

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

Primary #

Exhibit E

HRI #

Trinomial

NRHP Status Code 5S2

Review Code

Other Listings

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 711 Daisy Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____

T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 711 Daisy Avenue City Long Beach Zip 90802

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 7271-023-037

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

711 Daisy Avenue is located in the City of Long Beach; it is occupied by a two-story single-family residence that faces east onto Daisy Avenue. The house is Craftsman in style and square in plan. The low-pitched front-facing gable roof is covered in composition shingles and has overhanging eaves. A vent made up of vertical wood slats is located in the apex of the gable. Below the eaves are exposed wood rafter tails and beams. There is also a gable that covers a projecting bay on the south half of the second story and a third gable that covers most of a full-width front porch.

(continued page 3)

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date,
accession #) East elevation,
looking west

Photograph taken 05/31/16

*P6. Date Constructed/Age and
Source: ☒ Historic
☐ Prehistoric ☐ Both
1911, L.A. County Assessor

*P7. Owner and Address:

Charles and Karen Nourrcier
25 La Linda Drive
Long Beach, CA 90807

*P8. Recorded by: (Name, affiliation, and
address) Sean Morales
GPA Consulting

617 S. Olive Street #910
Los Angeles, CA 90014

*P9. Date Recorded: 5/19/2016

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: ☐ NONE ☐ Location 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): _____

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 711 Daisy Avenue *NRHP Status Code 5S2

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B1. Historic Name: 711 Daisy Avenue

B2. Common Name: 711 Daisy Avenue

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Craftsman

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

House constructed, 1911

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: Low cast stone retaining wall

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture/Craftsman Area Long Beach

Period of Significance 1911 Property Type Single Family Residence Applicable Criteria C

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

711 Daisy Avenue appears to be eligible as a Long Beach Historic Landmark under Criterion C (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).

The house is significant under Criterion C. It is an excellent, intact example of a custom-designed Craftsman residence. The Craftsman style was popular in this region from about 1902-1925. The style was influenced by the English Arts and Crafts Movement of the late nineteenth century.

(continued page 4)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

See Bibliography

B13. Remarks:

*B14. Evaluator: Sean Morales

*Date of Evaluation: 5/19/16

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Base map courtesy of Google.
Property outlined in red.

CONTINUATION SHEET

Property Name: 711 Daisy Avenue
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Description (cont.)

The exterior walls are sheathed in two different types of wood cladding divided by a continuous sill at the second story windows; below the sill is narrow clapboards and above is shingles. Wood windows are used throughout and include double-hung sash, fixed sash, and casement, most of which have wide wood surrounds.

The primary (east) elevation is arranged asymmetrically. The first story features a full-width porch nearly covered by a gable roof that mirrors the main roof in pitch and details. The porch gable is supported by two battered wood columns that rest on cast stone pedestals, and features a slatted wood vent in the face. Cast stone is also used for the retaining wall along the sidewalk, the raised foundation of the house and porch, and other pedestals that define the porch. A low vertical slatted railing fills the spaces between the pedestals except for the steps to the centrally located main entrance. The main entrance consists of a paneled door with four thin vertical panes of glass in the upper portion and a thick wood surround. Just to the north of the door is a set of identical tripartite casement windows. To the south of the door is another set of tripartite windows with double-hung windows flanking a larger fixed window topped with a transom. The second story contains three sets of windows. On the north and south ends there are pairs of double-hung windows. In the center there is a small fixed window.

The south elevation is arranged in three bays. The east bay of the second story has a pair of double-hung windows. The center bay contains one small fixed window. The west bay contains two pairs of windows. The eastern pair is large and double-hung, while the western pair is somewhat smaller and of casement function. The first story has a thin molded band of wood that traverses the elevation similar to the band above that separates the cladding materials. The eastern bay of the lower story has a pair of double-hung windows with a thin section of clapboard siding separating the two windows. The center bay is projecting and has a shed roof with composite shingles and exposed rafters. Each of the three sides of the bay has a double-hung window and all three windows are connected by their wood surrounds, though there is a thin section of clapboard siding between each window. The western bay of the first story has a paneled single door with three upper lights. Below the lights is a decorative shelf with dentils that stretches just past the glazing on either end. Below the dentils are three long vertical panels. Just to the east of the door is a sidelight that mirrors the door in design but is only one panel wide. The door and sidelight are flanked by Craftsman period reproduction light fixtures.

The cladding on the north elevation mirrors the rest of the house. The north elevation is organized in three bays. Like the rest of the house the cladding is shingles in the upper portion and clapboards in the lower portion, divided

CONTINUATION SHEET

Property Name: 711 Daisy Avenue
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by a continuous sill. The eastern bay has a cast stone chimney that begins three blocks long at the bottom and tapers to one block long in the upper portion. The second story contains a pair of double-hung windows in each of the bays resting atop the continuous sill. The first story is more clearly divided into bays. The eastern bay is projecting and contains fixed windows on each side of the chimney. The center bay is also projecting but does not meet the ground, instead floating three feet off the ground. This bay contains a large fixed window with multi-light transom above. Both projecting bays share a small shingled shed roof. The western bay is flat and contains a double-hung window.

The west (rear) elevation is arranged in three bays and is made up of similar features as the primary elevation, without the porch. The apex of the main gable contains a vent covered by vertical wood slats. The second story south bay is projecting and has a gable roof that mirrors the main roof. This bay contains a grouping of three casement windows. In the center bay there is a small double-hung window. In the north bay there is a projecting bay with no window openings flanked by two narrow double-hung windows. This bay has a small shed roof with composite shingles. The south bay of the first story has a pair of double-hung windows. In the center bay there are two small windows with the one on the left set about one foot higher than the other. In the north bay of the first story there is a rear entrance flanked by double-hung windows. The rear entrance consists of a single multi-paneled door, which is accessed by a small wood porch that is about twice the width of the door and is enclosed by vertical wood slats.

The house has undergone very few noticeable alterations since its construction. The main elevation appears to be completely intact. The small landing porch on the rear elevation is new construction.

The only notable related feature to the house is the cast stone retaining wall between the sidewalk and the front yard. The retaining wall is original to the property. A driveway along the south side of the property once led to a detached garage, but it was demolished at an unknown date. Now there is a non-original gate from the corner of the house across the driveway.

Significance (cont.)

In Southern California, the Craftsman style was refined by the work of sibling architects Charles S. Greene and Henry M. Greene but examples exist all over the country due to easy accessibility of Craftsman house plans through pattern books and mail-order houses, such as Sears, Roebuck & Company and Montgomery Ward.

As a reaction to the Industrial Revolution in England, the Arts and Crafts movement promoted traditional craftsmanship and local materials. The Craftsman style of architecture followed the same principles, exposing the

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Property Name: 711 Daisy Avenue
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craftsmanship of each home with exposed beams and rafter tails and favoring materials such as wood, stone, and brick in natural-appearing contexts that had a relationship with the surrounding landscape. The relationship to the earth below was also emphasized in the overall horizontality of the design. Character-defining features such as low-pitched gable roofs, wide porches, and wide windows with extended lintels helped to achieve this goal. The Craftsman ethos did not end on the outside of the structure. Craftsman interiors included an array of woodwork and built-in features such as bookshelves, cabinets, hutches, seating nooks, picture rails, and window casings that championed the craftsmanship and attention to detail of the homebuilder.

The house at 711 Daisy Avenue embodies the distinguishing characteristics of the Craftsman style in every facet of its design. Character-defining features of the style in the house include the horizontal massing emphasized by a low-pitched gable roof with overhanging eaves and clapboard siding. Other features such as wood shingles, exposed rafters, full-width porch supported by wood columns on a cast stone foundation, original tripartite window groupings, and vertical wooden slat vents in the gables are also hallmarks of the style.

Integrity

In order to be eligible for landmark designation, properties must be significant under one of the criteria and must also retain integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

The house at 711 Daisy Avenue retains integrity of location, as it has remained on the foundation where it was built in 1911. It retains integrity of design, materials, and workmanship. These three aspects of integrity are essential to the Craftsman style and the subject residence retains them through its many intact character-defining features and original wood materials. The residence also retains its integrity of feeling and association. The previously described aspects of integrity make it feel like an early twentieth century Craftsman style house and because it maintains its original design and materials it also retains its association with the Craftsman style.

In conclusion, 711 Daisy Avenue is significant under Criterion C, embodies those distinguishing characteristics of an architectural type. It also retains all aspects of integrity. Thus, the property is eligible as a Long Beach Historic Landmark.

CONTINUATION SHEET

Property Name: 711 Daisy Avenue

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Bibliography (please see Mills Act application form listed below for further bibliographical information)

City of Long Beach Cultural Heritage Commission, "Mills Act Application Form: 711 Daisy Avenue,".

Sapphos Environmental, Inc. "City of Long Beach Historic Context Statement," July 2009.

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

Primary #

HRI #

Trinomial

NRHP Status Code: 3B

Other Listings
Review Code

Reviewer

Date

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P1. Other Identifier:

*Resource Name or # (Assigned by recorder): 2202 Lowena

*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: 1980 T ; R ; ___ of ___ of Sec ; ___ B.M.

c. Address: 2202-2208 Lowena Drive and 230 Junipero Avenue City: Long Beach Zip: 90803

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 392086.3007 mE/ 3736956.601 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 726-008-017; from Los Angeles take the I-110 south to the I-405 south and exit at Shoreline Drive. Take Shoreline Drive onto West Broadway and left up Junipero to Lowena Drive.

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

The subject property, 2202-2208 Lowena Drive and 230 Junipero Avenue is a single 3,451 square-foot multi-unit apartment complex built in 1919 that fronts Lowena facing north. The building is a long, stuccoed, 1.5-story, French Eclectic style building consisting of five apartments, with an attached house-type unit fronting Junipero Avenue creating the differing addresses.

(See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP3 multiple-family property

*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

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

*P5b. Description of Photo (view, date, accession #): north elevation

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Lowena Executive Residences LLC
212 Quincy Avenue #308
Long Beach, CA 90803

*P8. Recorded by (Name, affiliation, and

address): Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: 5/20/2016

*P10. Survey Type (Describe): Single Property Assessment

*P11. Report Citation (Cite survey report and other sources, or enter "none"): None

*Attachments: ☐ NONE ☒ Location 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 2202-2208 Lowena and 230 Junipero Avenue *NRHP Status Code: 3B
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B1. Historic Name: 2202-2208 Lowena Drive and 230 Junipero Avenue

B2. Common Name: 2202-2208 Lowena and 230 Junipero Avenue

B3. Original Use: Multi-Unit Residential

B4. Present Use: Multi-Unit Residential

***B5. Architectural Style:** French Eclectic

***B6. Construction History:** (Construction date, alterations, and date of alterations): 1919 Building constructed; front infill circa 1948.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: N/A

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: W. Jay Burgin, Long Beach

***B10. Significance:** Contributing to Broad Pattern, Persons Important to our Past, Architecture

Themes: Residential Development, Architecture **Area:** Long Beach

Period of Significance: 1919-1926 (A/1) 1904-1952 (Property; B/2) 1919 (C/3)

Property Type: Multi-Unit Apartment Block

Applicable Criteria: A/1, B/2, C/3

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

See Continuation Sheet page 4.

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

***B12. References:** See Continuation Sheet page 12.

***B13. Remarks:** None

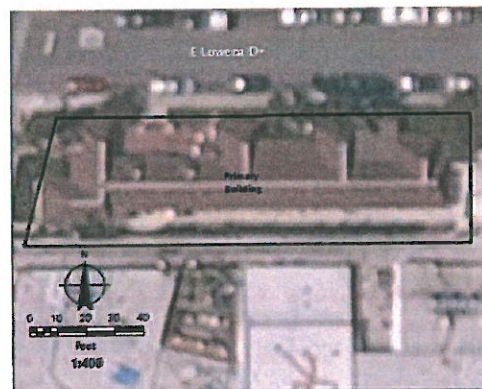
***B14. Evaluator:**

Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** 5/20/2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

HRI#

Trinomial

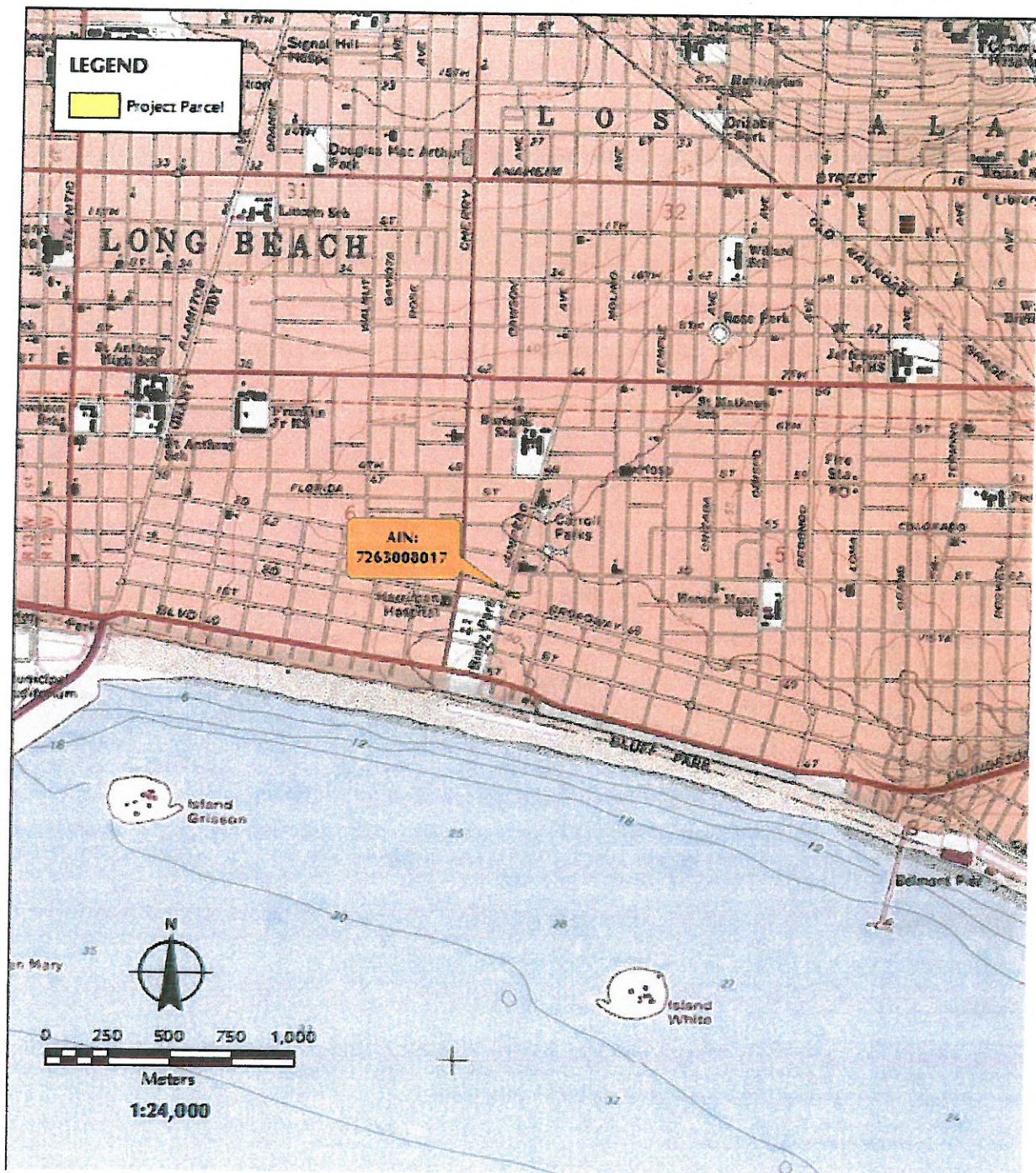
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***Map Name:** Long Beach

***Resource Name or #** (Assigned by recorder): 2202 Lowena

***Scale:** 1:24,000

***Date of map:** 1981



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

(Continued from Primary Record page 1)

At the west-facing, initial primary public façade at 230 Junipero Avenue, the appearance is very much that of a separate house-type building. It appears as a three-bay 1-story dwelling, topped by a steep-hipped roof, with a projecting cross-hipped roof bay, balanced by a much smaller, unusual, projecting clip gable-roofed entrance element braced by a pair of beams with carved, stepped ends that project from the wall and are supported by vertical posts. The entrance is topped by a finial and flanked by a pair of false-muntin vinyl and aluminum-sash replacement double-hung windows. A third, smaller double-hung window breaks up the rhythm and adds to the playfulness of this "house" apartment.

As one proceeds along Lowena Drive, the main body of the 1919 building behind the wing that contains 230 Junipero becomes apparent. The main body features a steep, hipped-roof with cross-hipped wings projecting off the primary façade at four points that suggest a somewhat-symmetrical rhythm within the first three from the east that is broken by the eastern-most two wings. The roof has significant overhang with exposed rafters. A small turreted tower serves as the main focal entrance point, and is directly adjacent to the center projecting wing and picks up the rhythm of the only two hipped-roof dormers on the building. The pinnacles of all elements - wings, dormers, and turret - possess wooden finials painted in the color of stuccoed walls. The primary entrance features a low-arched portal with a simple door possessing one matching arched light near its top. The area between the center and western-most wings features a concrete patio that is accessed by the front stairway to the street, main entrance door, a secondary entrance, and a pair of French doors along the eastern side wall of the western wing. The fenestration is mixed with paired multi-light wood casement window sash, some double-hung wood windows, some jalousie windows, and modern sliding aluminum sash. Another set of stairs is located further along, at the next cross-hipped projecting wing. Here another secondary entrance is flanked by windows and accessed via its own set of steps. An additional entrance further east, between the projecting wing and the final end wing also has its own steps and is odd in that it accesses the only flat-roofed wall element to project out between any of the wings. It and the final cross-hipped end element both employ triple groupings of wood casement windows.

A permit search for 2202-2208 Lowena Drive revealed that the flat-roofed portion was constructed in 1948, creating an infill addition between two of the cross-wings that date to the original 1919 structure.

***B10. Significance:**

(Continued from Building, Structure, and Object Record page 2)

Context

This report utilized the City of Long Beach Historic Context Statement completed in 2009 by Sapphos Environmental, Inc. The evaluation that follows was carried out based on context and guidelines provided by that document.

(See Continuation Sheet page 5)

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DEPARTMENT OF PARKS AND RECREATION
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***B10. Significance:**

(Continued from Continuation Sheet page 4)

Long Beach - the Seaside Resort

By the end of the 19th century, the City of Long Beach 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.¹

Alamitos Beach

The subject property, 2202-2208 Lowena Drive and 230 Junipero Avenue in Long Beach, was constructed in 1919 on a flower field in the former Alamitos Beach town site. A series of annexations to Long Beach in the 1900s including the absorption of Alamitos Beach (1905) to the east, Carroll Park (1908), and Belmont Heights (1911); helped increase the permanent local population. Sanborn maps indicate that from 1902 to 1905, Long Beach's population tripled from approximately 4,000 to 12,000. By 1910, the population was 17,809, and the City had expanded to approximately 10 square miles.

Aside from annexations, the geographic boundaries of residential development did not expand as swiftly or dramatically as the population pressure increased in the core, and City leaders struggled to develop infrastructure apace with growth. Single-family residential construction was occurring in areas outside of the original incorporated boundaries of the City, especially on the Alamitos Beach town site. Belmont Heights, Alamitos Heights, and Belmont Shore were all subdivided into lots for single-family homes. In 1904, Arthur M. Parsons and his son, Arthur C. Parson, began plans for a Venetian-style city called Naples on the Alamitos Bay Peninsula. By 1907, Pacific Electric service on the Newport Line connected Naples with nearby communities, and housing values were high.²

(See Continuation Sheet page 6)

¹ City of Long Beach. 2009. *City of Long Beach Historic Context Statement*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

² *Ibid.*

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***B10. Significance:**

(Continued from Continuation Sheet page 5)

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."⁴ 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).

French Eclectic, 1915-1942

Although more or less contemporaneous with the Spanish Colonial Revival, the French Eclectic style never achieved the same widespread popularity in Southern California. It was a style of great variety due to the wealth of French historical precedents, which ranged from manor houses and farmhouses to chateaus and sophisticated urban buildings. It was preceded by two 19th-century architectural fashions that also acknowledged France as their inspiration: the Second Empire or Mansardic style and the Chateausque style. The 20th-century incarnation of the French style was generally characterized by use of a hipped roof of steeper pitch than that used in the American Colonial, Renaissance Revival, or Spanish Colonial Revival styles. Circular, and to a lesser degree square, towers and turrets were popular adjunct; their presence, even when the hipped roof was absent, was a fairly good indicator of either the French Eclectic or the Storybook variant of the Tudor Revival style. Another overlap between the French Eclectic and the Tudor Revival was the use of half-timbering, whose presence on a French Eclectic building is indicative of the French Norman variant. A substantial portion of French Eclectic buildings are symmetrical, with central entries, possibly side-projecting wings, and quoins marking the corners of each wing and outlining the entry. Dormers frequently appear and can be wall dormers that project through the cornice or roof dormers. Shutters often adorn windows. Brick, stone, stucco, and concrete were used for exterior wall surfaces. The Chateausque variant continued to be popular and featured complex rooflines incorporating towers and an asymmetrical plan. Although the French Eclectic was used on commercial buildings, its widest application was to single-family residences, apartment buildings, and hotels. French Eclectic buildings may be significant either as individual resources or as contributors to a historic district of resources from the same period.⁵

(See Continuation Sheet page 7)

⁴ Ibid, pg. 44.

⁵ McAlester, Virginia, and Lee McAlester. 2004. *A Field Guide to American Houses*. New York, NY: Knopf.

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***B10. Significance:**

(Continued from Continuation Sheet page 6)

Character-Defining Features

- Symmetrical or asymmetrical
- Brick, stone, stucco, or concrete exterior walls
- Steeply pitched hipped roofs
- Towers and turrets
- Prominent chimneys
- Wall and roof dormers
- Multi-light casement windows, usually flat-headed although occasionally with a segmental arch head
- Arched entries
- Quoins
- Shutters

Registration Requirements

The most well-known example of the French Eclectic style in Long Beach is the Chateausque Villa Riviera (800 East Ocean Boulevard, Richard D. King, architect). Other examples of French Eclectic styles may be found in areas of Long Beach that were developed during the 1920s and 1930s. To be significant as an example of the French Eclectic style, a building must possess the majority of the aspects of integrity, including materials, design, workmanship, and feeling. Most critical are the retention of the original roof configuration, materials, and signature features such as quoins. The original windows and doors should also be present. Any additions should ideally be located in the rear and appropriately proportioned.

Herbert N. Lowe

Born in 1862, Herbert N. Lowe was a naturalist and author of a number of books on mollusk and crustacean shells, 15 species of which have been named after him. In 1919 alone, while 2202-2208 Lowena Drive and 230 Junipero Avenue were being built, he discovered 37 species of land and marine shells that were submitted to the Academy of Natural Sciences in Philadelphia.⁶

Eventually he was responsible for discovering and identifying more than 100 species, many in Mexico and South America.

Lowe's family initially purchased property at Tract 2991 along the upper heights of Alamitos Beach in the late 19th century. The area was a flower farm where Lowe would operate a nursery business and lived in a building (238 Lowena) since demolished. The Lowena Drive Historic District is primarily due to H.N. Lowe's development along this block; indeed, as with Lowe's shells, Lowena Drive itself is named after him.⁷

(See Continuation Sheet page 8)

⁶ Academy of Natural Sciences of Philadelphia. 1918. *Proceedings of the Academy of Natural Sciences of Philadelphia*, Volumes 70-71. Available at: <https://goo.gl/5HjK2s>

⁷ City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

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***B10. Significance:**

(Continued from Continuation Sheet page 7)

The Long Beach Social Vagrancy Scandal and Trial of 1914

In 1914 the Long Beach Police Department arrested 31 men under a lewd behavior law that was publicly referred to as "Social Vagrancy." The men had been accused of sexual misconduct, largely carried out in their homes, clubs, or other private spaces. The notorious scandal involved a number of prominent Long Beach men and resulted in a sensationalized trial that was widely discussed across Southern California and attended by hundreds of residents. The scandal led to the suicide of at least one of those involved, exposed personal details of private lives of citizens, and ultimately led to a backlash against the agenda of the Long Beach police, and against their self-described "vice crusade" of "moral cleanup" that was supported and promoted by the media.^{8,9}

According to Hailey Branson-Potts, a contemporary writer for the *Los Angeles Times*, the newspaper that most moralized and sensationalized over the scandal in 1914, "the stories... underscore the role that *The Times* and other newspapers played in perpetuating the era's homophobia."¹⁰

Arguably, the most prominent individual in the scandal due to this media coverage was Lowena florist Herbert N. Lowe. Lowe, by fighting the charges, provided an opportunity to expose the attitudes and methods employed by the police, but to do this he had to allow the public to hear his own alleged actions described in great detail in open court. The newspapers seized on these details as "shameless" and "unprintable,"^{11,12} but promised his trial "...to be the most sensational trial ever held in the city."¹³ In questioning Lowe's accusers, his attorneys revealed the methods that two police vice detectives employed to "entrap" Lowe that included renting a cottage from the florist, employing one of two undercover officers to entice Lowe within that space, and then using the second detective to peep on the scene from a hole in the ceiling.¹⁴ Ultimately Lowe would be the only member of the accused to fight the charge and be acquitted of the crime of vagrancy as "...a lewd and dissolute person".¹⁵

The intolerance of others in society that survived into the 20th century was rarely openly discussed, but was still evident in the state of California by the recent decimation of Native-American tribes, sometimes by means of a bounty advertised by posted announcements in the northern part of the state, and by the continued practice of vigilante justice, particularly on those of color, that was often gruesomely documented by photo postcards well into the early decades of the century. The Ku Klux Klan was also still occasionally active in the state, even once called upon to discipline oil field workers in the Central Valley for having dared go on strike. Therefore, that the respect of sexual orientation and other issues of privacy were not a priority during those first decades of the century comes as no surprise.

(See Continuation Sheet page 9)

⁸ *Los Angeles Times*. 14 November 1914. "Long Beach Uncovers 'Social Vagrant' Clan."

⁹ *Los Angeles Times*. 15 November 1914. "Takes His Life Through Shame."

¹⁰ Branson-Potts, Hillary. 27 May 2016. 2009. "How Gay Men in Long Beach were Targeted by Police and Mocked by the Times a Century ago". *Los Angeles Times*, pg.1.

¹¹ *Los Angeles Times*. 19 November 1914. "Long Beach Recital of Shameless Men."

¹² *Los Angeles Times*. 11 December 1914. "Attorney Aims Blow at Detective Witness."

¹³ *Los Angeles Times*. 16 November 1914. "Police Guard at the Door." pg. 1.

¹⁴ *Los Angeles Times*. 19 November 1914. "Long Beach Recital of Shameless Men."

¹⁵ *Los Angeles Times*. 12 December 1914. "Jury Acquits in Six-O-Six."

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Property Name: 2202 Lowena
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***B10. Significance:**

(Continued from Continuation Sheet page 8)

Nevertheless, Herbert N. Lowe has become the central figure in what can now be interpreted as a significant and very early event in the history of the Lesbian, Gay, Bisexual, and Transgender (LGBT) community in Long Beach, and in LGBT history throughout the state of California. Lowe's insistence on going to trial, despite the challenges and threats likely from exposing his private life to the public, seems a relatively brave response to the climate of intolerance that surrounded the case. It is worth considering that Herbert Lowe's life subsequent to the trial was not one of inaction and timidity, but rather one of success and creation. Lowe built the medieval style development of Lowena that still largely stands today (minus the home and cottage that were used to surveil him); and he went on to become a well-known figure in the scientific fields of botany, malacology, and conchology, with more than 30 species of shells now named for him. It appears Lowe chose not to live the life of a victim of intolerance and injustice, but rather to live the life of a man set free.

2202-2208 Lowena Drive, 230 Junipero Avenue, 2220 Lowena Drive, 280 Lowena & 260 Lowena Drive

Lot 17 of historic Tract 2991 was constructed upon in 1919 within what was once the early Alamitos Beach town site before annexation by the City of Long Beach. H.N. Lowe, owner and developer of 2202-2208 Lowena Drive and 230 Junipero Avenue, initially purchased the property for his developments in the area when it was a flower farm, which he also operated. When Lowe developed the property, his buildings were constructed by noted Long Beach contractor W. Jay Burgin, who lived in 280 Lowena which he built in 1923 and lived in until his death. Burgin was the builder of many Long Beach landmarks including the Wilton (now Breakers) Hotel constructed in 1926. City directories show the apartments at 2202-2208 Lowena Drive and 230 Junipero Avenue occupied by 1920, and permit requests show that this building was owned by Charles Jahns in 1948.¹⁶

The historic district created in 1992 by the City of Long Beach recognizes specifically the four medieval-revival buildings: 2202-2208 Lowena Drive and 230 Junipero Avenue; 2220 Lowena Drive; 260 Lowena Drive; and 280 Lowena Drive. According to previous researchers, the medieval grouping is most significant because it is the "earliest example of Chateausque architecture in Long Beach".¹⁷

Eligibility for the California Register of Historical Resources and Long Beach City Cultural Heritage Commission Ordinance

The subject property is a subdivided parcel of the early Alamitos Beach town site within what is now the City of Long Beach's Lowena Drive Historic District that was designated in 1992.

The subject property of 2202-2208 Lowena Drive and 230 Junipero Avenue is eligible under Criterion A of the Long Beach City Cultural Heritage Commission Ordinance (LBHL) and Criterion 1 of the California Register of Historic Resources (CRHR) as a resource that is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. 2202-2208 Lowena Drive and 230 Junipero Avenue is the earliest example of Chateausque architecture in Long Beach, architecture employed to create an unusual cluster of medieval apartment buildings.

(See Continuation Sheet page 10)

¹⁶ City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

¹⁷ *Ibid*, pg. 3.

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***B10. Significance:**

(Continued from Continuation Sheet page 9)

The building conveys the period of expansion, seaside resort destination, and City Beautiful Movement that took place in Long Beach during its construction; and falls within the period of significance of its existing and very limited Lowena Drive Landmark District (1919-1926). The district represents a particular intact grouping of Lowe-created medieval buildings; the block's survival into the 21st century conveys a history of events that would be difficult to duplicate without 2202-2208 Lowena Drive and 230 Junipero Avenue, and would be difficult to find in any other major cities in Southern California.

The subject property at 2202-2208 Lowena Drive and 230 Junipero Avenue in Long Beach is recommended eligible for designation under the LBHL pursuant to Criterion B and for listing in the CRHR pursuant to Criterion 2, for being the work of persons important in our past. Herbert N. Lowe significantly influenced the development of the City as the creator of the entire contiguous collection of medieval buildings now known as the Lowena Drive Landmark District. Lowe was also a noted naturalist and author of a number of books on mollusk and crustacean shells, more than 100 discovered by him and 15 species of which have been named after him. He gained national prominence in the scientific fields of malacology and conchology, which are closely identified with his Southern California research area as well as areas in Central and South America, fields in which he spent decades of research and gained national scientific prominence while he was developing the Lowena Drive cluster.¹⁸ However, there is a third area for which Herbert N. Lowe may ultimately be remembered for more than the others, and that will be for his involvement in the Long Beach Social Vagrancy Scandal and Trial of 1914. Lowe's prominence and vindication in this episode of history displays him a victim of intolerance and invasion of privacy for his homosexuality who becomes victorious over those who seek to oppress him, making his a potential early landmark event in the LGBT history of Long Beach. The physical manifestation of Lowe's simultaneous professional success and notoriety is preserved by the Lowena Drive Historic District, of which 2202-2208 Lowena Drive and 230 Junipero Avenue is an integral part.

Noted Long Beach contractor W. Jay Burgin built the complex that is now the district and many other well-known Long Beach buildings and lived in 280 Lowena which he built in 1923 and lived in until his death.¹⁹ Burgin was involved in many significant aspects of early Long Beach government and served as a chairman of the public utilities commission. At Lowena Drive, both Lowe and developer W. Jay Burgin in a sense offered a Long Beach alternative to the Pasadena Bungalow Court of that city's Heineman brothers; multi-family housing of style, designed to suit the needs of their individual cities. The period of significance for Criteria B/2 is 1904 when Lowe first lived on the lot, until Burgin's death in 1952.

(See Continuation Sheet page 11)

¹⁸ San Diego Museum of Natural History, 2016. Herbert N. Lowe Conchology Collection Fund. Available at <http://www.sdmnh.org/science/marine-invertebrates>

¹⁹ City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

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***B10. Significance:**

(Continued from Continuation Sheet page 10)

The subject property at 2202-2208 Lowena Drive and 230 Junipero Avenue in Long Beach is recommended eligible for designation under the LBHL pursuant to Criterion C, and for listing in the CRHR pursuant to Criterion 3, as it embodies those distinguishing characteristics of an architectural type, as an exceptional apartment block of a high architectural style and the earliest example of Chateausque architecture in Long Beach. The French Eclectic style upon which 2202-2208 Lowena Drive and 230 Junipero Avenue is visually unusual in Southern California; and the building retains most of its original character-defining elements such as the steep hipped-roofs, dormers, and many of the wood casement windows, all of which emphasized verticality of the style. The resources within the Lowena historic district are all exceptionally unique buildings and likely are eligible as a National Register of Historic Places historic district as well as a CRHR historic district, as buildings of architectural merit, despite alterations to some windows and the infill addition, which was added more than 50 years past.

2202-2208 Lowena Drive and 230 Junipero Avenue also represents the work of important creative individuals under Criteria C/3. As mentioned above, with the creation of these apartment buildings upon a flower field within a city, Lowe and W. Jay Burgin in a sense offered a Long Beach urban alternative concept to the Pasadena Bungalow Court of the Heineman brothers. The fact that medieval apartment block districts did not flourish like the Bungalow Court makes the Lowe buildings and their story all the more unique in the region; Lowena today seems more of a sense of time and place than a street name.

The subject property at 2202-2208 Lowena Drive and 230 Junipero Avenue in Long Beach is recommended ineligible for designation under the LBHL pursuant to Criteria D and for listing in the CRHR pursuant to Criterion 4 as it is physically not a likely source for future information related to history or prehistory.

Statement of Integrity

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

The evaluated structure retains its original *location* and has not been moved.

The original *design* of the exterior footprint of 2202-2208 Lowena Drive and 230 Junipero Avenue remains mostly intact. The apartment block contains a 1948 infill addition on its north façade, between the two eastern-most cross-wings, and it has modern windows in some locations, but those alterations are minimized by the scale and integrity of the majority of the building.

The *setting* has remained largely multi- and single-family residential mixed with a commercial area adjacent. The most significant intrusion has been an overscale 1960s apartment block built across from 2202-2208 Lowena Drive and 230 Junipero Avenue, at the center of L-shaped Lowena Drive. The building dominates the street and creates a wall when viewed as opposed to a view from 2202-2208 Lowena Drive and 230 Junipero Avenue.

(See Continuation Sheet page 12)

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Property Name: 2202 Lowena
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***B10. Significance:**

(Continued from Continuation Sheet page 11)

The *materials* of the house remain original, with the exception of the roofing. The building remains a stuccoed and wood apartment block and much of the original glazing and wood trim appear to be intact. Much of the fenestration, and all the trim elements are original, the decorative elements, much of the concrete paving, although the use of some aluminum windows on the primary façade is unfortunate.

The *workmanship* present at the exterior of the structure conveys are evidence of the technologies and style preferences of the era in which the house was constructed and are also within the Period of Significance. The overall integrity of workmanship is relatively intact and close to high-style in quality.

The *feeling* expressed by the exterior physical features conveys the property's historic character. The majority of the exterior character-defining elements of the primary structure are intact and original and convey the integrity of feeling; that being in a place of romantic-styled old-world, European-influenced apartments and houses.

The *association* the house has within its own historic district context and the period of expansion, seaside resort destination, and City Beautiful Movement that took place in Long Beach during its construction still remain, primarily through the survival of both the house and its neighborhood context. The building and its historic district remain much as they were during their association with Lowe.

***B12. References:**

(Continued from Building, Structure, and Object Record page 2)

Academy of Natural Sciences of Philadelphia, 1918. *Proceedings of the Academy of Natural Sciences of Philadelphia, Volumes 70-71*. Available at:
<https://goo.gl/5HjK2s>

Branson-Potts, Hillary. 27 May 2016. 2009. "How Gay Men in Long Beach were Targeted by Police and Mocked by the Times a Century ago". *Los Angeles Times*. Available at:
<http://www.latimes.com/local/california/la-me-gay-arrests-long-beach-20160527-snap-htlstory.html>

California Office of Historic Preservation. March 1995. Instructions for Recording Historical Resources. Sacramento, CA. Available at:
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City of Long Beach. 1922. 1922 City Directory.

City of Long Beach. 1948. Building Permits for "2206-2208 Lowena Drive". Available at:
<http://citydocs.longbeach.gov/WebLink8/ElectronicFile.aspx?docid=192358&dbid=0>

City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

City of Long Beach. 2005. "Criteria for Designation of Landmarks and Landmark Districts." Municipal Code, Title 2, Chapter 2.63.050.

(See Continuation Sheet page 13)

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CONTINUATION SHEET

Property Name: 2202 Lowena
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***B12. References:**

(Continued from Continuation Sheet page 12)

City of Long Beach. 2009. Long Beach Historic Context Statement, prepared by Sapphos Environmental, Incorporated, Pasadena, CA

City of Long Beach. 2016. Mills Act Application from Lowena Executive Residences LLC for 2202-2208 Lowena Drive and 230 Junipero Avenue.

Los Angeles Times. 14 November 1914. "Long Beach Uncovers 'Social Vagrant' Clan."

Los Angeles Times. 15 November 1914. "Takes His Life Through Shame."

Los Angeles Times. 16 November 1914. "Police Guard at the Door."

Los Angeles Times. 19 November 1914. "Long Beach Recital of Shameless Men."

Los Angeles Times. 21 November 1914. "Long Beach's Moral Clean-up Just Begun."

Los Angeles Times. 11 December 1914. "Attorney Aims Blow at Detective Witness."

Los Angeles Times. 12 December 1914. "Jury Acquits in Six-O-Six."

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

San Diego Museum of Natural History. 2016. Herbert N. Lowe Conchology Collection Fund. Available at: <http://www.sdnhm.org/science/marine-invertebrates>

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code: 3B

Other Listings
Review Code

Reviewer

Date

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P1. Other Identifier: None

*Resource Name or # (Assigned by recorder): 2220 Lowena

*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: 1980

T ; R ; ___ of ___ of Sec : ___ B.M.

c. Address: 2220-2230 Lowena Drive

City: Long Beach

Zip: 90803

d. UTM (Give more than one for large and/or linear resources) Zone: 11,392086.3007 mE/ 3736956.601 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 726-008-016; from Los Angeles take the I-110 south to the I-405 south and exit at Shoreline Drive. Take Shoreline Drive onto West Broadway and left up Junipero to Lowena Drive.

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

The subject property, 2220-2230 Lowena Drive, is a 6,523-square-foot, multi-unit apartment complex built in 1926 that fronts Lowena facing north, and located just east of 2202-2208 Lowena Drive that was constructed by the same developer and contractor team. The building is a long, stuccoed, 2.5-story, French Eclectic-style building consisting of seven apartments. It features a steep, slightly-flared, hipped-roof with four cross-hipped wings projecting forward off the primary façade, one a canted two-story bay with canted hipped roof. The façade is highlighted by a large, full-three-story entrance and vertical circulation tower with pyramidal-hipped-roof that continues above the roofline.

(See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP3 multiple-family property

*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

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

*P5b. Description of Photo (view, date, accession #): north elevation

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Lowena Executive Residences LLC
212 Quincy Avenue #308
Long Beach, CA 90803

*P8. Recorded by (Name, affiliation, and address): Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: 5/20/2016

*P10. Survey Type (Describe): Single Property Assessment

*P11. Report Citation (Cite survey report and other sources, or enter "none"): None

*Attachments: ☐ NONE ☒ Location 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 2220-2230 Lowena Drive

*NRHP Status Code: 3B

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B1. Historic Name: 2220-2230 Lowena Drive

B2. Common Name: 2220-2230 Lowena Drive

B3. Original Use: Multi-Unit Residential

B4. Present Use: Multi-Unit Residential

***B5. Architectural Style:** French Eclectic

***B6. Construction History:** (Construction date, alterations, and date of alterations): Built in 1926, the building is largely unaltered with the exception of a few window modifications.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: N/A

***B8. Related Features:** None

B9a. Architect: Unknown

b. Builder: W. Jay Burgin, Long Beach

***B10. Significance:** Contributing to Broad Pattern, Persons Important to our Past,

Architecture **Theme:** Residential Development, Architecture

Area: Long Beach

Period of Significance: 1926-1952 (A/1) 1904-1952 (Property; B/2) 1926 (E/3)

Property Type: Multi-Unit Apartment Block

Applicable Criteria: A/1, B/2, C/3

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

See Continuation Sheet page 4.

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

***B12. References:** See Continuation Sheet page 12.

***B13. Remarks:** None

***B14. Evaluator:**

Donald Faxon

Sapphos Environmental, Inc.

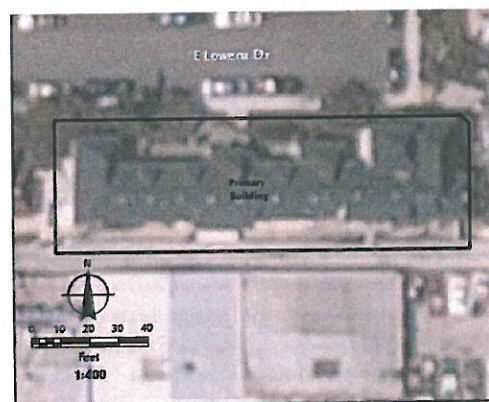
430 N. Halstead Street

Pasadena, CA 91107

***Date of Evaluation:** 5/20/2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary #
HRI#
Trinomial

*Resource Name or # (Assigned by recorder): 2220 Lowena

***Scale:** 1:24,000

***Date of map:** 1981



* Required information

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

(Continued from Primary Record page 1)

The tower entrance features a low-arched portal with a simple door possessing one matching arched light near its top that is matched by a second entry at the projecting, canted, two-story bay. Both are accessed by concrete stairs and landings from the street. Along with three hipped-roof dormers at the attic level, braced window boxes, decorative iron balconies, finials at all pinnacles, and an assortment of paired casement, double-hung, and narrow vertical windows; the multiple massing elements create a pleasingly rhythmical-if-busy public elevation.

A permit search for addresses associated with the 1926 building at 2220-2230 Lowena Drive revealed a single 1959 request by then-owner Charles Jahns that did not pertain to any of the public spaces.¹

***B10. Significance:**

(Continued from Building, Structure, and Object Record page 2)

Context

This report utilized the City of Long Beach Historic Context Statement completed in 2009 by Sapphos Environmental, Inc. The evaluation that follows was carried out based on context and guidelines provided by that document.

Context

Long Beach - the Seaside Resort

By the end of the 19th century, the City of Long Beach 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.²

(See Continuation Sheet page 5)

¹ City of Long Beach. 1959. Building Permits for 2220 Lowena Drive. Available at: <http://citydocs.longbeach.gov/WebLink8/ElectronicFile.aspx?docid=192361&dbid=0>

² City of Long Beach. 2009. *City of Long Beach Historic Context Statement*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

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Property Name: 2220 Lowena
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***B10. Significance:**

(Continued from Continuation Sheet page 4)

Alamitos Beach

The subject property, 2202-2208 Lowena Drive and 230 Junipero Avenue in Long Beach, was constructed in 1919 on a flower field in the former Alamitos Beach town site. A series of annexations to Long Beach in the 1900s including the absorption of Alamitos Beach (1905) to the east, Carroll Park (1908), and Belmont Heights (1911); helped increase the permanent local population. Sanborn maps indicate that from 1902 to 1905, Long Beach's population tripled from approximately 4,000 to 12,000. By 1910, the population was 17,809, and the City had expanded to approximately 10 square miles.

Aside from annexations, the geographic boundaries of residential development did not expand as swiftly or dramatically as the population pressure increased in the core, and City leaders struggled to develop infrastructure apace with growth. Single-family residential construction was occurring in areas outside of the original incorporated boundaries of the City, especially on the Alamitos Beach town site. Belmont Heights, Alamitos Heights, and Belmont Shore were all subdivided into lots for single-family homes. In 1904, Arthur M. Parsons and his son, Arthur C. Parson, began plans for a Venetian-style city called Naples on the Alamitos Bay Peninsula. By 1907, Pacific Electric service on the Newport Line connected Naples with nearby communities, and housing values were high.³

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."⁴ 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).

(See Continuation Sheet page 6)

³ Ibid.

⁴ Ibid, pg.44.

***B10. Significance:**

(Continued from Continuation Sheet page 5)

French Eclectic, 1915-1942

Although more or less contemporaneous with the Spanish Colonial Revival, the French Eclectic style never achieved the same widespread popularity in Southern California. It was a style of great variety due to the wealth of French historical precedents, which ranged from manor houses and farmhouses to chateaus and sophisticated urban buildings. It was preceded by two 19th-century architectural fashions that also acknowledged France as their inspiration: the Second Empire or Mansardic style and the Chateausque style. The 20th-century incarnation of the French style was generally characterized by use of a hipped roof of steeper pitch than that was used in the American Colonial, Renaissance Revival, or Spanish Colonial Revival styles. Circular, and to a lesser degree square, towers and turrets were popular adjunct; their presence, even when the hipped roof was absent, was a fairly good indicator of either the French Eclectic or the Storybook variant of the Tudor Revival style. Another overlap between the French Eclectic and the Tudor Revival was the use of half timbering, whose presence on a French Eclectic building is indicative of the French Norman variant. A substantial portion of French Eclectic buildings are symmetrical, with central entries, possibly side-projecting wings, and quoins marking the corners of each wing and outlining the entry. Dormers frequently appear and can be wall dormers that project through the cornice or roof dormers. Shutters often adorn windows. Brick, stone, stucco, and concrete were used for exterior wall surfaces. The Chateausque variant continued to be popular and featured complex rooflines incorporating towers and an asymmetrical plan. Although the French Eclectic was used on commercial buildings, its widest application was to single-family residences, apartment buildings, and hotels. French Eclectic buildings may be significant either as individual resources or as contributors to a historic district of resources from the same period.⁵

Character-Defining Features

- Symmetrical or asymmetrical
- Brick, stone, stucco, or concrete exterior walls
- Steeply pitched hipped roofs
- Towers and turrets
- Prominent chimneys
- Wall and roof dormers
- Multi-light casement windows, usually flat-headed although occasionally with a segmental arch head
- Arched entries
- Quoins
- Shutters

(See Continuation Sheet page 7)

⁵ McAlester, Virginia, and Lee McAlester. 2004. *A Field Guide to American Houses*. New York, NY: Knopf.

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CONTINUATION SHEET

Property Name: 2220 Lowena
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***B10. Significance:**

(Continued from Continuation Sheet page 6)

Registration Requirements

The most well-known example of the French Eclectic style in Long Beach is the Chateausque Villa Riviera (800 East Ocean Boulevard, Richard D. King, architect). Other examples of French Eclectic styles may be found in areas of Long Beach that were developed during the 1920s and 1930s. To be significant as an example of the French Eclectic style, a building must possess the majority of the aspects of integrity, including materials, design, workmanship, and feeling. Most critical are the retention of the original roof configuration, materials, and signature features such as quoins. The original windows and doors should also be present. Any additions should ideally be located in the rear and appropriately proportioned.

Herbert N. Lowe

Born in 1862, Herbert N. Lowe was a naturalist and author of a number of books on mollusk and crustacean shells, 15 species of which have been named after him. In 1926 alone, while 2220-2230 Lowena Drive was being built, he discovered 37 species of land and marine shells that were submitted to the Academy of Natural Sciences in Philadelphia.⁶

Eventually he was responsible for discovering and identifying more than 100 species, many in Mexico and South America.

Lowe's family initially purchased property at Tract 2991 along the upper heights of Alamitos Beach in the late 19th century. The area was a flower farm where Lowe would operate a nursery business and lived in a building (238 Lowena) which has since demolished. The Lowena Drive Historic District is primarily due to H.N. Lowe's development along this block; indeed, as with Lowe's shells, Lowena Drive itself is named after him.⁷

The Long Beach Social Vagrancy Scandal and Trial of 1914

In 1914 the Long Beach Police Department arrested 31 men under a lewd behavior law that was publicly referred to as "Social Vagrancy." The men had been accused of sexual misconduct, largely carried out in their homes, clubs, or other private spaces. The notorious scandal involved a number of prominent Long Beach men and resulted in a sensationalized trial that was widely discussed across Southern California and attended by hundreds of residents. The scandal led to the suicide of at least one of those involved, exposed personal details of private lives of citizens, and ultimately led to a backlash against the agenda of the Long Beach police, and against their self-described "vice crusade" of "moral cleanup" that was supported and promoted by the media.^{8,9}

(See Continuation Sheet page 8)

⁶ Academy of Natural Sciences of Philadelphia. 1918. *Proceedings of the Academy of Natural Sciences of Philadelphia, Volumes 70-71*. Available at: <https://goo.gl/5HjK2s>

⁷ City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

⁸ *Los Angeles Times*. 14 November 1914. "Long Beach Uncovers 'Social Vagrant' Clan."

⁹ *Los Angeles Times*. 15 November 1914. "Takes His Life Through Shame."

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According to Hailey Branson-Potts, a contemporary writer for the *Los Angeles Times*, the newspaper that most moralized and sensationalized over the scandal in 1914, "the stories... underscore the role that *The Times* and other newspapers played in perpetuating the era's homophobia."¹⁰

Arguably, the most prominent individual in the scandal due to this media coverage was Lowena florist Herbert N. Lowe. Lowe, by fighting the charges, provided an opportunity to expose the attitudes and methods employed by the police, but to do this he had to allow the public to hear his own alleged actions described in great detail in open court. The newspapers seized on these details as "shameless" and "unprintable,"^{11,12} but promised his trial "...to be the most sensational trial ever held in the city."¹³ In questioning Lowe's accusers his attorneys revealed the methods that two police vice detectives employed to "entrap" Lowe that included renting a cottage from the florist, employing one of two undercover officers to entice Lowe within that space, and then using the second detective to peep on the scene from a hole in the ceiling.¹⁴ Ultimately Lowe would be the only member of the accused to fight the charge and be acquitted of the crime of vagrancy as a "lewd and dissolute person".¹⁵

The intolerance of others in society that survived into the 20th century was rarely openly discussed, but was still evident in the state of California by the recent decimation of Native-American Indian tribes, sometimes by means of a bounty advertised by posted announcements in the northern part of the state, and by the continued practice of vigilante justice, particularly on those of color, that was often gruesomely documented by photo postcards well into the early decades of the century. The Ku Klux Klan was also still occasionally active in the state, even once called upon to discipline oil field workers in the Central Valley for having dared go on strike. Therefore, that the respect of sexual orientation and other issues of privacy were not a priority during those first decades of the century comes as no surprise.

Nevertheless, Herbert N. Lowe has become the central figure in what can now be interpreted as a significant and very early event in the history of the Lesbian, Gay, Bisexual, and Transgender (LGBT) community in Long Beach, and in LGBT history throughout the state of California. Lowe's insistence on going to trial, despite the challenges and threats likely from exposing his private life to the public, seems a relatively brave response to the climate of intolerance that surrounded the case. It is worth considering that Herbert Lowe's life subsequent to the trial was not one of inaction and timidity, but rather one of success and creation. Lowe built the medieval style development of Lowena that still largely stands today (minus the home and cottage that were used to surveil him); and he went on to become a well-known figure in the scientific fields of botany, malacology, and conchology, with more than 30 species of shells now named for him. It appears Lowe chose not to live the life of a victim of intolerance and injustice, but rather to live the life of a man set free.

(See Continuation Sheet page 9)

¹⁰ Branson-Potts, Hillary. 27 May 2016. 2009. "How Gay Men in Long Beach were Targeted by Police and Mocked by the Times a Century ago." *Los Angeles Times*, pg.1.

¹¹ *Los Angeles Times*. 19 November 1914. "Long Beach Recital of Shameless Men."

¹² *Los Angeles Times*. 11 December 1914. "Attorney Aims Blow at Detective Witness."

¹³ *Los Angeles Times*. 16 November 1914. "Police Guard at the Door." pg.1.

¹⁴ *Los Angeles Times*. 19 November 1914. "Long Beach Recital of Shameless Men."

¹⁵ *Los Angeles Times*. 12 December 1914. "Jury Acquits in Six-O-Six."

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2202-2208 Lowena Drive, 230 Junipero Avenue, 2220 Lowena Drive, 280 Lowena & 260 Lowena Drive

The subject property was constructed on Lot 16 of historic Tract 2991 in 1926, upon what was once the early Alamitos Beach townsite before annexation by the city of Long Beach. Created and constructed after the first apartment block element of this district (2202-2208 Lowena Drive and 230 Junipero Avenue), 2220-2230 Lowena Drive is higher in style and much larger, with more prominent features and more complex massing.

Owner and developer of 2220-2230 Lowena Drive was Herbert. N. Lowe, developed the location after initially operating it as a flower farm. Lowe engaged noted Long Beach contractor W. Jay Burgin to complete the construction. At the time of construction, W. Jay Burgin lived in 280 Lowena, which he built in 1923 and lived in until his death.¹⁶ City directories show the apartments at 2220 - 2230 Lowena Drive occupied by 1928, and a permit request suggests that Charles Jahns was both owner and a tenant in 1959.¹⁷

The historic district created in 1992 by the City of Long Beach recognizes specifically the four medieval-revival buildings: 2202-2208 Lowena Drive and 230 Junipero Avenue; 2220-2230 Lowena Drive; 260 Lowena Drive; and 280 Lowena Drive. According to previous researchers, the medieval grouping is most significant because it is one of the earliest examples of Chateausque architecture in Long Beach.¹⁸

Eligibility for the California Register of Historical Resources and Long Beach City Cultural Heritage Commission Ordinance

The subject property is a subdivided parcel of the early Alamitos Beach town site within what is now the City of Long Beach's Lowena Drive Historic District that was designated in 1992.

The subject property of 2220-2230 Lowena Drive is eligible under Criterion A of the Long Beach City Cultural Heritage Commission Ordinance (LBHL) and Criterion 1 of the California Register of Historical Resources (CRHR) as a property that is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. 2220-2230 Lowena Drive conveys one of the earliest examples of Chateausque architecture used for apartment housing within a designed cluster in Long Beach; conveys the period of expansion, seaside resort destination, and City Beautiful Movement events that took place in Long Beach during its construction; and falls within the period of significance of its existing historic district (1919-1926). The district represents a particular intact grouping of Lowe-created medieval buildings; the block's survival into the 21st century conveys a history of events that would be difficult to duplicate without 2220-2230 Lowena Drive, and would be difficult to find in any other major cities in Southern California.

(See Continuation Sheet page 10)

¹⁶ City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

¹⁷ City of Long Beach. 1928. 1928 City Directory.

¹⁸ City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

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The subject property at 2220-2230 Lowena Drive in Long Beach is recommended eligible for designation under the LBHL pursuant to Criterion B and for listing in the CRHR pursuant to Criterion 2, for being the work of persons important in our past. Herbert N. Lowe significantly influenced the development of Long Beach as the creator of the entire contiguous collection of medieval buildings now known as the Lowena Drive Landmark District. Lowe was also a noted naturalist and author of a number of books on mollusk and crustacean shells, more than 100 discovered by him and 15 species of which have been named after him. He gained national prominence in the scientific fields of malacology and conchology, which are closely identified with his Southern California research area as well as areas in Central and South America, fields in which he spent decades of research and gained national scientific prominence while he was developing the Lowena Drive cluster.¹⁹ However, there is a third area for which Herbert N. Lowe may ultimately be remembered for more than the others, and that will be for his involvement in the Long Beach Social Vagrancy Scandal and Trial of 1914. Lowe's prominence and vindication in this episode of history displays him a victim of intolerance and invasion of privacy for his homosexuality who becomes victorious over those who seek to oppress him, making his a potential early landmark event in the LGBT history of Long Beach. The physical manifestation of Lowe's simultaneous professional success and notoriety is preserved by the Lowena Drive Historic District, of which 2220-2230 Lowena Drive is an integral part.

Noted Long Beach contractor W. Jay Burgin built the complex that is now the district and many other well-known Long Beach buildings and lived in 280 Lowena Drive which he built in 1923 and lived in until his death.²⁰ Burgin was involved in many significant aspects of early Long Beach government and served as a chairman of the public utilities commission. At Lowena Drive, both Lowe and developer W. Jay Burgin in a sense offered a Long Beach alternative to the Pasadena Bungalow Court of that city's Heineman brothers; multi-family housing of style, designed to suit the needs of their individual cities. The period of significance for Criteria B/2 is 1904 when Lowe first lived on the lot, until Burgin's death in 1952.

The subject property at 2220-2230 Lowena Drive in Long Beach is recommended eligible for designation under the LBHL pursuant to Criterion C, and for listing in the CRHR pursuant to Criterion 3, as it embodies those distinguishing characteristics of an architectural type, as an exceptional apartment block of high architectural style and one of the earliest examples of Chateausque architecture in Long Beach. The French Eclectic style upon which 2220-2230 Lowena Drive Avenue in Long Beach is visually unusual in Southern California; and the building retains most of its original character-defining elements such as the steep hipped-roofs, dormers, and many of the wood casement windows, all of which emphasized verticality of the style. The resources within the Lowena historic district are all exceptionally unique buildings and likely are eligible as a National Register of Historic Places historic district as well as a CRHR historic district, as buildings of architectural merit, despite alterations to some windows on 2220-2230 Lowena Drive.

(See Continuation Sheet page 11)

¹⁹ San Diego Museum of Natural History, 2016. Herbert N. Lowe Conchology Collection Fund. Available at <http://www.sdnhm.org/science/marine-invertebrates>

²⁰ City of Long Beach. 1992. "An Ordinance of the City of Long Beach Designating the Lowena Drive Historic Landmark District." Municipal Ordinance C-6972.

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2220-2230 Lowena Drive in Long Beach also represents the work of important creative individuals under Criteria C/3. As mentioned above, with the creation of these apartment buildings upon a flower field within a city, Lowe and W. Jay Burgin in a sense offered a Long Beach urban alternative concept to the Pasadena Bungalow Court of the Heineman brothers. The fact that medieval apartment block districts did not flourish like the Bungalow Court makes the Lowe buildings and their story all the more unique in the region; Lowena today seems more of a sense of time and place than a street name.

The subject property at 2220-2230 Lowena Drive in Long Beach is recommended ineligible for designation under the LBHL pursuant to Criteria D and for listing in the CRHR pursuant to Criterion 4 as it is physically not a likely source for future information related to history or prehistory.

Statement of Integrity

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

The evaluated structure retains its original *location* and has not been moved.

The original *design* of the exterior footprint of the building remains intact. The scale and detail integrity of the building have been preserved.

The *setting* has remained largely multi- and single-family residential mixed with a commercial area adjacent. The most significant intrusion has been an overscale 1960s apartment block built across from 2220-2230 Lowena Drive, at the center of L-shaped Lowena Drive. The building dominates the street and creates a wall when viewed from 2220-2230 Lowena.

The *materials* of the house remain original, with the exception of the roofing. The building remains a stuccoed and wood apartment block and much of the original glazing and wood trim appear to be intact. Much of the fenestration, and all the trim elements are original, the decorative elements, much of the concrete paving, although the use of a few aluminum windows on the primary façade is unfortunate.

The *workmanship* present at the exterior of the structure conveys evidence of the technologies and style preferences of the era in which the house was constructed and are also within the Period of Significance. The overall integrity of workmanship is relatively intact and close to high-style in quality.

The *feeling* expressed by the exterior physical features conveys the property's historic character. The majority of the exterior character-defining elements of the primary structure are intact, original, and convey the integrity of feeling; that being in a place of romantic-styled old-world, European-influenced apartments and houses.

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The association the house has within its own historic district context and the period of expansion, seaside resort destination, and City Beautiful Movement that took place in Long Beach during its construction still remain, primarily through the survival of both the house and its neighborhood context. The building and its historic district remain much as they were during their association with Lowe.

***B12. References:**

(Continued from Building, Structure, and Object Record page 2)

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