

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 11

*Resource Name or # (Assigned by recorder): Jules Brady House

P1. Other Identifier: 4204 Cedar Avenue

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad: Long Beach Date: 1981 T4S; R12W; of of Sec 31; SB B.M.

c. Address: 4204 Cedar Avenue City: Long Beach Zip: 90807

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7140-010-014

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

The subject property at 4204 Cedar Avenue is located between Stewart Way and Pacific Avenue on Lot 4 in Tract 1225. The Modern-style residence was constructed in 1970, has a mostly rectangular footprint, that tapers to a narrower footprint at the rear of the property. The property is surrounded by single- and multi-family residences. (See Continuation Sheet page 4)

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

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

P5a. Photo or Drawing (Photo required)



P5b. Description of Photo (view, date, accession #): September 2020

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

*P7. Owner and Address:
Lewis Kallas
4204 Cedar Avenue
Long Beach, CA 90807

*P8. Recorded by (Name, affiliation, and address):
A. Plascencia
City of Long Beach – Development Services
411 Ocean Boulevard
Long Beach, CA 90802

*P9. Date Recorded: September 2020

*P10. Survey Type (Describe): Intensive, local level evaluation

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Edward A. Killingsworth, An Architect's Life, Jennifer M Volland & Cara Mullio

*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): 4204 Cedar Avenue
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*NRHP Status Code: 5B

B1. Historic Name: Jules Brady House

B2. Common Name: 4204 Cedar Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

*B5. Architectural Style: Modern

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

The original building permit is available as an archived record indicating the structure was built in 1970. The original permit shows the address filed under 4212 Cedar Avenue instead of current address of 4204 Cedar Avenue according to City of Long Beach records. A permit was issued in 1977 to replace the gas air conditioner with an electric air conditioner. The second floor deck located at the rear of the property over the two-car garage was enclosed according to a permit issued in 1997. The addition removed an opaque glass screen wall which was used as a full height wall and replaced with more contemporary wood vertical wood siding. The solid second floor walls were maintained, and a new roof was added to enclose the structure.

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

Original Location:

*B8. Related Features: Unknown

B9a. Architect: Killingsworth, Brady, Smith

b. Builder: Bob Stromberg

*B10. Significance: Theme: Residential Architecture

Area: Long Beach

Period of Significance: 1970

Property Type: Residences Applicable Criteria: C

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

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

*B12. References: See Continuation Sheet page 15.

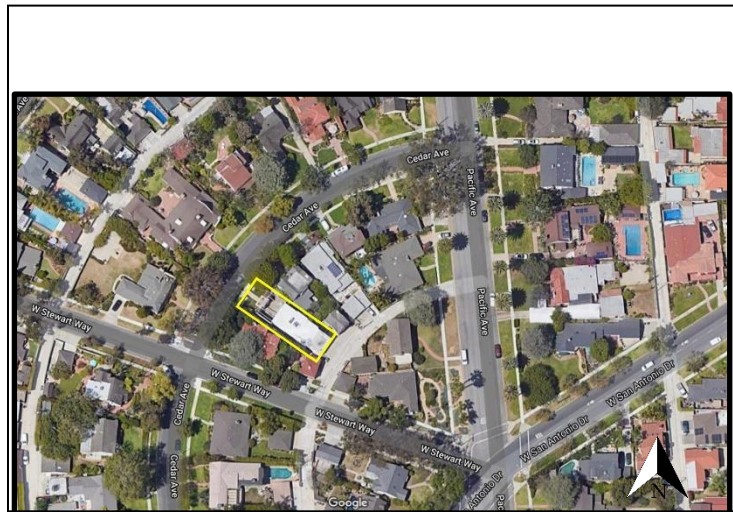
B13. Remarks: N/A

*B14. Evaluator:

Alejandro Plascencia
City of Long Beach
Development Services – Planning Bureau
411 W. Ocean Boulevard
Long Beach, CA 90802

*Date of Evaluation: September 2020

(This space reserved for official comments.)



State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

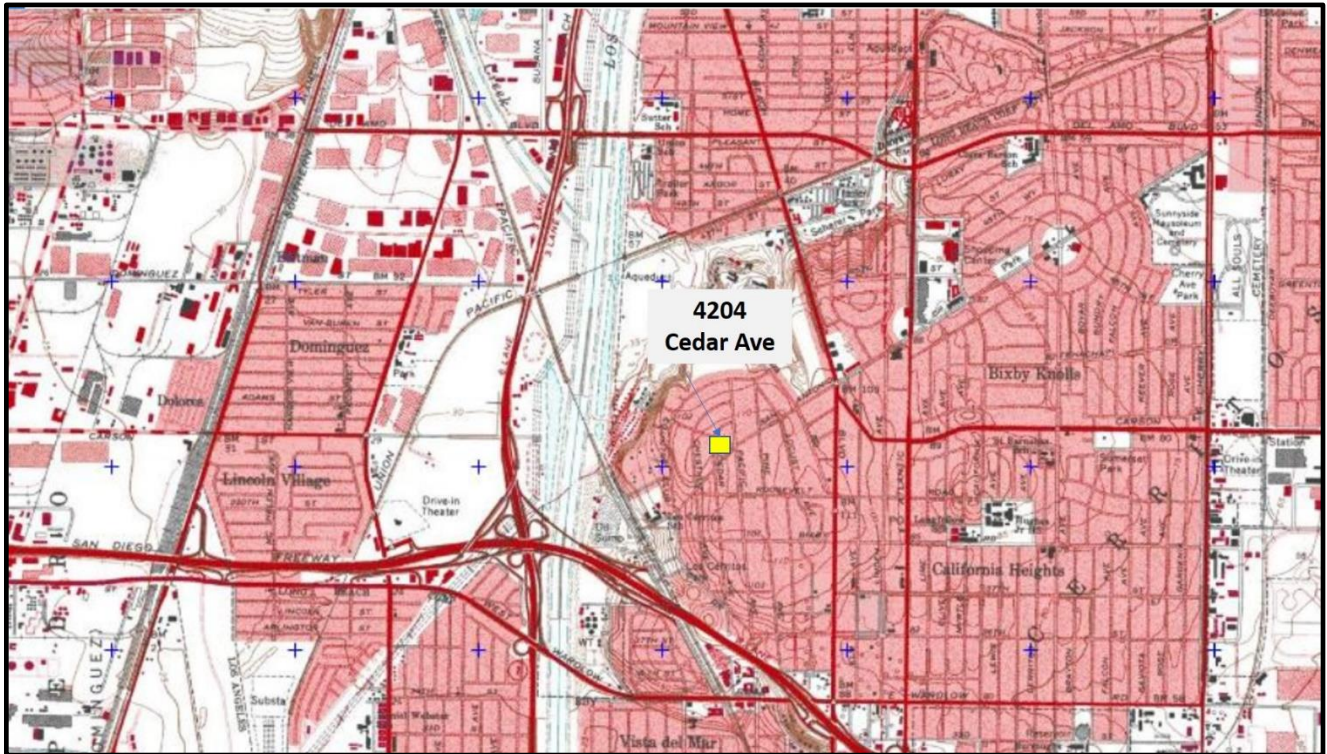
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*Map Name: Long Beach

*Scale: 1:24,000

*Date of map: 1981



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

The building at 4204 Cedar Avenue is in the Los Cerritos neighborhood of Long Beach. The building was designed by Ed Killingsworth for Jules Brady, one of the partners at KBS. Killingsworth's had a prolific career spanning almost a half century with residential work earlier in his career and moving toward more commercial building work. His signature design elements which can be found throughout many of his buildings include large expanses of glass, post-and-beam construction, flat roofs, straight lines, elegant and balanced proportions, and a graceful integration with landscaping.

The building itself is hidden by a 17-foot-tall privacy wall constructed of wood and opaque glass which flanks a centered door of equal height which opens to a 26' x 34' courtyard. The entire front privacy wall is symmetrical in appearance with tall windows and door that emphasize its verticality. The privacy door and privacy wall concept are found in another Killingsworth designed house referred to as the Frank House, which also utilizes a 17-foot-tall door to enter the courtyard. This is important because the Frank House was part of the Case Study House program that made Los Angeles and Southern California the epicenter of Mid-Century Modern architecture. The door at the Frank House became one of the uniquely emblematic features of the building that was also used in the subject property.

The front wall of the house is all glass from floor to ceiling. Like the privacy wall, the front wall glass panes are arranged symmetrically with tall fixed rectangular windowpanes at opposite sides of the building. The house also features two metal front doors on opposite ends and aligned with the symmetrical front wall arrangement. Much of the building's side walls are clad in stucco finish except for large floor to ceiling glass walls along the kitchen and dining room, and one on the second floor. At the rear of the house there is an attached two-car garage clad in tongue and groove wood wall cladding. Over the garage, the original building design had an open deck with a similar opaque glass vertical panels facing the alley. Over time the deck was filled in to create a third bedroom.

Landscaping features include a concrete walkway, and paver steps that lead from the front yard to the 17-foot-tall courtyard door. centered paver steps. Two low rise planters flank the walkway and are planted with shrubs. The steps are in three sets of two pavers rising to the main landing area in front of the courtyard door. The front yard landscaping includes grass, trees and shrubs.

Killingsworth's building design was more of a private retreat. The sidewalls of the building are primarily stucco with minimal window openings with the exception of glass window walls along the kitchen and the dining room and one window directly over the dining room on the second floor. At the time of designing the building, Killingsworth factored in the two existing 2-story buildings on either side of the property. While there are minimal windows in the building, the use of large expanses of floor to ceiling glass walls compensate for the lack of natural light. The building also uses strategically placed skylights to provide natural light to the second floor.

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*Resource Name or # (Assigned by recorder): 4204 Cedar Avenue

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

SOURCE: City of Long Beach, 2020

Primary (Northern) Façade, 4204 Cedar Avenue



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*Resource Name or # (Assigned by recorder): 4204 Cedar Avenue

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

SOURCE: City of Long Beach, 2020

Front Wall of house seen from interior courtyard, 4204 Cedar Avenue



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*Resource Name or # (Assigned by recorder): 4204 Cedar Avenue

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

SOURCE: City of Long Beach, 2020

Photo of courtyard from building interior, 4204 Cedar Avenue



P5a. Photo or Drawing:

Photo of glass walls at interior side yard, 4204 Cedar Avenue



Photo of garage and rear building wall, 4204 Cedar Avenue



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

Eligibility

The subject property located at 4204 Cedar Avenue is recommended eligible under Criterion C of the Long Beach City Cultural Heritage Commission Ordinance as a Long Beach Historic Landmark (LBHL) that possesses a significant value attributable to the development of the City of Long Beach. The property was built in 1970 but meets the minimum 50 years of age to be evaluated and considered for landmark designation. The property located at 4204 Cedar Avenue conveys the signature architectural features of the Modern style. The building reflects, the verticality of a two-story building and glass window features arranged vertically while still retaining an neighborhood level scale. The use of large expanses of glass walls throughout the building, and privacy walls, flat roofs, post and beams, are features of the style.

This particular example was designed by architect Ed Killingsworth. His work can be seen throughout Long Beach, and throughout the country. The building is special as its designed for his partner at Killingsworth, Brady, Smith (KBS). Killingsworth was prolific and produced many building designs, both built and unbuilt. Earlier in his career he and his firm focused primarily on residential work. After finding success in his residential work, his firm's work expanded to add commercial work and ultimately working primarily on commercial only. This building is distinctly special, not only because it was designed for his partner Jules Brady, but also because it was one of Killingsworth's final residential designs.

The building exhibits the use of symmetry throughout the interior and exterior of the structure. The placement of glass is symmetrical along the privacy wall and front building wall. The wood sashes and frames supporting the windows are arranged vertically and continuous terminating at the roof or ceiling. The floor plan is uniquely arranged around a center fireplace that continues to the second floor.

The subject property located at 4204 Cedar Avenue is recommended eligible under Criterion C as a LBHL as it embodies those distinguishing characteristics of an architectural type. The residence conveys a particularly high-style example of the Modern architectural style. The property is an exceptional individual resource. It is a significant visual element in the neighborhood which creates a unique but consistent architectural conversation.

Integrity

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

The building is generally unaltered and in good condition. Therefore, the property retains integrity of *location, association, materials, workmanship, design, and feeling*. The building has one alteration at the rear of the building. An outdoor deck at the second floor of over the garage was enclosed with a new roof and back wall altered. The back wall originally resembled the opaque glass privacy wall the front yard but was replaced with a more contemporary vertical siding. The alteration is at the rear of the building adjacent to the alley.

Conclusion

The property located at 4204 Cedar Avenue appears eligible for designation as a LBHL under C for its quality of architecture. The property retains sufficient integrity to convey its significance.

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

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

City of Long Beach, 1970. Permit No. R3835, Issued March 16.

City of Long Beach 1977. Permit No. 7740090, Issued July 7.

City of Long Beach, 1997. Permit No. R0231039, Issued June 19.

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

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

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

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