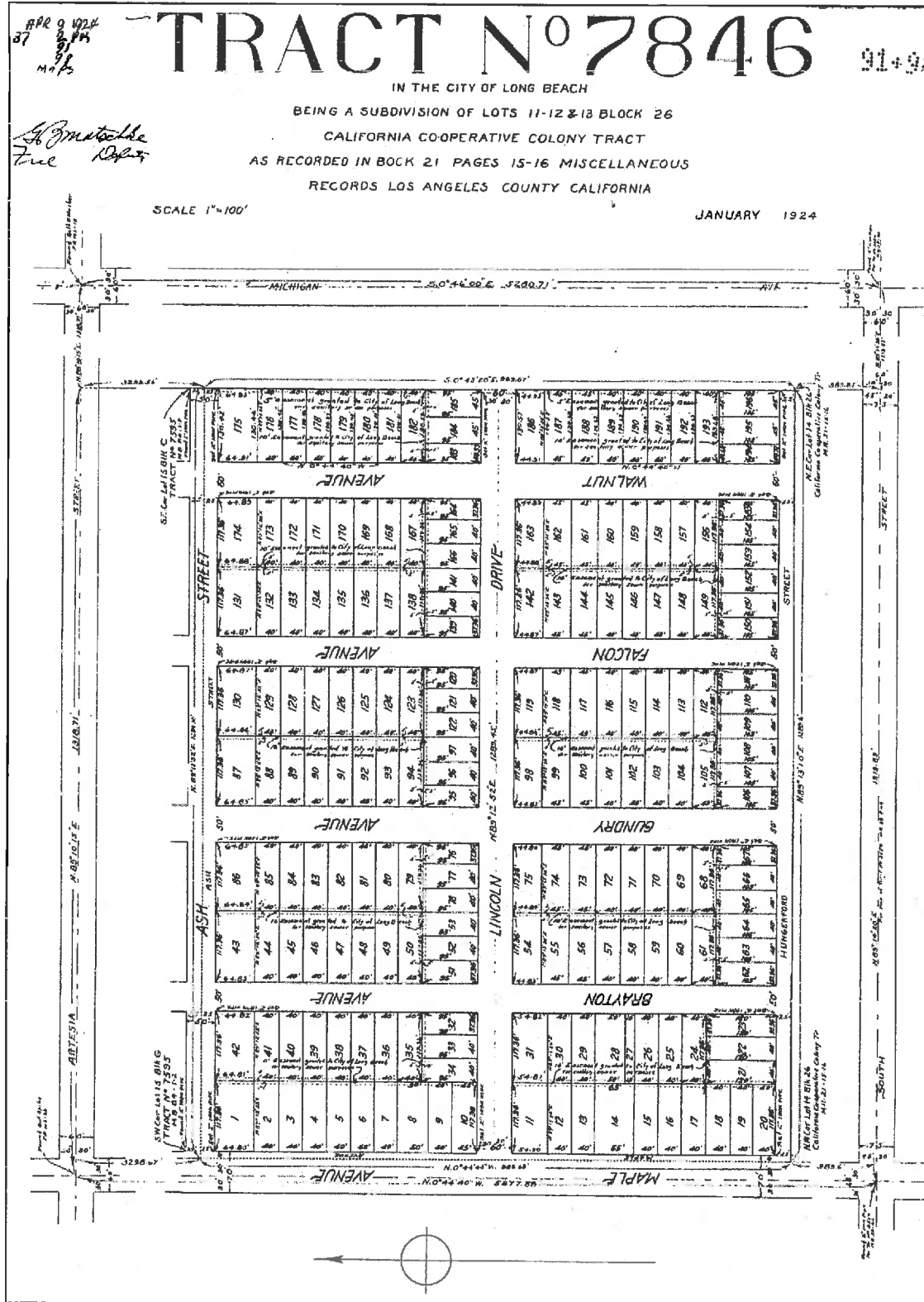
The 6000 block of Walnut Avenue includes 19 residential parcels, which include one-story residences, side driveways, and set-back garages, transitional landscaping between buildings, front lawns, and public spaces, as well as mature street trees and lighting. As shown in Figure 3, the core of the 6000 block of Walnut Avenue was constructed in the 1920s and 1930s.

The highly cohesive character of the block owes much to its compact construction history. The tract was subdivided in 1924 by the California Cooperative Colony Tract (see Appendix B, *Grant Neighborhood Historic Context Statement*, for additional background). By 1931, nearly 70 percent of the homes on the block had already been constructed. There were two peak years for construction: 1928, which brought seven new homes in the core of the block, and 1930, which brought another five. One new home was constructed in 1929 and 1938, respectively, filling out most of the block. In the early 1950s, the southernmost parcels began filling in, with construction in 1952 (6018 Walnut), 1953 (6002 and 6012 Walnut), 1954 (6001 Walnut), and 1956 (6017 Walnut).

Compared with adjacent blocks, the 6000 block of Walnut Avenue reflects the early years of development in Grant Neighborhood. The adjacent blocks of the original tract also retain numerous homes constructed in the 1920s, 1930s, and 1940s.

Figure 3 shows the original tract map for the study area; Figures 4 through 8 illustrate the dates of construction by decade for the 6000 block of Walnut Avenue.

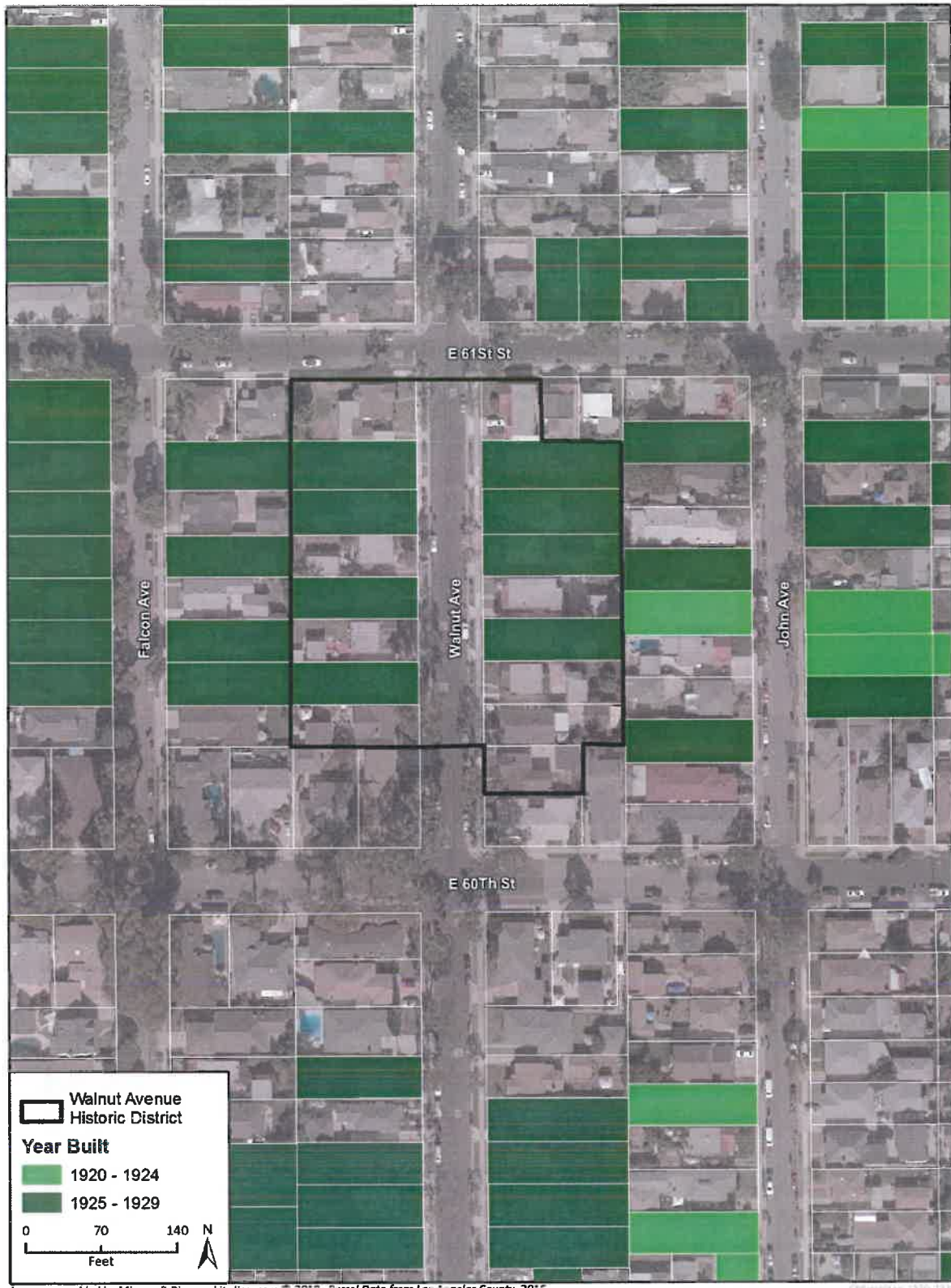
Figure 3 Original Tract Map for Study Area, Tract No. 7846, 1924



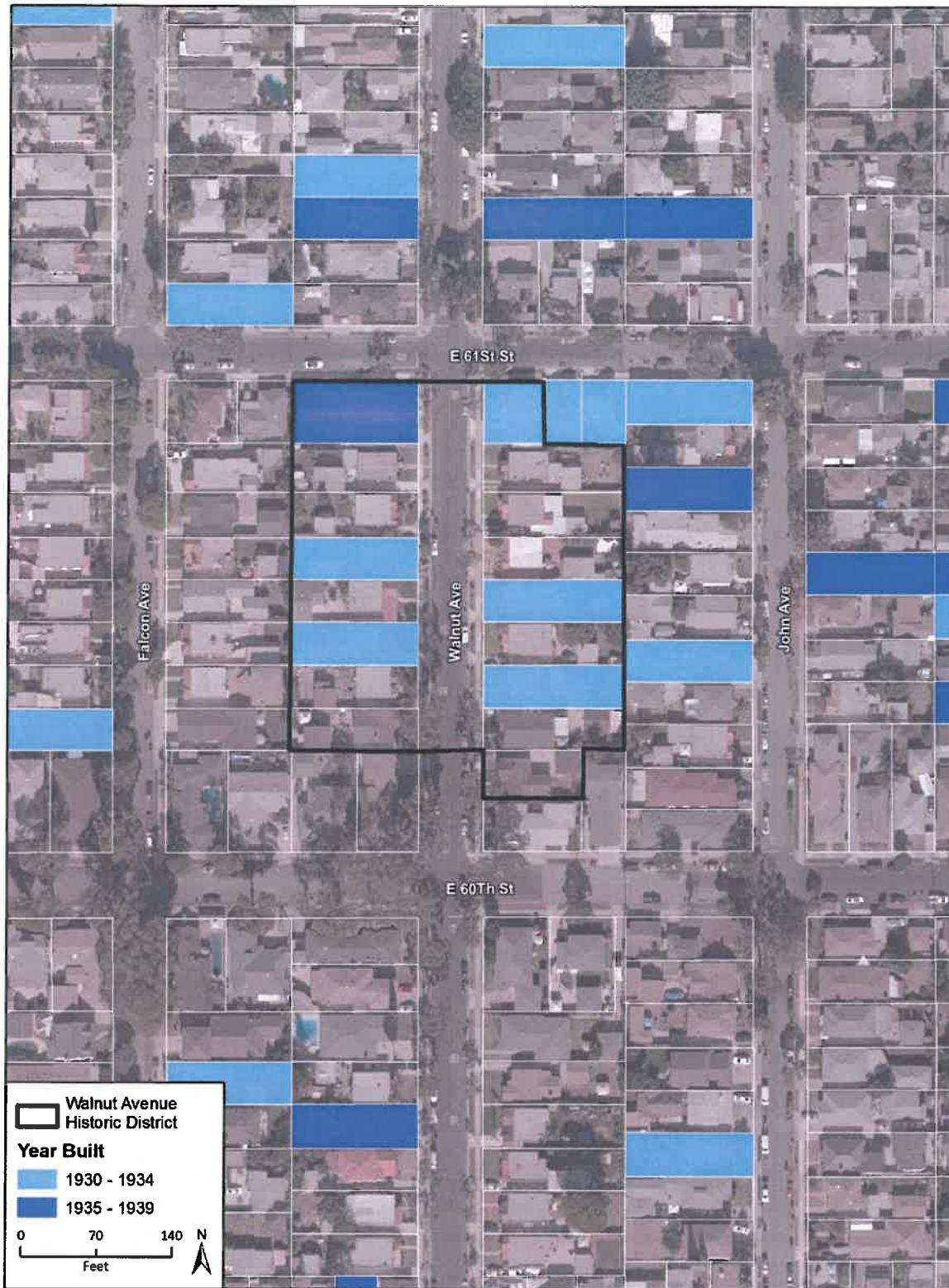
**Figure 4 6000 block of Walnut Avenue, Dates of Construction by Decade**



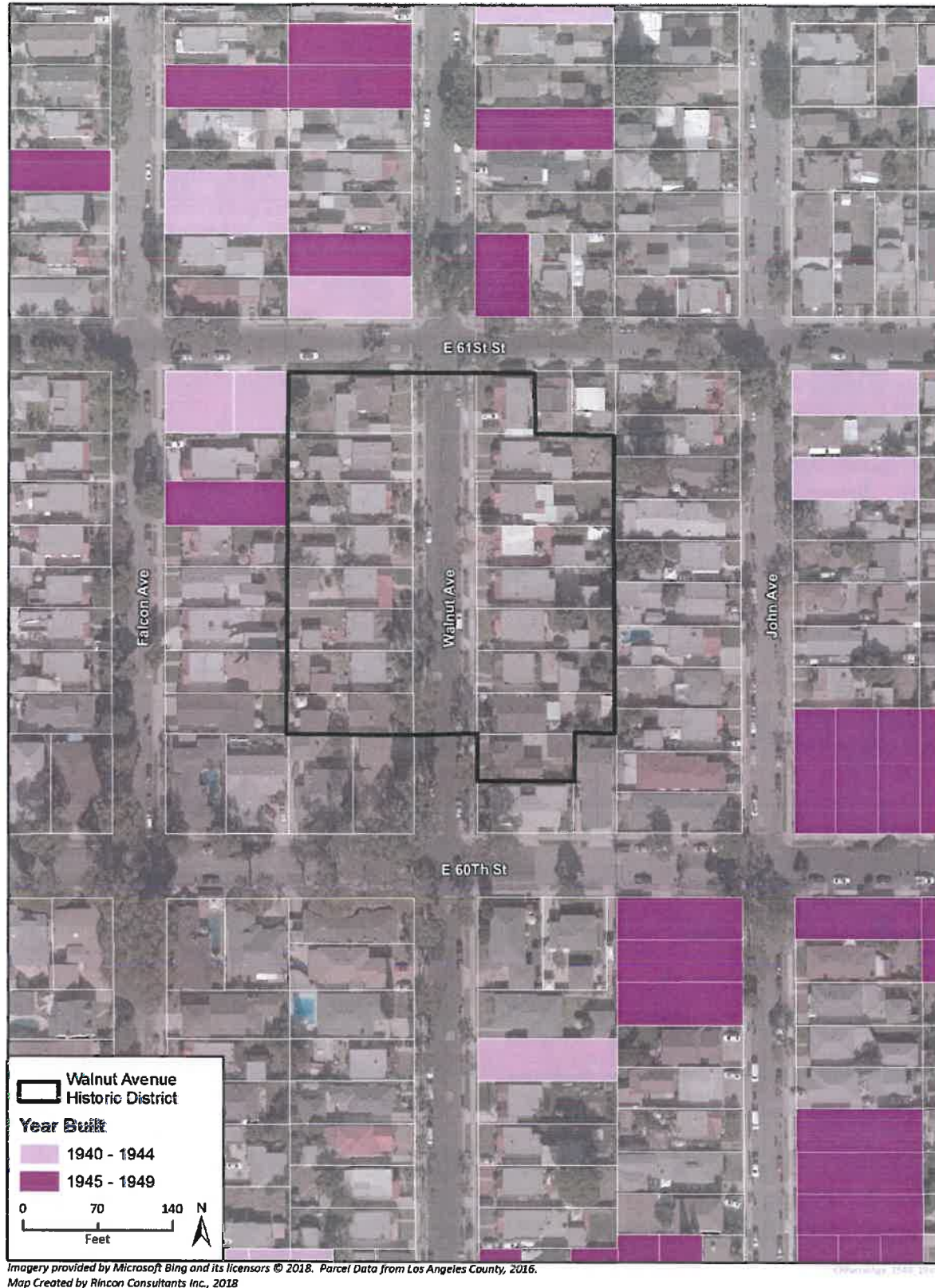
**Figure 5 1928 and 1929 (eight new homes), 6000 block of Walnut Avenue**



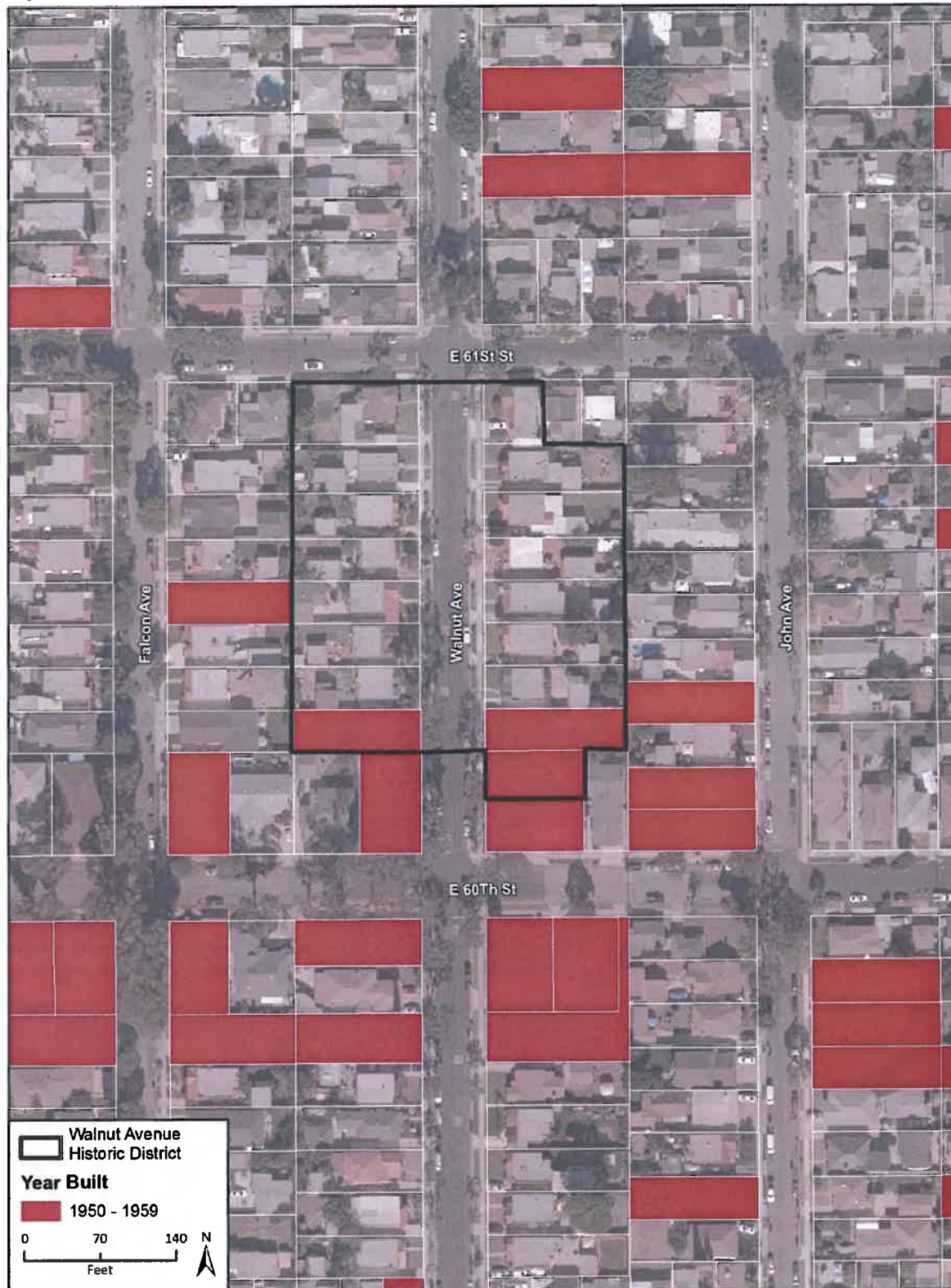
**Figure 6 1930s construction (six new homes), 6000 block of Walnut Avenue**



**Figure 7 1940s construction (zero new homes), 6000 block of Walnut Avenue**



**Figure 8 1950s construction (five new homes), 6000 block of Walnut Avenue**



## 4 Historic Setting and Context

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The complete historic setting section for Grant Neighborhood is included in the 2018 *Grant Neighborhood Historic Context Statement* (see Appendix B). This section provides a brief overview of the historic setting and context for Grant Neighborhood, with a focus on the themes and era of construction most relevant for the study area (i.e., 1920s through the 1950s).

### 4.1 City Development and Growth, 1920 - 1929

#### Long Beach Overview

The 1920s brought a widespread construction and population boom for Long Beach. One of the most significant events in the City's early formation was the 1921 discovery of oil in Signal Hill. In the first 50 years, the Signal Hill oil field produced 859 million barrels of oil and more than 100 million cubic feet of natural gas. This discovery ultimately transformed Long Beach, catalyzing new settlement and construction throughout the City, including in Grant Neighborhood.

Between 1920 and 1925, the City's population more than doubled due to the influx of people looking for work in the oil industry.<sup>1</sup> Long Beach had already seen a rapid increase in population in the early twentieth century, but expansion kept accelerating during the roaring 1920s. Oil-related processing, production, and shipping became Long Beach's principal employer. In addition, in 1923, the Long Beach Municipal Airport was established as Daugherty Field. The surge in employment opportunities brought many new residents to the City. By 1925, Long Beach had become home to 135,000 residents, an increase of 80,000 in just five years.

In terms of square miles, the City itself also continued to grow, expanding through a number of annexations in the 1920s. This outward growth was largely made possible because of the rise of the automobile. Following the 1908 introduction of Henry Ford's Model-T automobile, car ownership rates skyrocketed. Auto sales grew exponentially through the 1920s, with a rate of 2.3 million (1922), 3 million (1926), and finally 4.5 million (1929).<sup>2</sup> Robust housing demand, coupled with the increased mobility offered by the car, helped suburban development take off, as emerging neighborhoods further from traditional city centers filled in.

This is reflected along the 6000 block of Grant Neighborhood's Walnut Avenue, where new construction included dwellings and set-back, side garages. As early automobile suburbs started to take shape in areas further from downtown, downtown itself also expanded. In 1925, expansion was further catalyzed when Long Beach Harbor was selected by the federal government to become the main port for the region. Along with this status came federal funding to create a deep-water port and expand infrastructure. Long Beach Harbor became the hub for 1 million tons of cargo annually by 1930.<sup>3</sup> By the end of the decade, Long Beach's population had increased to 145,000, and the City finished the decade

<sup>1</sup> Sapphos, p. 45.

<sup>2</sup> United States Department of the Interior, National Park Service. September 2002. Multiple Property Listing, Historic Residential Suburbs in the United States, 1830-1960, Form 10-900, p. E-6.

<sup>3</sup> Sapphos, p. 46.

as one of Southern California's leaders in the development of residential tracts, with a total of 23 tracts and 1,737 lots.<sup>4</sup>

## Grant Neighborhood, 1921-1929

North Long Beach was just one of the areas in Long Beach transformed by the oil boom and industry:

Before the petroleum boom only 700 people were scattered over this whole section. The oil discovery led to the major portion of North Long Beach being annexed to Long Beach on December 28, 1923... By 1927, 5,000 people were making North Long Beach one of the best residential sections in Long Beach.<sup>5</sup>

Throughout North Long Beach, the oil boom triggered a rapid rise in residential development, replacing the dairies and farms with single-family homes for oil workers and their families. In the 1920s, the increase in residential growth also brought an increase in the demand for services and goods. Throughout the decade, commercial development started to emerge along Long Beach and Atlantic Boulevards. Against this backdrop, with plentiful jobs in the many oil refineries bordering North Long Beach, the first residential tracts were platted and offered for sale in Grant Neighborhood. The one-square mile encompassed by the neighborhood roughly breaks down into four quadrants, with a primarily residential western half, and a partially industrial eastern half.

Throughout the 1920s, subdivisions of the neighborhood happened in quick succession, albeit in bits and pieces, by a variety of owners and developers. By 1925, in response to the demand for housing in North Long Beach, more than a dozen tracts had been subdivided and offered for sale, primarily in the northwest and southwest quadrants of the neighborhood. Although many subdivisions had been platted and filed by the mid-1920s, the neighborhood had not yet taken shape. Just east of Grant Neighborhood were five petroleum-related processing plants: Gillons Process Refinery, Crystal Petroleum Products Refinery, Brown Process Refinery, General Petroleum Refinery, and Standard Oil Pumping Station. The oil refineries provided robust employment centers for new residents. A review of City of Long Beach Directories shows a number of residents in the neighborhood employed at oil refineries, among other skilled labor positions. In the 6000 block of Walnut Avenue, for example, this included more than half of the earliest residents and home owners, including Chester Salter, an oil refinery driller, Chas Bowers, an oil worker, and Roy Kious, another oil worker. Bowers and his wife Irma, and Kious and his wife Nellie were long-time residents of Walnut Avenue, remaining in the neighborhood into the postwar period.

Most other tracts filed in the 1920s offered standard-sized lots for residential development. The 6000 block of Walnut Avenue was one such example. Filed in January 1924, the original tract map for the study area offered a total of 200 parcels, with sizes ranging from 40-45 feet wide and approximately 117 feet deep. The parcel sizes, which were primarily 40 by 117 foot lots, were tailor-made for an automobile-centered neighborhood. The deep lot size allowed for a home and an accompanying garage, set back and accessed via a side driveway. All available building permits for the 6000 block of Walnut Avenue reviewed for this study showed that all original construction plans included a dwelling and a garage. The presence of a garage for most homes throughout the neighborhood reflects the centrality of the automobile in making settlement in North Long Beach feasible for many new residents.

<sup>4</sup> Sapphos, p. 104.

<sup>5</sup> Burnett, Claudine, 2015, "Early Long Beach Subdivisions, North Long Beach." Available at: <http://claudineburnettbooks.com/north-long-beach/>. See also: Claudine Burnett, 2014, *Fighting Fear: Long Beach, California, in the 1940s* (Bloomington, IN: AuthorHouse).

Along the 6000 block of Walnut Avenue, early building permits include a number of homes where owners served as contractors, as well as owners who purchased and improved multiple lots as resales or rentals. In the late 1920s, early developers include Bernice King, who improved lots at 6055 and 6056 Walnut Avenue in 1928 with the help of contractor E.W. Roettiger, and Ben Pauls of South Gate, who developed 6044, 6049, 6050 Walnut Avenue also in 1928. From its earliest years, the neighborhood was populated by skilled workers and laborers, and many original building permits suggest that owners also served as builders.

The range of professions reflected among homeowners in the 6000 block of Walnut Avenue reflected the growth and economy of Long Beach by the end of the 1920s. In addition to a number of oilworkers, residents worked in skilled trades, as salespeople, or as small business owners. Through the years, though, many residents in the neighborhood (usually half or more than half) worked in the oil industry as oilworkers, rig-builders, or well-drillers.

**Figure 9 1924 Tract Map for 6000 block of Walnut Avenue, between 60<sup>th</sup> and 61<sup>st</sup> Streets (left) and current image of some of the block's early construction (right)**



Even as tracts were filed in the mid-1920s, as native and life-long resident Don Thomas recalled, the overall character remained rural and infrastructure was scarce.<sup>6</sup> Streets throughout North Long Beach had large dirt gutters, and sidewalks were only added in the 1930s. During the depression, the wood water pipes of the Citizens Water Company were finally replaced. Chronic flooding was also an issue. In the late 1930s, the construction of concrete bridges and channelizing the Los Angeles River helped mitigate this problem.

Amenities started to emerge to accommodate the new population. In 1924, Harding Park Elementary School opened at Harding and Gundry Streets. Following the 1933 Long Beach Earthquake, the school was relocated and rebuilt at 1225 E. 64<sup>th</sup> Street, near Gundry Avenue. By 1949, in order to accommodate the neighborhood's expanding population, the school, since renamed Ulysses S. Grant Elementary

<sup>6</sup> California State University Long Beach. 5 April 1978. Community Builders, Long Beach Area History Project. Oral History with Don Thomas, Kaye Briegel, Interviewer. Available at: <http://symposia.library.csulb.edu>.

School, gained a new signature administrative building, constructed by architect Thomas Russell in the Neoclassical Revival style.<sup>7</sup> Grant Neighborhood takes its name from the school.

As the neighborhood started filling in, the western half of Grant Neighborhood was home to the earliest tracts and the most residential settlement and construction. Real estate offices helped move units and lots, and new residents arrived in large numbers between 1925 and 1929. With a dividing line of Cherry Avenue, the western half of the neighborhood was primarily residential in character, with axial street grids and uniform rows of rectangular lots, deep enough to allow for a residence and an adjacent driveway and setback garage. The eastern half of the neighborhood also eventually filled in with residential construction, but the presence of an early oil refinery in the southeast corner, as well as the right-of-way for the Union Pacific Railway line, meant that the neighborhood retained a more industrial character (not to mention a different zoning designation).

During the booming 1920s, 470 properties (primarily homes and garages) were constructed between 1925 and 1929 alone, or 20 percent of the total built improvements within the neighborhood. Between 1920 and 1924, that number had stood at just 75. By the late 1920s, Grant Neighborhood was home to an emerging automobile suburb throughout its western half.

## 4.2 Great Depression and World War II, 1930 - 1945

### Long Beach Overview

The roaring 1920s came to an abrupt end with the onset of the Great Depression and Long Beach suffered the effects. A decrease in the demand for oil meant less revenue for the area's refineries, and fewer jobs. Tourism suffered as well. With fewer visitors, the city's resort hotels and businesses saw a decline in revenues and drop in employment opportunities. Resort hotels, such as the Virginia Hotel, closed during this period. Making matters worse, at the nadir of the Great Depression, the Long Beach Earthquake struck on March 10, 1933. The resulting damage was extensive. Funding from the Works Progress Administration (WPA) helped in reconstruction efforts, and the ongoing presence of the oil industry, though diminished, continued to buoy the local economy.

Although the depression caused widespread deprivation, the City's diverse economy ultimately helped sustain it through these years. As the oil industry slowly recovered, the area's many refineries offered employment to regional and interstate settlers. The decade brought new projects and construction funded by the WPA, including expansion of the local sewer system.

In addition, the strength of the harbor as an economic engine is reflected in the number of new concerns that emerged in Long Beach during the Great Depression. In 1930, Ford Motor Company opened a \$5-million factory in Long Beach. In 1931, Proctor and Gamble opened a \$4.6-million plant at 1601 W. 7<sup>th</sup> Street. As of 1930, an estimated 1 million tons of cargo left the Long Beach Harbor each year. The establishment of the Long Beach Navy Base and Shipyard in 1940 further solidified the soundness of the City's industrial base. By the end of World War II, Long Beach boasted one of the largest manufacturing economies among US cities, with concerns including aircraft, machinery, automakers, clothing, and furniture. Between 1940 and 1945, the City's population rose 50 percent to accommodate new residents drawn by defense-related jobs.

<sup>7</sup> Long Beach Unified School District, Districtwide Cultural Resources Assessment. January 2017.

### *New Deal Housing Programs*

During the Great Depression, a New Deal program helped increase new residential construction as well as levels of home ownership. Established through the National Housing Act in 1934, the Federal Housing Administration (FHA) offered home mortgages that were long-term, low interest, and within the reach of the average American family. In addition to offering funding for homes, the FHA also developed designs for the ideal home and for the neighborhood itself. The so-called Minimum House, also referred to as the “Minimal Traditional” style, presented a minimum threshold, in terms of square footage, plan, program, and amenities, that would be approved and funded through the FHA. The resulting residential construction boom in Southern California was significant enough that it had helped the construction industry recover by the late 1930s.

With GIs returning from World War II, FHA funding programs accelerated in the postwar years. But these early initiatives and efforts to shape residential design remain clearly expressed throughout Long Beach in the Minimal Traditional residences still lining residential neighborhoods throughout town. While architectural detailing varies, the basic house type represents a stripped-down version of the historic-eclectic styles popular in the 1920s, in particular the Tudor and English Revival styles. The Minimal Traditional home served as the prototype used by the FHA in its efforts to codify and manufacture “a standard, low-cost, minimum house that the majority of American wage earners could afford.”<sup>8</sup>

Even as the FHA made home ownership possible for many Americans, it encouraged practices that excluded non-Caucasians. Several factors came together in this respect. Prior to the establishment of the FHA, in the early twentieth century, restrictive covenants had been used in property deeds that dictated terms for present and future ownership. In the case of restrictive housing practices, deeds would specify which “races” could own a property, and which ones could not. Covenants could last for decades and cover individual properties or entire neighborhoods. In 1919, prior to widespread settlement in North Long Beach, the California and US Supreme Courts upheld the use of racially restrictive covenants, which “unleashed their widespread use in Los Angeles.”<sup>9</sup>

During this period, few attempts were made to disguise such housing discrimination; it was the open preference of many real estate professionals. According to long-time Long Beach resident Annie B. Sawyer, who moved to Long Beach in 1936 when her son was stationed at the City’s US Navy base, only one apartment building would rent to African-American residents at the time.<sup>10</sup>

In the 1930s, exclusionary housing practices were also encouraged and furthered by another New Deal program, the Home Owners Loan Corporation (HOLC) program. The HOLC offered refinancing and low-interest loans for homeowners during the Great Depression.<sup>11</sup> In order to offset the risk, the HOLC established a now-famous appraisal system for ranking neighborhoods and assigning a “security risk” level for each neighborhood. A number of factors went into assigning risk, including housing age,

<sup>8</sup> Hise, Greg, *Magnetic Los Angeles: Planning the Twentieth-Century Metropolis* (Baltimore, MD: Johns Hopkins University Press, 1997), p. 57. See 2009 City Historic Context Statement for descriptions and eligibility standards of architectural styles and building types in Long Beach.

<sup>9</sup> Grimes, 2009, p. E-11.

<sup>10</sup> California State University Long Beach. 31 January 1983. Oral History, Annie B. Sawyer, 1905 – 1995, Kaye Briegel, Interviewer. Available at: <http://symposia.library.csulb.edu>.

<sup>11</sup> For extended comments on HOLC redlining practices and public housing initiatives in Los Angeles, see Dana Cuff (2000) and Becky Nicolaides, “‘Where the Working Man Is Welcomed’: Working Class Suburbs in Los Angeles, 1990 – 1940,” *The Pacific Historical Review*, vol. 68, no. 4 (November 1999): pp. 517-559.

condition, and value, as well as demographics of the residents, proximity to services and amenities (or hazards).

What made the program infamous as well, however, was its focus on the race of neighborhood residents to assign risk and the subsequent refusal to offer loans to non-Caucasian homeowners. Security levels were color-coded from green (least risk), blue, yellow, and red (highest level of risk). Owners living in neighborhoods with higher levels of risk generally could not qualify for loans or federal funding. Prepared for cities throughout the United States, the HOLC Security Maps offer an illuminating if troubling look into housing discrimination and the federally sanctioned practice of "red-lining." The FHA supported the use of restrictive covenants until 1948, a practice that impacted neighborhoods throughout Long Beach, Southern California, and the United States.

In Long Beach, one neighborhood deemed to be a low risk (or green) was Oak Knolls. As observed by HOLC surveyors, Oak Knoll residents were primarily "business and professional men, oil company and refinery executives" with income ranging from \$3,600 to \$7,500 and up. The percentage of "foreign families" and "Negro" residents was estimated to be zero. Homes ranged from 6 to 8 rooms, in good repair and 95 percent owner occupied. The area was "highly deed restrictive" and provided for "racial protection in perpetuity."<sup>12</sup> The "proximity to oil wells, refineries, etc., is a detrimental influence; however, no odors were detected and informed local opinion is that this factor is not a deterrent."<sup>13</sup>

Other areas deemed to be lower security risks were Bixby Knolls and a large swath along the waterfront, both of which earned 2<sup>nd</sup> place security grades. Red-lined areas included west and central Long Beach, which had a "slow increase of subversive racial elements" with a 20 percent population of Mexican-Americans, Japanese-Americans, and Italians, and African-Americans.<sup>14</sup> The areas of Wardlow Road and Long Beach Boulevard were also red-lined and deemed to be the most risky. Most areas of North Long Beach earned a 3<sup>rd</sup> place security grade, not due to the presence of "subversive" races, but rather because the neighborhoods were relatively new and experiencing rapid new construction through FHA funded housing. Since the future character and quality could not be guaranteed, HOLC surveyors deemed a large swath of North Long Beach to be a 3<sup>rd</sup> level (or yellow) security risk (Figure 10).<sup>15</sup>

These exclusionary housing practices were dismantled in small steps through the courts between 1948 and 1968 (starting with a US Supreme Court finding that such restrictions unenforceable, leading up to the 1968 Fair Housing Act finding them illegal). The long-time use of these practices, though, resulted in entrenched segregation in communities throughout Southern California and Long Beach that took decades to counteract.

In the postwar period, Long Beach resident Annie Sawyer, quoted above, became active in Long Beach's chapter of the National Association for the Advancement of Colored People (NAACP). Through organizations like the NAACP, the Civil Rights Movement, and the erosion of exclusionary housing laws, Long Beach's neighborhoods grew more diverse in subsequent decades. Following passage of the Fair Housing Act, North Long Beach in particular quickly grew more diverse, with a sizable African-American presence by 1976 (discussed below in more detail).

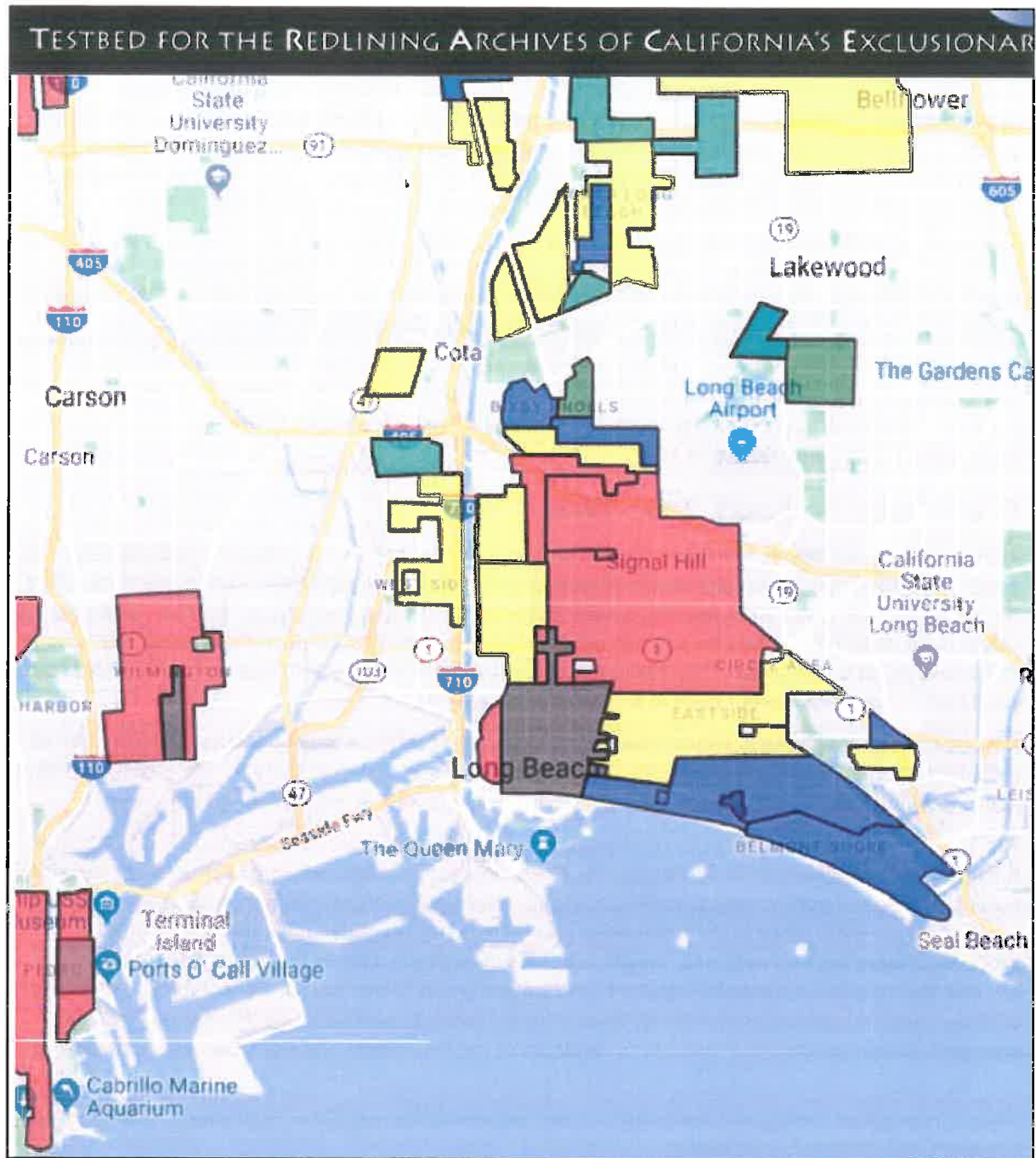
<sup>12</sup> Home Owners Loan Corporation. 3 May 1939. "Area Description, Security Map of Los Angeles County, Area A-58, Oak Knolls." Available at: <http://salt.umd.edu/T-RACES/demo/demo.html>.

<sup>13</sup> Ibid.

<sup>14</sup> All maps for Long Beach and Los Angeles County available at T-RACES: <http://salt.umd.edu/T-RACES/demo/demo.html>.

<sup>15</sup> Home Owners Loan Corporation. 3 May 1939. "Area Description, Security Map of Los Angeles County, 3<sup>rd</sup> Security Grade, Area No. C-148." Available at: <http://salt.umd.edu/T-RACES/demo/demo.html>.

**Figure 10 Level of “security risk” assigned to neighborhoods in Long Beach, according to the 1939 HOLC Security Maps**



Source: Testbed for the Redlining Archives of California's Exclusionary Spaces (T-RACES), <http://salt.umd.edu/T-RACES/demo/demo.html>.

## Defense-Related Construction and Expansion

The 1930s also brought expansion of the defense industry, both in sea and air defense. In 1937, the first permanent naval base, Reeves Field, was opened on Terminal Island in 1937. In 1941, the Roosevelt Naval Base, shipyard, and hospital opened. These events kicked off a long, vibrant presence in Long Beach of the US Navy.

In addition, Douglas Aircraft Company selected Long Beach as the location for a new expansive production plant in 1940. Constructed initially by architects Edward Cray Taylor and Ellis Wing Taylor between 1940 and 1941, the Douglas Aircraft Company was located at 3855 Lakewood Boulevard, southeast of Grant Neighborhood. During the height of World War II, the Long Beach plant employed an estimated 43,000 workers. The Long Beach plant of Douglas Aircraft built “approximately sixteen percent of all US aircraft in the war,” a remarkable rate of production. “Douglas provided the community with a new source of income and an immense opportunity for local employment, and created escalating demands for housing and services. As a result, the population of Long Beach soared during the war and the fortunes of the city varied along with those of the company.”<sup>16</sup>

Following the war, the Long Beach plant successfully made the transition from war-production to peacetime (and then Cold War-related) production. The Douglas Aircraft Company “remained a cornerstone of American aviation through its merger with McDonnell Aircraft Company in 1967 and subsequent merger with Boeing in 1997.”<sup>17</sup>

## Grant Neighborhood, 1930-1945

As throughout Long Beach, the Great Depression was evident in North Long Beach. Once the WPA was established, the organization put people to work planting vegetable gardens in vacant lots throughout North Long Beach. One native and long-time resident of North Long Beach, Don Thomas, recalls the hard years of the depression, when the City set up soup kitchens and the oil industry was one of the only stable sources of employment.<sup>18</sup> By 1933, during the low point of the Great Depression, the Fire Station No. 12 on Gundry Avenue was used as a “Women’s Sewing Depot.”<sup>19</sup>

However, even though the economy slumped, North Long Beach was buoyed by the strength of its oil resources. Oil revenues alone during the Great Depression helped compensate for the economic slump. North Long Beach also continued to grow due to its proximity to a number of major employers.

This is reflected in the numbers of extant properties as well as in local city directories. For example, in the 6000 block of Walnut Avenue through the Great Depression years, residential settlement remained notably stable, and occupations of residents varied. Although the most common occupation listed for residents in the 6000 block of Walnut Avenue was oil industry-related work, a number of other professions were represented in the neighborhood. For example, Lyman Alguire, at 6023 Walnut Avenue, owned a paint company, Alguire Paint Company, and Archie Washburn worked as a chauffeur with the Lang Transportation Company. Several other residents worked as electricians and tractor operators. Also noteworthy, a majority of residents of the block were also homeowners. According to

<sup>16</sup> National Park Service, US Department of the Interior. 2006. Historic American Engineering Record, Douglas Aircraft Company Long Beach Plant, HAER CA-315. Available at: <http://cdn.loc.gov/master/npn/habshaer/ca/ca3100/ca3187/data/ca3187data.pdf>.

<sup>17</sup> Ibid.

<sup>18</sup> California State University Long Beach. 5 April 1978. Community Builders, Long Beach Area History Project. Oral History with Don Thomas, Kaye Briegel, Interviewer. Available at: <http://symposia.library.csulb.edu>.

<sup>19</sup> Farmers & Merchants Bank of Long Beach, Polk City Directory, 1933, p. 695; Vanzant, Sue, March 2018, Email correspondence.

City Directories, the number of residents on this block remained fairly stable through the worst years of the Great Depression. By 1939, the numbers had increased, and more than half of the residents worked in the oil industry.

## HOLC Security Map, North Long Beach

While North Long Beach and Grant Neighborhood offered land for residents drawn by plentiful employment opportunities, the neighborhood was not open to all. Homes throughout North Long Beach were subject to deed restrictions that excluded certain groups and races from owning property. The previous section described how the practices of the FHA and HOLC contributed to housing discrimination and segregation throughout Long Beach. In terms of North Long Beach, the HOLC survey offers an interesting snapshot at the neighborhood demographics, character, amenities, and physical attributes as of May 1939.

At the time, HOLC surveyors deemed the neighborhood to be “rapidly increasing” in population, with an estimated 200 new homes constructed in 1938/1939. The neighborhood was single-family residential, occupied primarily by “local business and professional men, while collar workers, laborers, etc.” Estimated income ranges were \$900 to \$2,000 a year, and there were “few” foreign families and no “subversive races” living in the neighborhood at the time. This absence of non-Caucasian residents was due to the presence of “very liberal” deed restrictions, which did “protect against racial hazards” [sic].<sup>20</sup> Churches and recreational centers were deemed to be “reasonably convenient,” transportation was “inadequate,” but schools were “of best and readily available.”<sup>21</sup>

As for the housing stock, 95 percent of the buildings in the neighborhood were residential, with 4- to 5-room homes in fair to good repair, and a 98 percent occupancy rate. Another 75 percent of the homes were found to be owner-occupied. The sales demand was deemed to be “good,” with most of the new construction financed through the FHA mortgages: “Under stimulus of promotional effort and FHA Title II and Title I Class 3 financing, there has been unusual activity in residential improvements over the last five years.”<sup>22</sup> Among the estimated 200 residential properties constructed in the area in a one-year period, FHA mortgage funding was deemed to be “ample.” The HOLC surveyor identified four concentrations of FHA Title I properties in North Long Beach, with a total of 110 residential properties. In addition, new construction was deemed to be financed through FHA Title II.

HOLC surveyors summed up their thoughts in the Area Description for North Long Beach in the following manner:

This area, which is predominantly a workingman’s sustenance homestead section, is comparatively new. Construction ranges from cheap substandard to standard quality. Maintenance is spotty but generally indicated pride of ownership. Architectural designs differ as to districts but new improvements are individually attractive.

In spite of these factors, this swath of North Long Beach was given a yellow security grade (3<sup>rd</sup> level, moderate risk): “From the foregoing it can readily be seen that area is in its formative period and that development has been of a heterogeneous character. It is not possible to predict the ultimate outcome.”

<sup>20</sup> Home Owners Loan Corporation. 3 May 1939. “Area Description, Security Map of Los Angeles County, 3<sup>rd</sup> Security Grade, Area No. C-148.” Available at: <http://salt.umd.edu/T-RACES/demo/demo.html>.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

Between 1938 and 1947, much new construction had arrived in Grant Neighborhood, as its blocks filled in, primarily with single-family homes. By the end of World War II, Grant Neighborhood was already a well-established automobile suburb, with uniform setbacks, street trees, and neighborhood amenities. Long Beach retains a great number of FHA-funded Minimal Traditional homes of the late 1930s and early 1940s, with a concentration in North Long Beach neighborhoods such as Grant Neighborhood.

### **Military Boom Arrives in North Long Beach, 1941-1945**

As noted above, throughout World War II, Douglas Aircraft in Long Beach built approximately 16 percent of all US aircraft in the war, a tremendous rate of production. In order to accomplish this level of production, the Long Beach plant operated around the clock.

Defense-related production in Long Beach substantially impacted neighborhoods like Grant Neighborhood. At no time in Grant Neighborhood's history was construction as accelerated as during World War II. At the height of the war, when Douglas Aircraft Company employed 43,000 people, at work 24 hours a day, a total of 258 new homes were constructed in Grant Neighborhood in 1942. Among extant parcels, this total represents 11 percent of the total in all of Grant Neighborhood.

The war years generally were a time of rapid growth and new construction. Among approximately 2,200 built improvements throughout Grant Neighborhood, over 25 percent of the total extant building stock was constructed between 1940 and 1944. The peak year was 1942, as noted above. The influence of Douglas Aircraft Company and other defense-related industries and employers, in igniting residential construction and settlement continues to be reflected throughout Grant Neighborhood. Most war-era construction centered on Harding Street and Cherry Avenue, and in Cherry Manor.

## **4.3 Postwar and Modern Development, 1946-1965**

### **Long Beach Overview**

Throughout Southern California's communities, the postwar boom brought to mind the boom of the 1920s. In Long Beach, another period of dramatic growth took place, both in terms of population and city boundaries. From 1950 to 1956, the City annexed an additional 9.8 square miles of land, with most of this expansion taking place in eastern Long Beach. Single-family residential development greatly accelerated with the return home of thousands of veterans and passage of the GI Bill, which offered low-interest, long-term mortgages. In Long Beach, these events transformed areas like Los Altos, an agricultural hold-out that "quickly transitioned from agricultural lands into a booming bedroom community of 10,000 homes." Residential development also expanded in North Long Beach.

Douglas Aircraft Company was one example of a wartime defense industry that segued into (and flourished in) non-defense-related manufacturing (and, ultimately, Cold War-related production). This industrial growth continued to be transformative for Long Beach. By the time World War II ended, wartime and defense-related industry had brought a boom in employment, economic resources, and people, just in time for the GI's return and the postwar boom.

As residential and accompanying commercial development expanded outward, business suffered in downtown. By the 1960s, the City began efforts for downtown revitalization, to attract tourists and businesses back to downtown. In 1962, redevelopment efforts were launched by the City in West Long Beach. In 1967, the City acquired the Queen Mary, with the goal of using it as a tourist attraction.

By the early 1970s, downtown Long Beach followed the familiar path experienced by many other postwar cities. Postwar suburbanization had led to an increase and expansion of the city periphery but a

corresponding decline in construction and occupancy in the core. As in other cities, two different approaches emerged as a result of this challenge. The first approach, from the city's perspective, was planning for redevelopment, which often entailed removing "blighted" or deteriorated and underutilized properties in favor of new, usually higher density construction. The second emerging approach, which generally came from citizens groups, included the establishment of a conservation movement in order to guide and comment on redevelopment and ensure retention of the overall character and history of the city. In 1978, Long Beach established the Cultural Heritage Committee, which was authorized to identify and protect historic resources through landmark criteria and designation for buildings and districts. Through the 1980s and 1990s, redevelopment efforts continued in downtown Long Beach.

As of 2008, Long Beach has a population of over 460,000 people and spans approximately 50 square miles. The Port continues to be the "busiest port on the West Coast, handling more cargo tonnage than any other western harbor. In addition, the City maintains a healthy tourist economy, which welcomes more than 5 million visitors annually."<sup>23</sup>

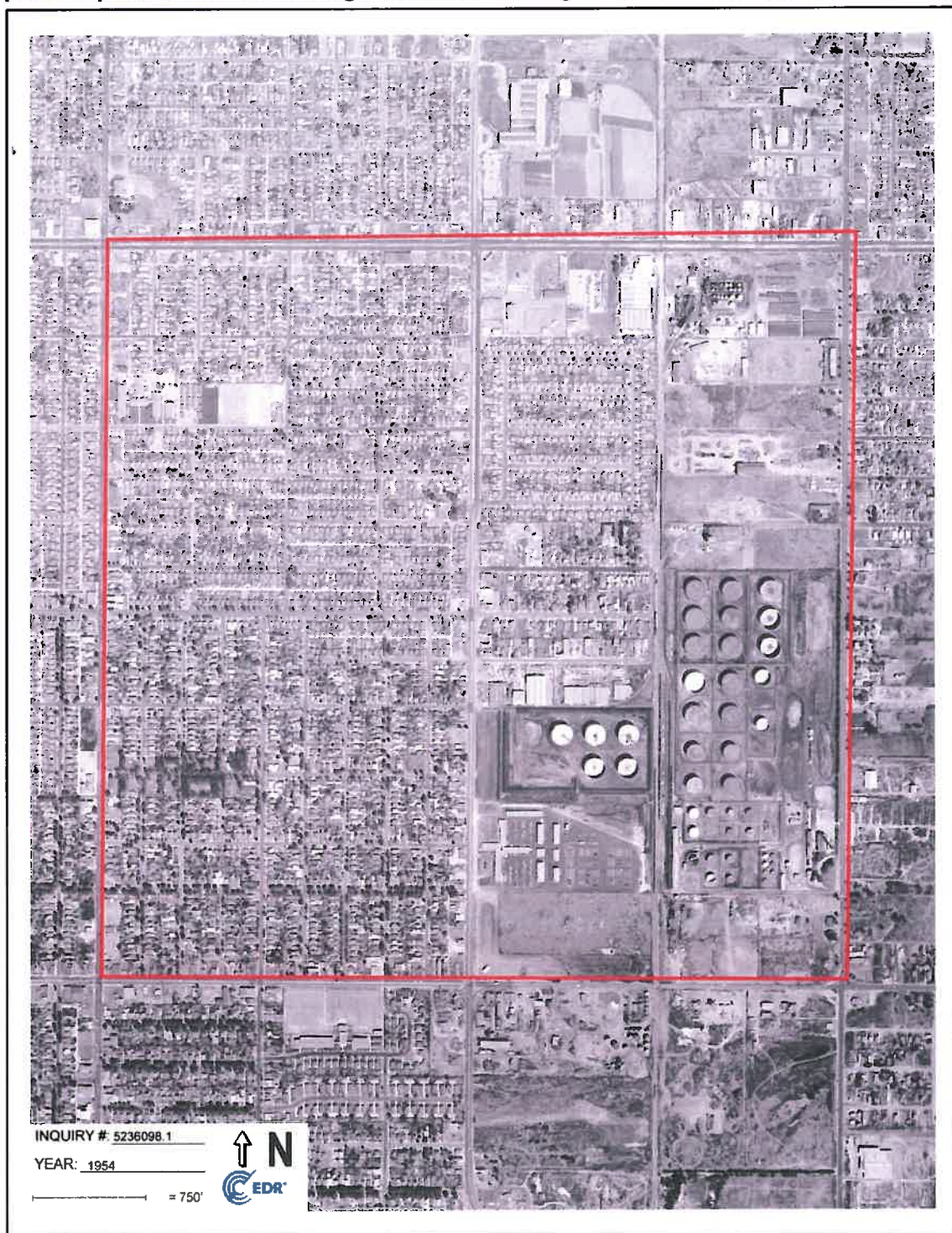
### **Grant Neighborhood, 1946-1970**

The postwar housing shortage and ongoing strength of the aerospace industry continued to draw new residents and businesses to the City. In response to the housing crisis, more multifamily properties started to emerge in North Long Beach, including in and around Grant Neighborhood. The regional population boom, as well as construction of the State Route 710 and 91 freeways, also brought a continuing population increase in North Long Beach.

Although North Long Beach continued to expand in this period, as noted previously, Grant Neighborhood was already a well-established automobile suburb by the postwar period (Figure 11). For example, the 6000 block of Walnut Avenue remained stable in the decade between 1939 and 1948, with several new properties at the periphery of the block in the 1950s. Additional tracts and new construction still continued to fill in the neighborhood, which the Ranch House and Mid-Century Modern styles that were popular in the era.

<sup>23</sup> Sapphos, p. 51.

**Figure 11 Aerial photograph, Grant Neighborhood, 1954. Density and in-fill continued to increase, but Grant Neighborhood was a well-established automobile suburb by the postwar period. Industrial zoning and manufacturing continue to occupy the eastern area.**



The most dramatic shift was in the demographics and diversity of the neighborhood. As exclusionary housing practices were dismantled by the late 1960s, neighborhoods throughout Long Beach that had been subjected to exclusionary deeds, including in Grant Neighborhood, started to open up to a more diverse community. While the exact character and timeline for ethnic settlement and diversity in Grant Neighborhood is not known, a few sources have been identified to shed some light on this question.

One group that quickly established a strong presence in North Long Beach was the African-American community. Following the end of discriminatory housing practices, many African-Americans, particularly middle-class families, had already made North Long Beach home. This influx had become enough of a trend that the *Long Beach Independent* commented on it in May 1976, writing that, "In North Long Beach, with its moderately priced housing, it's generally better physical condition and its comparative safety, working and middle-class blacks have found a haven":

There was a time when civil rights leaders despaired of curing the sickness of racial segregation in the cities. At a 1966 Los Angeles conference on urban problems, government and civil rights spokesmen agreed that the nation faced one of its greatest challenges in trying to reverse the alarming and explosive growth of the ghettos in the North. Now, a decade later, with discriminatory housing practices breaking down, the suburbs are no longer impregnable, and blacks who have risen above the economic conditions of the ghetto are moving out. If not to the suburbs, then to the areas just outside the ghettos that had previously been inaccessible to them.

By 1976, the *Long Beach Independent* estimated that the African-American community comprised approximately 10 percent of North Long Beach's overall population, estimated to be 60,000.<sup>24</sup> Working and middle-class African-Americans primarily had moved to North Long Beach from central Long Beach and areas of Compton. As of 1976, as noted by the *Long Beach Independent*, "Their influx, which began about five or six years ago, did not take place, however, without the familiar pattern of block busting on the part of some real estate dealers and panic selling on the part of whites."<sup>25</sup> (Figure 12)

<sup>24</sup> Sutton, Charles, *Long Beach Independent*, 18 May 1976, "Middle Class Blacks Find Haven in North Long Beach."

<sup>25</sup> Sutton, 1976.

Figure 12 Long Beach Independent, 1976. The end of exclusionary housing practices in 1968 helped open up North Long Beach to increased diversity.

## Middle-class blacks find haven in North L.B.

By CHARLES SUTTON  
Staff Writer

There was a time when civil rights leaders despaired of curing the sickness of racial segregation in the cities.

At a 1966 Los Angeles conference on urban problems, government and civil rights spokesmen agreed that the nation faced one of its greatest challenges in trying to reverse the alarming and explosive growth of the ghettos in the North.

*This is the last of three parts.*

Now, a decade later, with discriminatory housing practices breaking down, the suburbs are no longer impregnable, and blacks who have risen above the economic conditions of the ghetto are moving out. If not to the suburbs, then to the areas just outside the ghettos that had previously been inaccessible to them.

In North Long Beach, with its moderately priced housing, its generally better physical condition and its comparative safety, working and middle-class blacks have found one such haven.

Generally, they've moved there from central Long Beach and parts of Compton. Their influx, which began about five or six years ago, did not take place, however, without the familiar pattern of black housing on the part of some real estate dealers and panic selling on the part of whites.

Jeri Conigliaro, a resident of College Square, a housing tract in the northwest corner of Long Beach, recalls the technique of one real estate dealer.

"He left notes on the doors of homes in the area, asking us whether we'd seen our neighbors on such-and-such street," she says.

It's hard to pin down the precise number of black families in North Long Beach, which has an overall population of 40,000. But if the relative use of the North Long Beach Facilities Center is any indication, the area's black population may be 10 per cent of the total.

Crime, of course, cuts across racial lines: there are white criminals preying on North Long Beach residents just as there are black ones. But police statistics indicate that, not only in North Long Beach, but in the city as a whole, the proportion of street crime committed by blacks is higher than the ratio of blacks in the city's population.

Of the robbery arrests in the city during the month of March, for example, 47 per cent of the suspects were black, according to Deputy Police Chief Clarence Wilson. (About 1 per cent of the city's population is black.)

In one area of North Long Beach, according to a police spokesman, street muggings committed by blacks run as high as 60 per cent of the total.

The irony of the blacks' migration to North Long Beach is that, having left the ghetto partly to escape its crime, many of them now find themselves face to face with it again.

Herbert Levi, assistant affirmative-action officer for the city, says federal figures show that about 70 per cent of the crime committed by blacks is committed against other blacks. As one North Long Beach white woman said of her black neighbors: "They're every bit as afraid as we are."

Tim Glass, a black man, agrees. Glass is co-chairman of the College Square Neighborhood Association, an interracial citizens group that was formed specifically to combat the high crime rate in its area.

Partly because blacks are as concerned about crime as whites, and partly because many of the blacks moving into North Long Beach fit a middle class mold, the crime phenomenon there seems all the more puzzling to many people.

A number of observers believe one explanation may lie in North Long Beach's proximity to Compton. According to Long Beach Police Sgt. Melvin Bailey, many of the youthful offenders who are caught in North Long Beach actually come from Compton.

The fact that North Long Beach is now an integrated area apparently makes it easier for black criminals to operate there without seeming conspicuous. In effect, the integration of the area has provided black offenders with a certain degree of protective cover.

Although crime is more apparent today in North Long Beach than it was several years ago, police point out it is also more apparent in other parts of the county, as well—and that North Long Beach's situation may not be unusual.


They also acknowledge, however, that a certain number of young blacks who have moved to North Long Beach are responsible for some of the burglaries in the area, as well as some of the thefts and assaults.

And it's that aspect of the situation that seems hardest to understand—although a number of blacks are convinced that, in ways that are difficult perhaps for whites to appreciate, the young blacks are responding to white prejudice.


They're also responding, the blacks say, in its economic by-product: lower black incomes, fewer jobs and, in the case of young blacks, an extraordinarily high unemployment rate—far higher than the white rate.

A number of observers see an


(Turn to Page B-4, Col. 1.)



**JERI CONIGLIARO**  
A Note On The Door



**HERBERT LEVI**  
"They're every bit as afraid as we are."



**TIM GLASS**  
Co-chairman of the College Square Neighborhood Association

## INDEPENDENT

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As of 2018, North Long Beach is home to "one of the most diverse neighborhoods in all of Southern California, with sizable populations of African-Americans, Cambodians, and Latinos."<sup>26</sup>

According to current census figures broken out for North Long Beach, with a population of approximately 95,000, 54 percent of residents are Hispanic, 21 percent African-American, 11 percent Asian, and 8.7 percent are non-Hispanic white.<sup>27</sup>

This broad diversity in North Long Beach seems to have emerged early. For example, as of 1970, Addams Elementary School, just southwest of Grant Neighborhood in North Long Beach, was said by a teacher at the school to be "the most diverse elementary [school] in the district."<sup>28</sup> (A preliminary look at available reverse City Directories shows that, overall, in terms of an increase in diversity reflected through family names, the Hispanic community does not appear to have had a substantial presence until the 1970s. Further research is needed in this area in order to ascertain patterns of ethnic settlement.)

Also in the 1970s, the Cambodian population in North Long Beach saw a notable increase, in particular during the reign of the Khmer Rouge in Cambodia. With the exodus out of Cambodia during the Khmer Rouge's brutal dictatorship, North Long Beach's Cambodian community became sizable in the 1970s and remains a vital part of the community.

<sup>26</sup> Sonksen, Mike, 24 July 2015, "LA Letters, On Location: North Long Beach." KCET, Los Angeles. Available at: <https://www.kcet.org/history-society/on-location-north-long-beach>.

<sup>27</sup> Sonksen, 2015.

<sup>28</sup> Sonksen, 2015.

## 5 Survey Results

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Based on research, site inspections, and the application of the 2018 *Grant Neighborhood Historic Context Statement* and the 2009 *Long Beach Citywide Historic Context Statement*, the 6000 block of Walnut Avenue appears eligible as a City of Long Beach landmark district under Criterion A (“It is associated with events that have made a significant contribution to the broad patterns of the City’s history”). The Grant Neighborhood Historic District represents a distinguishable part of Long Beach history and is significant as an intact, cohesive automobile suburb.

The Grant Neighborhood Historic District meets the eligibility standards described in the *Grant Neighborhood Historic Context Statement* for local eligibility:

**Context/Theme:** Residential Settlement | Automobile Suburbanization, 1920 to 1960

**Property Type:** Concentration of single-family residences

**Area of Significance:** Community Planning and Development; Transportation

**Criteria:** A/1/1

**Period of Significance:** 1928 to 1956

### Eligibility Standards:

- Retains a cohesive collection of related single-family residences and related properties constructed during the period of significance
- Conveys a strong visual sense of a residential neighborhood, with shared planning features, such as setbacks, sidewalks, street trees and other related features
- Consists of lots developed over time with single-family residences dating to the period of significance; a geographically definable area with separate tracts developed separately but linked over time through a shared period of development

### Character-Defining Features:

- Recognizable as a cohesive neighborhood with unified scale, character, and mass, as well as shared planning features and development history
- Retains the essential character-defining features from the period of significance
- Shared and uniform character of street improvements, such as sidewalks, street trees and parkways, historic light standards; streetscape and contributing buildings display original features designed to accommodate automobile use and access, such as garages and driveways
- Rectilinear street grid and lot configuration; single-family residences set back from street and framed by front and back yards, with side driveway and garage

### Integrity Considerations:

- Exhibits some alterations (such as nonoriginal windows, doors, and wall sheathing material). Contributors are recognizable examples of their original architectural style and retain the overall form dating to the original construction date.
- The neighborhood retains integrity of Feeling, Setting, Design, Location, and Association
- Due to alterations (primarily the wholesale replacement of original windows), the historic district does not appear eligible for the NRHP or CRHR.

In addition to meeting Criterion A, as described in the Long Beach Cultural Heritage Ordinance, the 17 contributing properties of the Grant Neighborhood Historic District meet the following criteria:

- Criterion A:** The grouping represents a significant and distinguishable entity that is significant within a historic context.
- Criterion B:** A minimum of sixty percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

The 6000 block of Walnut Avenue is unified through its compatible architectural styles and scale, shared planning features, street trees, landscaping, and uniform set-backs. This cohesive collection of residential properties reflects Long Beach's booming economic growth in the 1920s and corresponding rapid residential expansion in the city periphery, in particular through North Long Beach, as the rise of the personal automobile made settlement feasible in areas far from the City center.

The original tract map for the Grant Neighborhood Historic District was filed in 1924, as rates of automobile ownership were increasing exponentially and transforming cities throughout Southern California. The new level of accessibility, along with Long Beach's economic expansion in the 1920s, made Grant Neighborhood and Walnut Avenue highly desirable new residential communities.

The 6000 block of Walnut Avenue includes 19 residential parcels. The following summarizes the results:

- 14 are considered primary "contributors" (or eligible historic properties)
  - These are located at 6068, 6067, 6056, 6055, 6050, 6049, 6044, 6043, 6036/6038, 6037, 6030, 6029, 6024, and 6023 Walnut Avenue
- 3 are considered secondary contributors (due to their construction date)
  - These are located at 6018, 6017, and 6012 Walnut Avenue
- 2 are not eligible as contributors to the historic district (due to their orientation toward 60<sup>th</sup> Street and their construction date)
  - These are located at 6002 and 6001 Walnut Avenue

The three secondary contributors are considered transitional properties for the historic district, important for their shared planning features, orientation to the street and neighborhood, and for their uniform mass, character, set-backs and landscaping.

While the predominant architectural style in the neighborhood is Spanish Colonial Revival-influenced (with several English Revival/Storybook-influenced homes as well as Ranch Style homes), the historic district does not appear eligible under Criterion 3, for architectural style, due to alterations (including the removal of original windows and wall cladding materials).

Figures 13 and 14 provide contextual images of the historic district; building-specific information for each contributor in the Grant Neighborhood Historic District follows. Appendix A summarizes the survey findings in a table format. Sections describing district contributors include building-specific information, original dates of construction, owners, and contractors, character-defining features, construction and alteration histories, and other information as available.

**Figure 13 Grant Neighborhood Historic District; cohesive style and one-story character, unified by shared planning features, landscaping/hardscaping, and street trees**



**Figure 14 Grant Neighborhood Historic District; mature street trees and transitional landscaping contribute to the neighborhood's cohesive character**



## Grant Neighborhood Historic District, Contributing Properties and Character-Defining Features

### 6068 Walnut Avenue (APN 7123-003-034)



**DATE BUILT:** 1930/1930

**PROPERTY TYPE:** Single-family residence

**ORIGINAL OWNER/CONTRACTOR:** Henry Othmer, 6065 Falcon Avenue

**ESTIMATED COST:** \$3,250

**CONTRIBUTOR?** Yes

#### CHARACTER-DEFINING FEATURES:

- Corner location, generous setback from sidewalk and street
- Mature trees
- One-story massing, H-shaped building plan
- Spanish Colonial Revival-influenced style
- Asymmetrical but balanced design composition
- Front- & side-gabled red tile roof, with vented gable apex
- No roof eaves
- Exterior walls clad with smooth stucco
- Stucco-clad wing wall on south elevation
- Arched windows on projecting wing and central bay of façade
- Paired wood-plank garage doors with arched openings
- Sheltered entry porch with tile-clad shed roof and post supports
- Side driveway leading to garage

#### ALTERATIONS:

- Replacement of original windows with aluminum slider windows
- Stucco and original door appear to have been replaced

### 6068 Walnut Avenue, Building Permits

Date	Permit #	Owner	Contractor/Architect	Work Completed
8/1/1930	C-28437	Henry Othmer (6065 Falcon Avenue)	N/A	New dwelling (\$3,250)
No other building permits identified.				

### 6068 Walnut Avenue, Ownership History

Date	Owner and Profession (if listed)
1931	Hess Hasley, tractor operator, owner
1932	John W. Hess; wife, Densia
1933	Vacant
1935	Vacant
1939	Oscar W. Jefferson; wife, Emily; oilworker, well-driller; owners
1943/1944	LN Green, oilworker
1948	LN Green, oilworker
1952	Vacant
1953	Not listed
1953-1975	Numerous owners
1975-2006	Francis B. Hennessey
1931	Hess Hasley, tractor operator, owner
1932	John W. Hess; wife, Densia

## 6056 Walnut Avenue (APN 7123-003-037)



**DATE BUILT:** 1928/1928

**PROPERTY TYPE:** Single-family residence (26' x 36', 12-foot height)

**ORIGINAL OWNER/CONTRACTOR:** Bernice King (1175 Rhea), E.W. Roettiger, contractor

**ESTIMATED COST:** \$ 2,900

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Corner location, generous setback from sidewalk and street
- Mature trees
- One-story massing, H-shaped building plan
- Spanish Colonial Revival-influenced style
- Asymmetrical but balanced design composition
- Front- & side-gabled red tile roof, with vented gable apex
- No roof eaves
- Exterior walls clad with smooth stucco
- Stucco-clad wing wall on south elevation
- Arched windows on projecting wing and central bay of façade
- Paired wood-plank garage doors with arched openings
- Sheltered entry porch with tile-clad shed roof and post supports
- Side driveway leading to garage

### ALTERATIONS:

- Replacement of original windows with aluminum slider windows
- Stucco appears to have been replaced
- Original door appears to have been replaced

### 6056 Walnut Avenue, Building Permits

Date	Permit #	Owner	Contractor/Architect	Work Completed
8/9/1928	C-19738	Bernice King (1175 Rhea)	E.W. Roettiger	Dwelling and garage (26' x 36', 12-foot height); \$2,900
10/25/1973	N/A	Robertson	Robertson	Add patio roof attaching dwelling and garage at rear elevation

### 6056 Walnut Avenue, Ownership History

Date	Owner and Profession (if listed)
1929	C.A. Salter, Chester, oilworker, driller; wife Anna Lou, owner
1930	Same
1931	Same
1932	C.A. Salter, Chester, oilworker, driller; wife Anna Lou, owner
1933	Ralph R. Swan; electrician; wife, Jeanette; owner
1935	Chapman, WF
1939	Harold R. Bragg, assistant manager, Long Beach Typewriter & Desk Company; wife, Alice; owners
1943/1944	Mrs. Ella Mayhew; widow
1948	John Robertson
1953	Mrs. Sadie C. Robertson
1957-1973	Mrs. Sadie C. Robertson
1975	Phyllis Mabe
1976-2005	Various; changed hands on numerous occasions
2006	Malah Riesgo

## 6050 Walnut Avenue (APN 7123-003-038)



**DATE BUILT:** 1928

**PROPERTY TYPE:** Dwelling and garage

**ORIGINAL OWNER/CONTRACTOR:** Ben Pauls (8472 San Miguel, South Gate)

**ESTIMATED COST:** \$ 2,950

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous setback from sidewalk and street
- Landscaping and lawn
- One-story mass, H-shaped building plan
- Spanish Colonial Revival-influenced style
- Asymmetrical but balanced design composition
- Flat roof on main house, with distinctive curved and stepped parapet
- Roof sheathed in tile, with no eaves
- Front gable on entrance and façade, with eave extending on south to shelter the entrance patio
- Exterior walls clad with stucco
- Single-pane windows, with slight recess in wall plane
- Façade's focal point is a projecting square bay, with single-pane picture windows topped with hipped tile roof
- Entrance elevated on two steps, framed by steel handrail
- Entrance porch displays square openings
- Secondary entrance on south elevation, elevated on one concrete step and capped with shed roof sheathed in tile
- Side driveway with set-back garage

### ALTERATIONS:

- Replacement of original windows with aluminum slider windows
- Addition of non-original brick veneer along base of bay, entrance patio, porch, and side of house
- Doors on the house and garage appear non-original
- Small addition on rear elevation (not easily visible from public right-of-way)

*6050 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
6/18/1928	L-19081	Ben Pauls (8472 San Miguel, South Gate)	N/A	New dwelling and garage (37' by 28') 13 feet high \$2,950
4/11/1952	N-5823	Roy G. Kious	N/A	Front window boxed out (size of new addition, 3' by 7')
9/24/1953	O-04471	Roy G. Kious	Alvin B. Stark (2058 Eagle Street, Long Beach)	Addition of rear bedroom (8' by 10')
6/18/1956	R-1156	Roy G. Kious	Roy G. Kious	Roofed patio to residence and garage in rear elevation; addition to existing garage; add porte cochere near rear of house adjacent to garage;; replace 3 windows on house
4/23/1956	Q-1555	Roy G. Kious	Southern California Greenhouse Manufacturers	Addition of greenhouse in backyard
3/4/1963		Roy G. Kious	Roy G. Kious	Build roof over back door; extend kitchen window out (\$200)
8/14/1991	R0108426	Roy G. Kious	Roy G. Kious	Replace 4 windows from wood to aluminum
2/23/1999	R0271204	Edna L. Ford	City View Construction	Remove patio building in 1956; add aluminum patio covers

*6050 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1929	Roy G. Kious (Kious and his wife Nellie remained in the home until at least 1991); Kious also constructed the home at 6067 Walnut Avenue in 1938)
1930	Roy Kious, oilworker; wife Nellie; owner
1931	Same, plus Leo Black, electrician
1932	Leo Black; wife, Tenniq; electrician; owners; Roy G. Kious

Date	Owner and Profession (if listed)
1933	Roy G. Kious; wife, Nellie; oilworker; R.R. Bush Oil Co.; owner
1935	Roy G. Kious; wife, Nellie; oilworker; R.R. Bush Oil Co.; owner
1939	Roy G. Kious; wife, Nellie; oilworker; R.R. Bush Oil Co.; owner
1943/1944	Roy G. Kious; wife, Nellie; oilworker; R.R. Bush Oil Co.; owner
1948	Roy G. Kious; wife, Nellie; oilworker; R.R. Bush Oil Co.; owner
1953	Roy G. Kious
1957-1991	Roy G. Kious
1999-2006	Edna Ford

## 6044 Walnut Avenue (APN 7123-003-039)



**DATE BUILT:** 1928

**PROPERTY TYPE:** Dwelling and garage; 26' x 28'; 13 feet high

**ORIGINAL OWNER/CONTRACTOR:** Ben Pauls (8472 San Miguel, South Gate)

**ESTIMATED COST:** \$ 2,950

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback from sidewalk and street (including original small arched window on façade)
- Mature trees and landscaping
- One-story massing
- Spanish Colonial Revival-influenced style
- Asymmetrical but balanced design composition
- Flat roof on main portion of house, with low, gable-like tile parapet marking the entrance
- No roof eaves
- Exterior walls clad with smooth stucco
- Fenestration consisting of vinyl windows, with some wood-frame windows
- Large picture window facing porch
- Entrance elevated on three concrete steps
- Porch with wood post-and-beam supports with flared capitals
- Porch supports rest on a stucco-clad, curved low wall
- Brick planter with landscaping provides transitional area between building and front lawn
- Side driveway and set-back garage

### ALTERATIONS:

- Most windows are non-original vinyl windows
- Original door appears to have been replaced

*6044 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
6/18/1928	C-19082	Ben Pauls (8472 San Miguel, South Gate)	N/A	Dwelling and garage (26' by 28') 13 feet high, \$2,950
4/1/1983		Jeff and Linda Logue	Jomar Company (contractor); R&R Concepts (architect)	New garage, detached from existing house (\$6,700)

*6044 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1929	Vacant
1930	A.V. Dennis
1931	Manuel Perry, laborer; wife Louisa; owners
1932	Vacant
1933	Eugene E. Mock; wife Margaret; no occupation
1935	R.R. Swan
1939	Robert M. White; wife, Jean; engineer; owners
1953	Mrs. Jean M. White
1957-1963	Mrs. Jean M. White
1969-1975	Mrs. Phyllis Bowers
1975-2000	Various; home changed hands on multiple occasions
2000-2006	J. Osorio

## 6038/6036 Walnut Avenue (APN 7123-003-040)



**DATE BUILT:** 1930/1930

**PROPERTY TYPE:** 2-family dwelling and garage; 28' by 50', 14 feet high

**ORIGINAL OWNER/CONTRACTOR:** John E. Wellinger (117 School Street, Baldwin Park)

**ESTIMATED COST:** \$ 4,200

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature trees and landscaping
- One-story massing, rectangular building plan
- Spanish Colonial Revival-influenced style
- Asymmetrical, balanced design composition
- Flat roof over main portion of house
- Low front- and side-gable wing along façade, sheathed in tile
- Patio with large arched openings, providing access to entrance; arches accented with posts and square capitals
- Arch motif repeated on façade, with three small arches capping picture windows
- Picture windows on façade consist of fixed window flanked by four-light casements
- Entrance elevated on two steps, with large single-pane window facing patio
- Shallow curved wing wall on north elevation
- Secondary entrance on north, capped with shed-roof clad in tile
- Concrete driveway and set-back garage (not visible; behind wood fence)

### ALTERATIONS:

- Replacement of some original windows
- Alteration of front porch, to accommodate second entrance on primary elevation

*6038/6036 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
3/6/1930	C-26681	John E. Wellinger (117 School St., Baldwin Park)	No contractor listed	2-family dwelling and garage (28' by 50') 14 feet high; \$4,200
No additional building permits available.				

*6036 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1931	Herbert Skupen; wife Barbara, owner; no occupation listed
1932-1935	Alvin Stark; carpenter; wife, Alma; owners
1939	Willis J. Hawkins; wife, Charlotte; oilworker; owners
1943/1944	William R. Armer; wife, Dorothy; welder
1953-1957	William Foell
1963-1969	Gene Crockett
2000-2006	Charles DeMarti

*6038 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1939	Donald A. Sogard; wife, June; oilworker; owners
1943/1944	Wayne H. Merrell; wife, Buena; employee of HOC; owners
1948-1952	L.H. Batty
1953	Bernard Thompson
1957	Fred Shunk
1963	Ir Millette
1969	Mrs. Jean Hoffer

## 6030 Walnut Avenue (APN 7123-003-041)



**DATE BUILT:** 1929/1929

**PROPERTY TYPE:** Dwelling and garage; 29' x 45', 12 feet high

**ORIGINAL OWNER/CONTRACTOR:** C.B. Jones (715 E. Anaheim Street), no contractor listed

**ESTIMATED COST:** \$ 3,000

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature trees and landscaping
- One-story massing
- Spanish Colonial Revival-influenced style
- Asymmetrical, balanced design composition
- Flat roof, with low, stepped parapet spanning roof line along side elevations
- No roof eaves
- Front gabled projecting wing with non-original vinyl slider windows
- Patio with two arched openings and curved, stucco-clad low wall
- Entrance elevated on three steps
- Exterior walls clad with stucco
- Wing wall with tall, narrow arch on north elevation
- Vents accent gable apex
- Windows primarily consist of vinyl-frame slider windows, with a series of roof vents along side elevations
- Brick driveway along the side of the house and a setback garage, behind a wood fence
- Garage is stucco clad, with a flat tile roof, replacement doors

### ALTERATIONS:

- Replacement of original windows with vinyl-frame slider windows
- Gabled wing spanning façade might be a non-original addition
- Stucco texture appears non-original
- Original front door replaced

*6030 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
8/12/1929	C-24261	C.B. Jones (715 E. Anaheim Street)	No contractor listed	Dwelling and garage (29' by 45') 12 feet high; \$3,000
No additional building permits available.				

*6030 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1930	R.E. Brownwell, owner
1931	R.E. Brownwell; Ralph and Evan Brownwell; Mrs. Cora B. Elwick, clothes cleaner
1939	Roland E. Kyser; wife, Evangeline; owners
1943/1944	George MacTavish; wife, Ada; insurance agent; owners
1948	George MacTavish; wife, Ada; insurance agent; owners
1952	J.P. Tregarthen
1953	Vacant
1957	Vacant
1963	Thas McDugals
1969	Rocco Cocchia
1985	Steve Yaffee
1991	Robert Benson
2000-2006	William Marshall

## 6024 Walnut Avenue (APN 7123-003-042)



**DATE BUILT:** 1930 / 1938 (LA Co Assessor); No City building permit

**PROPERTY TYPE:** Single-family residence

**ORIGINAL OWNER/CONTRACTOR:** N/A

**ESTIMATED COST:** N/A

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback; mature landscaping and trees
- One-story massing; asymmetrical, balanced design composition
- Storybook- and Spanish Colonial Revival-influenced style
- Flat tile-trimmed roof with no eaves and low stepped parapet
- Projecting front-gabled wing on north portion of façade, with single-pane wood-frame picture windows, deeply recessed; three small pipe vents accent gable apex
- Tower-like bay balances design, with one-over-one wood-frame windows
- Bay capped with hipped roof, composition shingles and shallow eaves
- Porch sheltered beneath shed roof, with simple wood beams and rafters
- Shallow wing wall on north elevation
- Porch elevated on three concrete steps, with curved stucco-clad wall, and large tripartite vinyl-frame windows
- Exterior walls clad in smooth stucco
- Secondary entrance, deeply recessed, with unadorned surrounds
- Concrete driveway on side, leading to setback garage; garage has flat roof terminating in a tile-clad shed overhang

### ALTERATIONS:

- Replacement of original windows with vinyl- and aluminum-frame windows
- The Storybook-influenced façade appears to be an addition (from 1938); is assumed

to have acquired significance in its own right

*6024 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
Building permits not available.				

*6024 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1930	Vacant
1931	Vacant
1932	Archie R. Washburn; wife Letha; chauffeur, Lang Transportation Company; owner
1933	Same
1935	Same
1939	Archie R. Washburn; wife, Helen; bus operator, LBMC; owners
1943	Archie R. Washburn; wife, Helen; bus operator, LBMC; owners
1948	R.V. Fisher
1953	Ralph Fisher
1963-1975	Ralph Fisher
2000	Araceli Figueroa
2006	Steve Gaskill

## 6018 Walnut Avenue (APN 7123-003-043)



**DATE BUILT:** 1952 / 1962

**PROPERTY TYPE:** Dwelling and garage; 27' x 47', 14 feet high

**ORIGINAL OWNER/CONTRACTOR:** Fred L. Rudman (6024 Falcon Street)

**ESTIMATED COST:** \$ 8,000

**CONTRIBUTOR?** Yes (Secondary Contributor)

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees, with sidewalk bisecting front lawn
- One-story massing
- Asymmetrical, balanced design composition
- Nested front gables at facade, with low-pitched roof, extended closed eaves, and unadorned wood bargeboards
- Front gable with uneven rake and exposed wood rafters, which extend to shelter entrance patio
- Exterior walls clad in stucco, with center of house accented with vertical wood planks
- Vinyl-frame and frosted, textured rectangular windows
- Entrance and patio elevated on two concrete steps
- Brick sheathing and planters along base of main wing and porch provide transitional design element between building and lawn
- Secondary entrance on side
- Concrete driveway on side, leading to setback garage

### ALTERATIONS:

- Replacement of original windows with vinyl-frame windows
- Patio addition on rear elevation

*6018 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
2/13/1952	N5086	Fred L. Rudman (6024 Falcon Street)	Fred L. Rudman	Dwelling and garage (27' by 47') 14 feet high; \$8,000
10/14/1971		Phillip Hilde	BuildCo	Cement porch to enlarge room (\$700)
11/4/1989	R0067827	Virgil Adams, Jr.	Virgil Adams, Jr.	Add bath to existing single- family residence; all interior work (\$5,000)

*6018 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1957	Jas A. Morton
1963	Donald L. Norgren
1969	Phillip W. Hilde
1980	John L. McDowell
2000	AH Kiong

## 6012 Walnut Avenue (APN 7123-003-044)



**DATE BUILT:** 1953 / 1953

**PROPERTY TYPE:** Dwelling and garage (31' by 45') 14 feet high

**ORIGINAL OWNER/CONTRACTOR:** Fred L. Rudman (6019 Falcon Street)

**ESTIMATED COST:** \$ 9,000

**CONTRIBUTOR?** Yes (Secondary Contributor)

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees, with sidewalk bisecting front lawn
- One-story massing
- Asymmetrical, balanced design composition
- Front- and side-gable roof with extended eaves and unadorned wood bargeboards
- Roof sheathed in composition shingles
- Brick chimney on north elevation
- Front-gabled wing on façade displays boxed picture window, with exposed wood purlins and projecting wood frame and molding
- Exterior walls clad in stucco and board-and-batten wood siding
- Vinyl-frame windows in a variety of configurations
- Entrance and patio elevated on two brick steps, framed by brick planter with landscaping, providing transitional design element between home and lawn
- Wood post-and-beam porch structure
- Metal louvre awning over picture window
- Concrete driveway on side, leading to setback garage

### ALTERATIONS:

- Replacement of original windows with vinyl-frame windows

*6012 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
8/23/1953	O3983	Fred L. Rudman (6019 Falcon Street)	Fred L. Rudman	Dwelling and garage (31' by 45') 14 feet high; \$9,000
Additional building permits not available.				

*6012 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1957	Lawrence D. Bardwell
1963	Jas E Dunlap
1969	Mrs. Mayme Dunlap
1975	Roger R. Goldsmith
1980	Danny Phillips
1995	A & K Switzer
2000	A Switzer
2006	Jose Lopez

## 6067 Walnut Avenue (APN 7123-002-042)



**DATE BUILT:** 1938 / 1955 (LA Co Tax Assessor)

**PROPERTY TYPE:** Dwelling and garage

**ORIGINAL OWNER/CONTRACTOR:** Roy G. Kious (6050 Walnut Avenue)

**ESTIMATED COST:** \$2,850

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback; mature landscaping and trees, with stepping-stone walkway bisecting lawn
- One story; asymmetrical, balanced design composition
- Front- and side-gable roof with low pitch, shallow eaves and wood bargeboards; vertical wood planks accent gable apexes
- Projecting front-gabled wing with picture window; roof eaves extend to shelter entrance patio
- Porch displays decorative post supports with foliate pattern
- Windows primarily aluminum-frame (non-original) sliders set within original wood surrounds
- Original wood-framed window facing patio (4-over-4 picture window) and on side elevation
- Entrance and patio elevated on two brick steps, framed by brick planter with landscaping, providing transitional design element between home and lawn
- Concrete driveway on side, leading to set-back garage

### ALTERATIONS:

- Replacement of original windows with aluminum-frame windows, though wood window surrounds appear intact
- Small hyphen/walkway added to connect garage and residence
- Brick veneer accenting base of picture window appears to have been removed
- Small bay window on back of south elevation

*6067 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
12/1/1938	G-7899	Roy G. Kious	Whaley Construction Co.	New dwelling and garage
9/11/1973	7931	Harrison A. McPherson (owner and occupant)		Add patio and storage room connecting the house and garage, in rear elevation (\$1,000)
11/10/1975	3948	Harrison A. McPherson (owner and occupant)		Add open patio roof to front of garage, extending forward toward sidewalk (\$200)

*6067 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1938	Roy G. Kious
1939	Travis R. Stimson; oilworker; renter
1943-1969	Clifford M. Meade; wife, Ruth; owners
1948	Clifford M. Meade; wife, Ruth; owners
1953	Clifford M. Meade; wife, Ruth; owners
1957-1969	Clifford M. Meade
1975-2000	Hallie McPherson
2006	Jose Manuel Lara

## 6055 Walnut Avenue (APN 7123-002-041)



**DATE BUILT:** 1928 / 1948 (LA Co Tax Assessor)

**PROPERTY TYPE:** Duplex (originally single-family dwelling and garage)

**ORIGINAL OWNER/CONTRACTOR:** Bernice King (1175 Rhea); contractor: E.W. Roettiger

**ESTIMATED COST:** \$ 2,700

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees, with concrete walkway bisecting lawn
- One-story massing
- Symmetrical design composition
- Flat roof, trimmed with tile, with no eaves
- Centered, front-gabled entrance with recessed door, elevated on three steps
- Open patio and stucco-clad porch walls
- Exterior walls clad in textured (nonoriginal) stucco
- Tapered, stucco-clad wing wall on north elevation
- Attached chimney with tapered base on south elevation
- Landscaping along base of home provides transitional design element between residence and front lawn
- Concrete driveway on side, leading to setback garage
- Garage displays flat roof trimmed with stepped parapet wall and paired wood doors

### ALTERATIONS:

- Replacement of original windows with aluminum-frame windows, though wood window surrounds appear intact
- Front door appears non-original
- In-filled window on south elevation
- Addition of patio roof on rear elevation

*6055 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
7/2/1928	C-19259	Bernice King (1175 Rhea St.)	E.W. Roettiger	Dwelling and garage (26' x 36', 12-foot height); \$2,700
9/21/1931	G-2105	Chas H. Bowers	Chas H. Bowers	Garage addition
Additional building permits not available.				

*6055 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1929	C.H. Bowers, Chas Bowers, Oil Worker, wife Irma, owner
1930	Same
1931	Same
1932	Chas H. Bowers; wife, Irma; oilworkers; owners
1933	Chas H. Bowers; wife, Irma; oilworkers; owners
1935	Chas H. Bowers; wife, Irma; oilworkers; owners
1937	Chas H. Bowers; owner
1939	Chas H. Bowers; wife, Irma; oilworkers; owners
1943/1944	Chas H. Bowers; wife, Irma; oilworkers; owners
1948	Chas H. Bowers; wife, Irma; oilworkers; owners
1953	Emery Kilcoy
1957	Floyd W. Gage
1963-1991	Alvin & Dorothy McDannel
2010-2014	Steve Preston Ministries, Inc.

## 6049 Walnut Avenue (APN 7123-002-040)



**DATE BUILT:** 1928 / 1928 (LA Co Tax Assessor)

**PROPERTY TYPE:** Dwelling and garage; 38' x 28', 13 feet high

**ORIGINAL OWNER/CONTRACTOR:** Ben Pauls (8472 San Miguel, South Gate)

**ESTIMATED COST:** \$ 2,950

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees, with concrete walkway bisecting lawn
- One-story massing
- Spanish Colonial Revival-influenced style
- Asymmetrical but balanced design composition
- Flat tile roof, with rounded eaves on façade and no eaves on side elevations
- Front-gabled façade design, with projecting wing and picture window
- Exterior walls sheathed in smooth stucco
- Entrance portico with flat arch openings and recessed door, elevated on one step
- Picture window facing patio; small arched window with wood-frame and sill, adjacent to entrance
- Aluminum-frame windows in a variety of configurations, some retain original wood surrounds
- Stepped wing wall on north elevation
- Landscaping along base of home provides transitional design element between residence and front lawn
- Secondary entrance on north elevation
- Concrete driveway on side, leading to setback garage
- Garage displays flat roof trimmed with stepped parapet wall and replacement doors

### ALTERATIONS:

- Replacement of original windows with aluminum-frame windows, though wood window surrounds appear intact
- Front door and garage doors appear non-original

*6049 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
5/28/1928	C-18834	Ben Pauls (8472 San Miguel, South Gate)	No contractor listed	Dwelling and garage (38' by 28') 13 feet high; \$2,950
Additional building permits not available.				

*6049 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1929	Vacant
1930	Vacant
1931	A.W. Lynch, Albert & Blanche; Bamber & Co., owner
1932	A.W. Lynch, Albert & Blanche; Bamber & Co., owner
1933	Ernest Brown; wife, Clara; rigbuilder; owner
1935	M.J. Hayes
1939	William R. Heath; wife, Pearl; owners
1943/1944	Lyman E. Banks
1948	Lyman E. Banks
1953	Lyman E. Banks
1957	Lyman Banks
1963	Mrs. Belle Banks
1969	Gerhard Pattison
1975	Edward and Diana Osuna
1976 - present	Various; changed hands on numerous occasions

## 6043 Walnut Avenue (APN 7123-002-039)



**DATE BUILT:** 1930 / 1930 (LA Co Tax Assessor)

**PROPERTY TYPE:** Dwelling and garage; 26' x 34', 12 feet high

**ORIGINAL OWNER/CONTRACTOR:** A.B. Stork (619 E. Ocean Blvd., Long Beach)

**ESTIMATED COST:** \$ 2,500

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees, with tile walkway bisecting lawn
- One-story massing
- Asymmetrical but balanced design composition
- Flat tile roof with no eaves
- Entrance with wood post-and-beam patio roof and non-original wood railing
- Entrance flanked by grouped windows, tripartite and large double-hung lights
- Exterior walls sheathed in smooth stucco
- Vinyl-frame windows in a variety of configurations, some retain original wood surrounds
- Vines cover north portion of facade
- Small shed addition on rear elevation
- Concrete and brick driveway on side, leading to set-back garage
- Garage displays side-gable roof trimmed with tile and replacement doors

### ALTERATIONS:

- Replacement of original windows with vinyl-frame windows
- Wood post-and-beam patio roof and hand railing appear non-original
- Small addition on rear elevation

*6043 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
5/6/1930	C-27431	A.B. Stork (619 E. Ocean Blvd.)	No contractor listed	Dwelling and garage (26' by 34') 12 feet high; \$2,500
9/6/1941		L. McMillan	(Illegible)	Addition to garage
7/27/1956		Lyle McMillan	Lyle McMillan	Add two feet to front of garage (\$200)
3/23/1976	7603168	Lyle McMillan	Lyle McMillan	Remove shed in backyard and move and repair existing patio roof to approved 18'x18' patio roof (\$1,263)
3/31/1976	7604470	Lyle McMillan	Lyle McMillan	Storage shed addition
2/10/1988	R028524	Marie McMillan	Marie McMillan	Bedroom extension (\$13,890)

*6043 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1931 - 1933	Murton L. Howard, owner; Murton, tractor driver, City Streets Department; wife Tressie; owners
1935	M.E. Tibbutt
1939	Lyle V. McMillan; wife, Mary; oilworker; owners
1943/1944	Lyle V. McMillan; wife, Mary; oilworker; owners
1948	Lyle V. McMillan; wife, Mary; oilworker; owners
1953	Lyle V. McMillan; wife, Mary; oilworker; owners
1957-1985	L. McMillan
2000	Henry Caldwell

## 6037 Walnut Avenue (APN 7123-002-038)



**DATE BUILT:** 1928 / 1928 (LA Co Tax Assessor)

**PROPERTY TYPE:** Dwelling and garage

**ORIGINAL OWNER/CONTRACTOR:** Original building permit not available

**ESTIMATED COST:** N/A

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback; mature landscaping and trees, with concrete walkway bisecting lawn
- One-story massing; asymmetrical, balanced design composition
- Flat roof with no eaves on main house
- Front- and side-gable addition on façade, with shallow roof eaves and plain bargeboards
- Addition of *porte cochere* and covered patio, with large arched openings
- Entrance elevated on three steps and sheltered beneath shed roof clad in composition shingles
- Vinyl-frame windows in a variety of configurations, some retain original wood surrounds
- Wing wall with arched wood gate on north elevation
- Brick planter with landscaping provides transitional area between building and front lawn
- Exterior walls sheathed in stucco
- Concrete driveway on side, leading to set-back garage
- Garage is clad in stucco, with front-gable roof and replacement doors

### ALTERATIONS:

- Replacement of original windows with vinyl-frame windows
- Alteration of window opening on façade
- Addition of front- and side-gable façade, patio, and *porte cochere* (though additions have acquired significance in their own right)

*6037 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
Original building permits not available.				

*6037 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1929	Vacant
1930	R.L. Irwin
1931	Vacant
1932	Vacant
1933	Chas H. Bush; wife Gertrude; B&L Garage; owners
1935	L.E. Banks
1939	Lyman E. Banks; wife, Estelle; sheetmetalst
1943/1944	Warren G. Johnson; wife, Mary; owners
1948	Warren G. Johnson; wife, Mary; owners
1953	Warren G. Johnson; wife, Mary; owners
1957	Mary H. Johnson
1963-1969	William Benefiel
1975	O.A. Benefiel
1976 to present	Various; home changed hands on multiple occasions

## 6029 Walnut Avenue (APN 7123-002-037)



**DATE BUILT:** 1930 / 1930 (LA Co Tax Assessor)

**PROPERTY TYPE:** Dwelling and garage; 29' x 42', 12 feet high

**ORIGINAL OWNER/CONTRACTOR:** Burt Beers (2627 Illinois St., South Gate)

**ESTIMATED COST:** \$2,500

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees, with curvilinear brick walkway
- One-story massing
- Storybook architectural style (similar to addition made to façade of 6024 Walnut Avenue, across the street)
- Asymmetrical but balanced design composition
- Flat roof with no eaves on main house
- Front- and side-gable façade, with entrance tower at intersection
- Entrance elevated on two steps and recessed within tower
- Projecting front-gabled wing with tripartite picture window
- Exterior walls clad in stucco
- Wood-framed windows in a variety of configurations
- Stepped wing wall on north elevation
- Brick planter with landscaping provides transitional area between building and front lawn
- Secondary entrance on south elevation
- Concrete driveway on side, leading to set-back garage
- Garage is clad in stucco, with flat roof trimmed with tile and diamond-patterned muntins on garage doors

### ALTERATIONS:

- This is one of the most intact and stylistically distinctive homes within the historic district

*6029 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
1/13/1930	C-26009	Burt Beers (2627 Illinois St., South Gate)	No contractor listed	Dwelling and garage (29' by 42') 12 feet high; \$2,500
12/18/1985	036	Glynn McCallum	Glynn McCallum	Alterations: Add new cabinets and add electrical wall outlets (\$500)

*6029 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1930-1931	Vacant
1932	Merrill Burke; wife, Bessie; salesman; owners
1933 - 1935	Mrs. Dagna Witzke, saleswoman, Parmelee-Dohrmann Company; owner
1939	Harold W. Morrow; wife, Lucretia; aviator
1943/1944	Mrs. Marjorie Edmond; bookkeeper, Harbor Tire Company; owner
1948	E.A. Pearson
1952	E.A. Pearson
1953	Willard Pack
1957-1975	Peter Mirisola
1976-1999	Various; home changed hands on a number of occasions
2000-2006	Roger Sanchez

## 6023 Walnut Avenue (APN 7123-002-036)



**DATE BUILT:** 1928 / 1932 (LA Co Tax Assessor)

**PROPERTY TYPE:** Dwelling and garage; 37' x 26', 12.5 feet high

**ORIGINAL OWNER/CONTRACTOR:** Ben Pauls (8472 San Miguel, South Gate)

**ESTIMATED COST:** \$ 2,950

**CONTRIBUTOR?** Yes

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees
- One-story massing
- Asymmetrical but balanced design composition
- Storybook-influenced architectural style
- Flat roof with no eaves on main house
- Front- and side-gable façade, with square entrance tower at intersection
- Entrance tower capped with hipped roof, slightly higher than roof line of house
- Front door recessed in tower and elevated on two steps
- Projecting, front-gable wing with tripartite picture window
- Exterior walls clad in stucco
- Vinyl-frame windows in a variety of configurations
- Decorative window surrounds, consisting of projecting square frames, clad in stucco
- Landscaping along base of house provides transitional area between building and front lawn
- Concrete driveway on side, leading to set-back garage
- Garage is clad in stucco, with side-gable roof and replacement doors

### ALTERATIONS:

- Replacement of original windows with vinyl-frame windows
- Stucco finish appears non-original

*6023 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
5/22/1928	C-16762	Ben Pauls (8472 San Miguel, South Gate)	No contractor listed	Dwelling and garage (37' by 26') 12.5 feet high; \$2,950
7/7/1994	R-0173946	Julio Bravo	Julio Bravo	Add ½ bath to rear of detached garage

*6023 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1929	Vacant
1930	H.C. Kipley
1931	JK Davis, electrician, renter
1932	Lyman H. Alguire; wife Doris; Alguire Paint Company; owner; J.K. Davis
1933	Oscar S. Matson; wife Geneva; oilworker; owners
1935	Not listed
1939	John A. Richmond; wife, Ella; driver, Harbor Refining Company; owners
1943/1944	John A. Richmond; wife, Ella; driver, Harbor Refining Company; owners
1948	John A. Richmond; wife, Ella; driver, Harbor Refining Company; owners
1953	John A. Richmond
1957 and 1963	John A. Richmond
1969	Glynn McCallum
2000	Julio Bravo

## 6017 Walnut Avenue (APN 7123-002-035)



**DATE BUILT:** 1956 / 1956 (LA Co Tax Assessor)

**PROPERTY TYPE:** Dwelling and garage; 27' x 42.5', 13 feet high

**ORIGINAL OWNER/CONTRACTOR:** N.F. McAndrew (6819 Orange Street, Long Beach)

**ESTIMATED COST:** \$ 11,200

**CONTRIBUTOR?** Yes (Secondary)

### CHARACTER-DEFINING FEATURES:

- Generous, uniform setback
- Mature landscaping and trees, with tile walkway bisecting lawn
- One-story massing
- Asymmetrical but balanced design composition
- Side- and front-gabled roof, with horizontal wood siding accenting gable apex
- Roof line ends with open extended eaves and plain wood bargeboards
- Roof eave extends to shelter main entrance, which is elevated on two steps
- Exterior walls sheathed in smooth stucco
- Vinyl-frame windows in a variety of configurations
- Simple molded belt course accents main wing of the façade
- Large vinyl-frame picture window facing front patio
- Remnants of brick chimney on south elevation wall and roof line
- Brick planter with landscaping provides transitional area between building and front lawn
- Concrete and brick driveway on side, leading to set-back garage

### ALTERATIONS:

- Replacement of original windows with vinyl-frame windows
- Removal of most of brick chimney on south elevation
- Garage door replaced

*6017 Walnut Avenue, Building Permits*

Date	Permit #	Owner	Contractor/Architect	Work Completed
2/13/1952	R-3077	N.F. McAndrew (6819 Orange Street, Long Beach)	Oscar Bell & son (6902 Tanglewood Street, Lakewood, CA)	Dwelling and garage (27' by 42.5') 13 feet high; \$11,200
Additional building permits not available.				

*6017 Walnut Avenue, Ownership History*

Date	Owner and Profession (if listed)
1952-1962	N.F. McAndrew
1963-1991	Joseph McAndrew
2006	Roshun Fuller

### 6002 Walnut Avenue / 1611 E. 60<sup>th</sup> Street (APN # 7123-003-045)



**DATE BUILT:** 1954/1965 (LA Co Assessor)

**PROP. TYPE:** Duplex residence and garage (33' by 68') 14 feet high

**ORIG. OWNER:** Fred L. Rudman

**EST. COST:** \$10,000

**CONTRIBUTOR?** No

### 6001 Walnut Avenue (APN # 7123-003-034)



**DATE BUILT:** 1954/1965 (LA Co Assessor)

**PROP. TYPE:** Single-family residence

**ORIG. OWNER:** Fred L. Rudman

**EST. COST:** \$14,000

**CONTRIBUTOR?** No

## 6 Conclusion

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This report documents the Grant Neighborhood Historic District. Located in the 6000 block of Walnut Avenue in Grant Neighborhood, the district appears eligible as a City of Long Beach landmark district under Criterion A ("It is associated with events that have made a significant contribution to the broad patterns of the City's history"). The Grant Neighborhood Historic District represents a distinguishable part of Long Beach history and is significant as an intact, cohesive automobile suburb whose core was constructed between 1928 and 1930.

In addition to meeting Criterion A, in accordance with the City of Long Beach Cultural Heritage Ordinance, the 17 contributing properties of the Grant Neighborhood Historic District also meet the following criteria:

- Criterion A:** The grouping represents a significant and distinguishable entity that is significant within a historic context.
- Criterion B:** A minimum of sixty percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

The 6000 block of Walnut Avenue is unified through its compatible architectural styles and scale, shared planning features, street trees, landscaping, and uniform set-backs. This cohesive collection of residential properties reflects Long Beach's booming economic growth in the 1920s and corresponding rapid residential expansion in the city periphery, in particular through North Long Beach, as the rise of the personal automobile made settlement feasible in areas far from the City center.

Among the 19 residential parcels along the 6000 block of Walnut Avenue, a total of 14 are considered primary "contributors" (or eligible historic properties), 3 are considered secondary contributors (due to their construction date), and 2 are not eligible as contributors to the historic district (due to their orientation toward 60<sup>th</sup> Street and their construction date). The three secondary contributors are considered transitional properties for the historic district, important for their shared planning features, orientation to the street and neighborhood, and for their uniform mass, character, set-backs and landscaping.

While the predominant architectural style in the neighborhood is Spanish Colonial Revival-influenced (with several English Revival/Storybook-influenced homes), the historic district does not appear eligible under Criterion 3, for architectural style, due to alterations (including the removal of original windows and wall cladding materials).

Although a broader, intensive-level survey of Grant Neighborhood was beyond the present scope, there appear to be additional pockets of intact blocks that might qualify under other themes. In particular, additional intact blocks from the 1920s and 1930s appear throughout Grant Neighborhood; in addition, a concentration of World War II-era residential development along Harding Street warrants survey to determine potential eligibility under Theme #4, Military Boom Town: Defense-Related Housing. Additional intact historic districts might be identified in Grant Neighborhood through subsequent survey and intensive-level research.

