

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):

P1. Other Identifier: 262 Newport 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 Location: Not for Publication Unrestricted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 Sec 31; SB B.M.

c. Address: 262 Newport Avenue City: Long Beach Zip: 90803

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 7255-026-005

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

The property is occupied by single-family dwelling, which was constructed in 1920. The building is one-and-a-half stories in height and generally rectangular in plan. The building is a clapboarded, 1-story, front gabled Craftsman bungalow-style house and features a west-facing primary facade consisting of a large, deep gable-end primary roof line and gable-end porch and porte-cochere over the driveway. The building features matching cast stone porch piers with notched-in planters and cast stone porch columns. The use of concrete detailing to provide ornamentation is extended across front facade with planters lined flower detailing. A tripartite window with fixed center window and flanked by double hung windows are a primary window with a fixed picture window in porch. (See Continuation Sheet page 4)

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

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

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



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

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

*P7. Owner and Address:
 John Denissen & Steven Murdock
 262 Newport Avenue
 Long Beach, CA 90803

*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"): Boom and Bust Miner Smith and hist 1920s California Bungalow Mansions, Norbert Schurer 2015

*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): 262 Newport Avenue

*NRHP Status Code: 5B

Page 2 of 11

B1. Historic Name: Miner Smith No. 1

B2. Common Name: 262 Newport Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Craftsman Bungalow

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

City building permit records indicate both the dwelling and garage were constructed in 1920. A building permit was issued in 1923 with unspecified scope of work relating to a secondary structure on the property. A building permit was issued for a detached storage room constructed behind the garage in 1956. A permit was issued in 2002 to build a pool in the rear yard pool. The building is in fair condition and retains its character defining stonework.

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

Original Location:

***B8. Related Features:** Unknown

B9a. Architect: Unknown

b. Builder: Miner Smith

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

Area: Long Beach

Period of Significance: 1920

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.

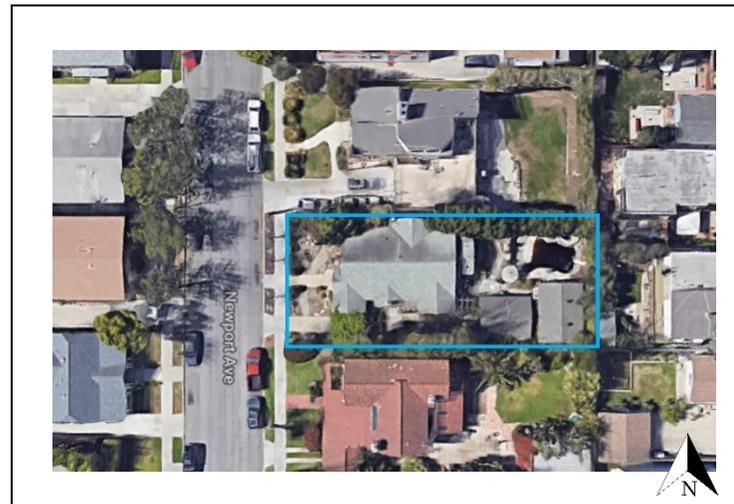
B13. Remarks: N/A

***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.)

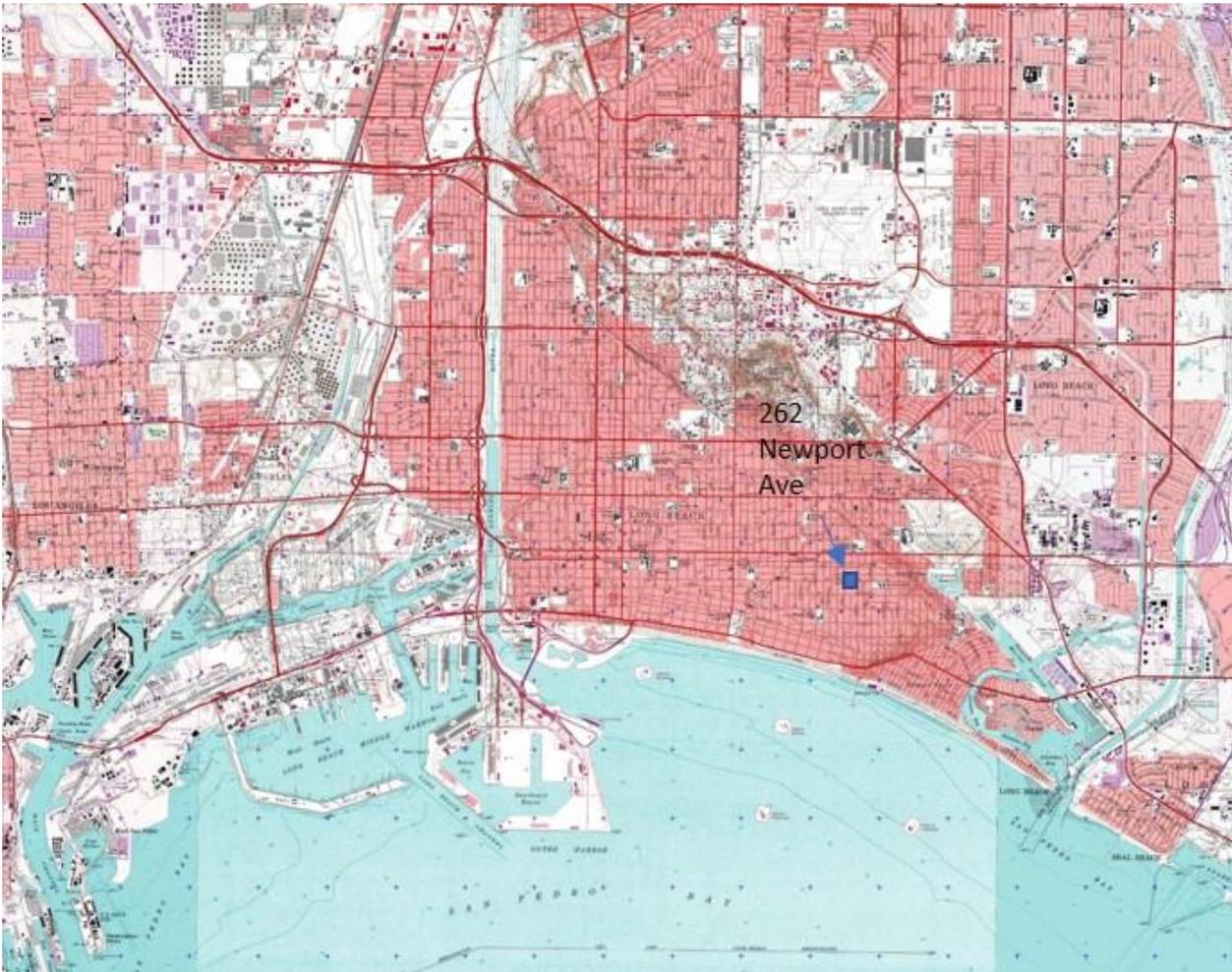


Page 3 of 11 *Resource Name or # (Assigned by recorder): 262 Newport
Avenue

*Map Name: Long Beach

*Scale: 1:24,000

*Date of map: 1981



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

The subject site is located at 262 Newport Avenue, on the east side of Newport Avenue between 3rd Street and Vista Street (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story, single-family residential building. Built in 1920, this building is designed in a Craftsman Bungalow style and built and designed by Miner Smith.

Miner Smith's early work as a stonecutter and contractor led to starting a company called M.R. Smith Stone and Mantel Company where he designed and built several ornamental pieces using concrete and stonework as his medium. This led to opportunities in Long Beach where he was commissioned to build full houses. He both designed and built the houses using his signature design elements of decorative fireplaces, cast stone porches, tree trunk porch railings, ornamental planter beds, and planter niches in column post. He went on to build several homes in the Belmont Heights neighborhood during the 1920s and in other locations in Southern California. A Miner Smith house is unique due to the high-level artisan craftsmanship in each building.

The structure itself, reflects many of the more traditional elements found in a Craftsman Building, including porch, wood siding, tripartite wood windows, exposed beams, gable roof lines and a porte-cochere. His specialty was stonework and concrete which he used to adorn his buildings with elements resembling items found in nature including plants, fruit, and trees. His craftsmanship can be found throughout the house, including in the interior fine detailing, built-in furniture, and unique moldings. Miner Smith transformed a standard Craftsman Bungalow into a "Bungalow Mansion" – a term used in advertising of his houses.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark, if it retains integrity and complies with one or more eligibility criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity and meets Criteria C (distinctive characteristics) of the criteria for landmark designation of the building. This designation relates to the original exterior features of the primary building.

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

SOURCE: City of Long Beach, 2020

Front Porch and stone & concrete detailing, 262 Newport Avenue



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

SOURCE: City of Long Beach, 2020

Side Wall of house seen from driveway, 262 Newport Avenue



Page 7 of 11

*Resource Name or # (Assigned by recorder): 262 Newport Avenue

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

SOURCE: City of Long Beach, 2020

Sidewall view from front yard, 262 Newport Avenue



P5a. Photo or Drawing:

Chimney view from driveway, 262 Newport Avenue



Planter at front wall, 262 Newport Avenue



***B10. Significance:**

Eligibility

The subject property located at 262 Newport 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 1921 conveys the signature architectural features of the Craftsman Bungalow style, but also conveys the craftsmanship of Miner Smith throughout the building. His finishes are visible from the street in the building's porch, porch railings, porch pillars, wall wainscot, and porte-cochere.

This building reflects what can be described as an attempt to bridge the bungalow and high-level craftsmanship on Smith's behalf. Smith's advertisements for his houses often used the phrase "Bungalow Mansions" which are phrases that almost contradict one another as Bungalows were more modest in detailing while mansions are the exact opposite. This building was a snapshot in time of a unique builder who brought artisanship and high-level craftsmanship to his homes in the early 1920s in Long Beach.

The subject property located at 262 Mira Mar Avenue is recommended eligible under Criterion C as a LBHL as it embodies those distinguishing characteristics of an architectural type. The residence conveys exceptional craftsmanship for this 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. Many of the character defining features of the building are intact and in good to fair conditions. The stonework of Smith are the buildings most character defining features, and they still reflect the integrity of design, materials, and craftsmanship. While there has been in-fill development in the neighborhood, is still integrity of setting and location. Therefore, the property retains integrity of *location, association, materials, workmanship, design, and feeling*.

Conclusion

The property located at 262 Newport 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 1920. Building permit issued 1920 – original permit

City of Long Beach, 1923. Building Permit Issued 1923 – unspecified scope of work.

City of Long Beach, 1956. Building Permit Issued 1956 – detached accessory structure.

City of Long Beach, 2002. Building Permit Issued 2002 – construction of pool.

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.