

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

Primary #
HRI #
Trinomial
NRHP Status Code: 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or # (Assigned by recorder): 1500 E. 1st Street

P1. Other Identifier: 1500 E. 1st Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Long Beach Date: 1981 T5S; R12W; of of Sec 5; SB B.M.

c. Address: 1500 E. 1st Street City: Long Beach Zip: 90814

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7265-014-001

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

The subject property at 1500 E. 1st Street is located on Lots 1 and 2 of the Alamitos Beach Townsite. The Craftsman-style residence was originally constructed as a 2,706 square foot two-story building and has a generally rectangular footprint. Constructed in 1906, the residence is surrounded by single and multi-family residential structures. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)
(See Continuation Sheet page)



P5b. Description of Photo (view, date, accession #): Facing East; November 21, 2018;

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

*P7. Owner and Address:
Gail J. Cooper
1500 E. 1st Street
Long Beach, CA 90802

*P8. Recorded by (Name, affiliation, and address):
City of Long Beach
Planning Bureau
333 W. Ocean Boulevard
Long Beach, CA 90802

*P9. Date Recorded: November 25, 2018

*P10. Survey Type (Describe): Intensive

*P11. Report Citation: N/A

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☒ Other (List): DPR 523 Forms

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 1500 E. 1st Street
Page 2 of 9

*NRHP Status Code: 5B

B1. Historic Name: Ferguson House

B2. Common Name: 1500 E. 1st Street

B3. Original Use: Single-Family Residence

B4. Present Use: Multi-Family Residence

***B5. Architectural Style:** Craftsman

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

The subject building was originally constructed in 1906 as two-story single family residence. According to assessment records the buildings was permitted as a 2,706 square feet in total area. Assessment records indicate the building was partitioned into 4 units in 1943. In 1945 rooms were partitioned and an exterior staircase was added by permit. In 1951 a permit was granted to build a laundry room in the garage. In 1951 an addition was added for a new kitchen in the southeast corner of the building. Assessment records in 1992 recognize the building as a three-unit residence.

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

Original Location: N/A

***B8. Related Features:** Garage

B9a. Architect: Unknown

b. Builder: Unknown

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

Area: Long Beach

Period of Significance: c. 1902-1925 **Property Type:** Residences **Applicable Criteria:** A,C

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

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

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

***B12. References:** See Continuation Sheet page 4.

B13. Remarks: N/A

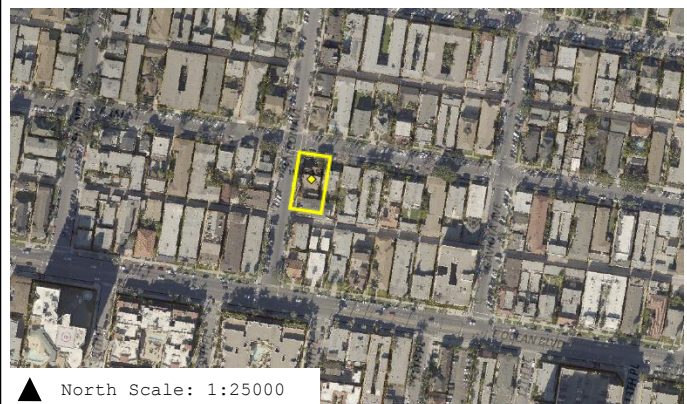
***B14. Evaluator:**

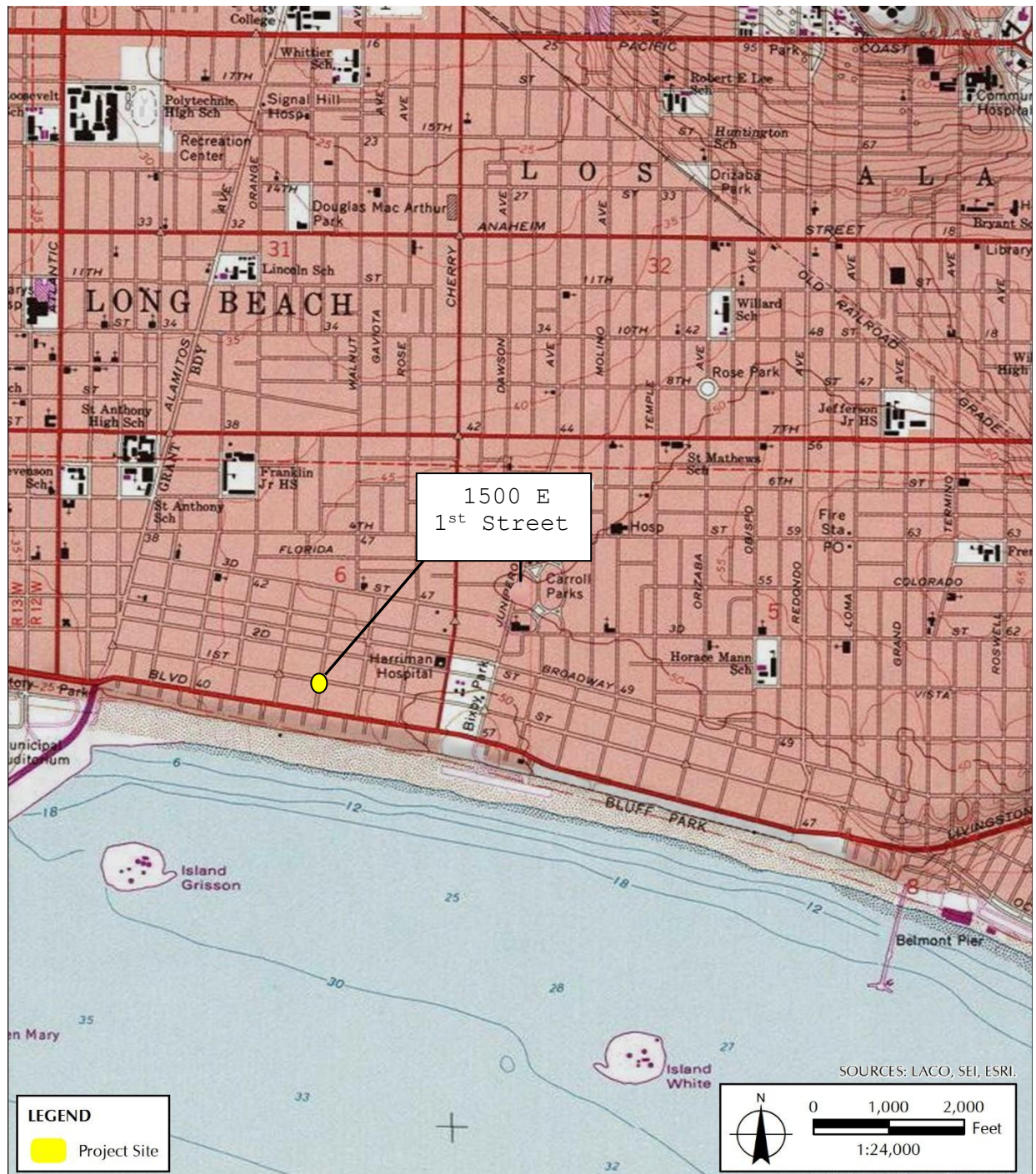
City of Long Beach
Planning Bureau
333 W. Ocean Boulevard
Long Beach, CA 90802

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

(This space reserved for official comments.)

(Sketch Map with North Arrow)





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

Description

The two-story Craftsman-style multi-family residence is generally rectangular in plan. The front-facing elevation is characterized by two gable roofs clad in composition shingles with exposed wood brace features. The exterior walls are clad in second floor shingles and first floor horizontal clapboard siding. Several windows visible from the public right-of-way have been replaced with aluminum windows and one vinyl window, although the window openings and surrounds appear to be original. Other windows include three bay windows - two located on the side walls and one the front wall. The primary entrance is centered and accessed via a half-width covered wood porch. The main roof extends over the porch and is supported by dual wood posts and beams. The roof line is unique with a primary side gable roof with two exposed front gable dormers. The dormers are of substantial size with a steep pitch and feature Japanese influenced flared roof forms on top of the gables and flared at the roof eaves. The two front facing gables are separated by an eyebrow dormer with two fixed pane windows. Concrete steps lead up to the front porch. The porch railing is solid and clad in horizontal wood siding and the porch foundation is clad in river rock. The primary entrance consists of a wood door with period style hardware. A

A detached garage of similar design and materials and is located in the rear of the parcel. The garage/barn building has a steep roof pitch, horizontal siding, shingles of a similar period and finish to the principal structure.

Landscaping includes mature trees and shrubs along the front yard perimeter. A modern wrought iron gate was installed at the front lot line at an unknown date.

The property is located on the corner of 1st Street and Falcon Avenue with neighboring residences of similar style and materials. Some infill construction, notably large apartment building on the same block as the subject property, has occurred in the neighborhood. The building has been altered with replacement windows but also retains several original windows. Generally the building appears to retain all aspects of integrity because the original window openings and surrounds remain. Replacement of non-period windows will improve integrity for materials.

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

SOURCE: City of Long Beach, Planning Bureau, 2018



View of Secondary (Western) Façade, 1500 E. 1st Street

Page 5 of 9

*Resource Name or # (Assigned by recorder): 1500 E. 1st Street

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



Detail of Secondary (Eastern) Façade, 1500 E. 1st Street



Detail of Detached Accessory Structure (South) Façade, 1500 E. 1st Street

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

Significance

The subject property, 1500 E. 1st Street, was constructed 1906. Architecture firm of Martin and Barker were retained by the original property owner Calvin Ferguson for construction of new dwelling unit in the Alamitos Beach neighborhood. This area is notable for it's early development along the Long Beach coastline. The neighborhood was later annexed into the City of Long Beach along with other neighborhoods during the period of expansion and growth at the early 20th Century. The building has exceptional craftsmanship and retains many of its original architectural features and is a distinct Craftsman style building for its detailing and Japanese inspired rooflines. For this reason, it was evaluated under the City Beautiful Movement themes and Craftsman architectural style of the Historic Context Statement.

Context

Long Beach - the Seaside Resort

By the end of the 19th century, the City of Long Beach (City) possessed a waterfront that had a burgeoning tourist industry. Sanborn maps estimated the population in 1895 at 1,200 and, in 1898, differentiated between winter residents (2,000) and summer residents (6,000), in a clear indication that the City's prosperity depended on seasonal tourism and seaside amenities. During this period, the City experienced an increase in the construction of small-scaled or mixed-use lodging houses, as well as strings of small, attached dwellings (courts), cottages, cabins, and tents. The increase in these building types suggests that the source of the tourist population was local, most likely Southern Californians who were most comfortable in familiar, informal accommodations (unlike visitors from the East and Midwest). In addition to local rail service, interaction between towns may have been facilitated by the sharp increase in the popularity of bicycling, which was fueled by modifications in bicycle design from the high wheeler to the safety bicycle in the 1890s. From 1895 to 1902, the geographic boundary of most development within Long Beach expanded northwest to Anaheim Street (north) and Monterey Avenue (west) to accommodate the growing population, which had increased to approximately 4,000 residents. Development also continued to grow through the communities north and east of the City.

The City Beautiful Movement

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

Craftsman Style

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

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

Character-defining Features

- One to two stories
- Low-pitched, gabled (or sometimes hipped) roof
- Wide, unenclosed eave overhang
- Exposed rafters, beams, and/or braces in the eaves
- Vents, usually slatted or trellised, in the gable ends
- Shed- or gable-roofed dormers and sleeping porches
- Wood siding (shingle, shake, or clapboard)
- Brick (common and clinker), stone (boulders, cobbles, or "cast" stone), and more rarely, stucco, used for porch piers and railings, foundations
- Porches, full- or partial-width or 'L'-shaped
- Porch piers, sometimes resting on pedestals
- Gabled or shed porch roofs, often echoing the shape and detailing of the main roof
- Widely proportioned front doors, sometimes with beveled glass inserts or panels
- Tripartite window groupings
- Art glass windows (usually on side elevations, marking locations of interior sideboards and stairways)
- Wide window and door casings, often with extended lintels
- "Battered" or sloping foundations, chimneys, porch piers
- Pergola porch extensions
- Overall horizontal emphasis

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

Eligibility

The Cultural Heritage ordinance includes four criteria for landmark designation: associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), associated with the lives of persons important to the City's past (Criterion B), embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C), or has yielded, or has the potential to yield, information important in prehistory or history (Criterion D). In order to be eligible for landmark designation the building must meet at least one of the aforementioned criteria.

The subject property is eligible for Long Beach Historic Landmark designation under Criteria A. The historic building is associated with events that have made a significant contribution to the broad patterns of the City's history, and Criteria C as the building embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or possesses high artistic value. The building was constructed in the period recognized by the City's Historic Context Statement as the "The Early 20th Century Development and Expansion period from 1902-1920. During this period, there was substantial investment and growth including port development, expansion of Long Beach boundaries through annexation of surrounding areas. This period also included the City Beautiful movement which focused on the beautification of cities. The tenets of the movement included well planned cities, tree lined streets, and well-designed buildings. The building is unique and designed to be stately in appearance on the highly visible street corner. The property is also located in the Alamitos Beach neighborhood which was annexed in the geographic boundaries of the of the City of Long Beach during their period. This building illustrates this early period of growth, expansion and craftsmanship emphasized during this period and is eligible under Criteria A for landmark designation.

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

This particular building is eligible under Criteria C because its unique in its prominence and craftsmanship. The building was constructed as a custom-house and is well designed a high level of architectural detailing that includes the use of art glass in windows, upper divided light window patterns, and the unique Japanese influence in the roof lines. The house was also designed to take advantage of its high visibility corner location. The massing, size and detailing of the building give the structure a stately appearance. The Japanese influenced roof features is unique and accentuate its appearance of the roof lines. This The building meets the criteria of being distinctive characteristic of the Craftsman style. While there are modifications to the building, the structure is still largely intact with minor but reversible modifications to the building. The structure retains integrity of design, workmanship and feeling.

Integrity

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association*.

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

Page 9 of 9

*Resource Name or # (Assigned by recorder): 1500 E. 1st Street

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

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

HousStories, Research, Report and Summary, Long Beach Ca, 2018