

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

PRIMARY RECORD

Primary # HRI# Trinomial

**NRHP Status Code** 

Other Listings **Review Code** 

Reviewer

Date

Page 1 of 7

\*Resource Name or #: Kuglis/Jennings House

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☑ Unrestricted

\*a. County: Los Angeles

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

; R ; 1/4 of 1/4 of Sec

; M.D. B.M.

\*b. USGS 7.5' Quad:

City: Long Beach

Zip: 95369

c. Address: 260 E San Antonio Drive d. UTM: Zone:

mN (G.P.S.) mE/

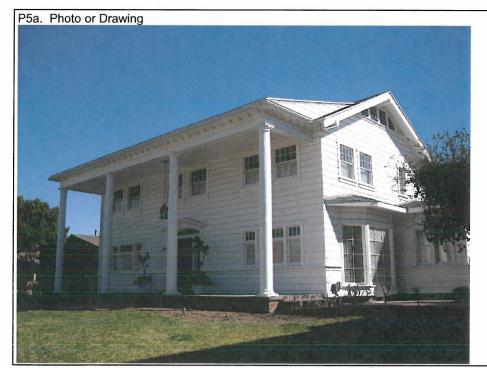
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

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

This two-story, wood framed, single-family house was built in the Colonial Revival style in 1919. The house was moved to its current location in 1926. The current site is raised above the street level with steps leading up the slope to the front porch and entry. The house sits on a raised brick foundation that has been reinforced with concrete. The house is irregular in form, with a bay window and single story projection on the west (side) façade, additions on the rear (south) façade, and a semi-circular projection on the east (side) façade. The side-gabled roof is clad in asphalt shingles and the exterior is clad in horizontal wood siding. Four two-story high classical columns support the shed style front porch roof. . The window and door fenestration on the front elevation is symmetrical with the front door centered on the first floor of the façade. The front door is flanked by leaded side light windows and topped by a leaded fan light window and a pediment. The front entry is flanked on each side by a set of three windows; the center window is a six paned fixed over a large single paned casement window and flanked by two three-paned fixed window over a small casement window. The second floor has three pairs of eight-over-one wood sash windows directly over the three window/door groupings on the first floor. The windows are all wood sashes and surrounded by a wide wood frame. (continued on page 3)

\*P3b. Resource Attributes: HP2 single family home

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



P5b. Description of Photo: Primary (north) façade

#### \*P6. Date Constructed/Age and Sources:

⊠Historic □Prehistoric □Both 1919; 11/4/15 DPR form (prepared by Maureen Neeley of HouStories)

#### \*P7. Owner and Address:

Jay & Nancy Lentzner 260 E San Antonio Drive Long Beach, CA 90807

\*P8. Recorded by: (Name, affiliation, and address) Amber Grady

**ESA** 

2600 Capitol Ave, Ste 200, Sacramento, CA95816

\*P9. Date Recorded: 2/16/2016

\*P10. Survey Type: (Describe)

Intensive

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

\*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):

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

Primary # HRI#

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code

\*Resource Name or # Kuglis/Jennings House

B1. Historic Name: Kuglis House

B2. Common Name: none

B3. Original Use: single family house

B4. Present Use: single family house

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History:

Built in 1919; moved in 1926; porch replaced in 1926; detached garage built c. 1926; foundation repairs, rear addition, and pool installed in 1961; den enlarged in 1988.

\*B7. Moved? □No ■Yes □Unknown Date: c1926

Original Location: 3801 Temple (now Pine Avenue)

\*B8. Related Features: Detached garage, pool.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Early 20th Century Residential Architecture

Period of Significance: 1919-1926

Property Type: Residential

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

The following history was taken primarily from the *Long Beach Citywide Historic Resources Inventory Update Final Report* prepared by ICF in 2009 for the City of Long Beach, the City of Long Beach Historic Context Statement, and the Kuglis/Jennings Home DPR prepared by Maureen Neeley of HouStories in 2015.

#### History of Los Cerritos Neighborhood

The subject property is part of what was Rancho Los Cerritos. In 1784, approximately 300,000 acres of land was granted to Spanish soldier, Manuel Nieto. In 1790, the acreage was reduced to 167,000 due to a dispute with Mission San Gabriel. After Nieto's death, his children divided the property into five ranchos; including Rancho Los Alamitos and Rancho Los Cerritos now in present day Long Beach. In 1843, John Temple bought 27,000 acres of the Rancho and established a cattle ranch. Temple sold portions over time and eventually he sold the majority of the land, including the now historic home Rancho Los Cerritos, to the firm Flint, Bixby & Co. who converted it into a sheep farm. After decades in use as cattle and sheep grazing land, the land was subdivided and the Los Cerritos neighborhood was established in 1906; streets were laid out and lots began to sell. There was a building boom in Long Beach in the 1920s primarily associated with two events: the US Navy stationing the Pacific Fleet in Long Beach, and the discovery of oil. Both of these events resulted in a rapid increase in population, which resulted in an increased need for housing. In those areas where oil was discovered there was a negative impact to the housing market as oil derricks popped up in the middle of residential neighborhoods. The discovery of oil in the Los Cerritos neighborhood necessitated the move of the subject property as well as a number of others, which have not been fully identified. After the Jennings family moved the house to its current location at 260 E San Antonio Drive, they built an oil derrick on the vacant lot at 3801 Temple (now Pine Avenue) and struck oil.

(continued on page 4)

B11. Additional Resource Attributes: none

\*B12. References:

B13. Remarks:

\*B14. Evaluator: Amber Grady, ESA

2600 Capitol Ave, Ste 200 Sacramento, CA 95816

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI # Trinomial

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\*Resource Name or #: Kuglis/Jennings House

\*Recorded by Amber Grady

\*Date 2/16/2016

**⊠**Continuation

□Update

*P3a. Description: (continued from page )	*P3a.	<b>Description:</b>	(continued	from page	1
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A detached garage is at the rear of the lot. It is a single story building with a loft/attic. The garage is also clad in the same horizontal wood siding and has eight-over-one wood sash windows that match the house. The roof is side-gabled and clad in asphalt shingles. There is evidence that the garage was enlarged; based on the materials it was most likely not long after its original construction. Car access is from the alley via a replacement, metal roll-up door on the south facade. The north façade includes a pedestrian door and a pair of eight-over-one, wood sash windows. The west façade includes two four-over-one, wood sash windows and a vent.

DPR 523L (1/95) \*Required information

# State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

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\*Resource Name or #: Kuglis/Jennings House

\*Recorded by Amber Grady

\*Date 2/16/2016

**⊠**Continuation

□Update

#### \*B10. Significance: (Continued from page 2)

The subject property is in the Los Cerritos neighborhood of Long Beach, currently defined as the area bound by the Los Angeles River and Del Mar Avenue on the west, W 47th Street on the north, Long Beach Blvd on the east, and the 405 freeway on the south. The Los Cerritos neighborhood is a portion of Bixby Knolls, which is currently defined as the area bound by the 405 Freeway to the south, Del Amo Blvd to the north, the Los Angeles River and the Lakewood city boundary to the west of Atlantic Avenue, and Bixby Road to the south.

#### Significance

#### City of Long Beach Criteria

Volume I Title 2: Chapter 2.63, 2.63.050 Criteria for designation of landmarks and landmark districts

Landmarks. A cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one (1) or more of the following criteria:

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

The following provides justification for the property's eligibility as a City Landmark under Criteria A (Events) and C (Architecture). The house was originally constructed in 1919 at 3801 Temple (now Pine Avenue, just a few blocks) from its current location at 260 E San Antonio Drive. Generally moving a building or structure diminishes the likelihood that it will be determined a historical resource. In this case, the moving of the house is part of the reason for its significance. It is evidence of a development pattern in the neighborhood that was caused by the discovery of oil. As the oil industry grew all over Long Beach, oil derricks began popping up everywhere, including residential neighborhoods. The house was moved in 1926 to the San Antonio Drive location due to safety concerns with the oil derricks, as well as concern of possible flooding. The owner of the house at the time, the Jennings family, then built an oil derrick on their now vacant lot at 3801 Temple. The property at 260 E San Antonio Drive is significant under City Landmark Criterion A (Events) as an embodiment of this pattern of development that was a direct result of the establishment of the oil industry in Long Beach, which is recognized as a major event in the history of Long Beach.

While no architect has been attributed to the building it is an excellent example of the Colonial Revival style, and is recommended eligible as a City Landmark under Criteria C (Architecture).

Overall the building has a high degree of integrity. When the home was moved in 1926 the porch was replaced. Historic photos taken prior to 1926 show a small, single-story porch covering only the front entry. As described above, the porch is now the full width and height of the façade and four classical columns support the shed roof. As the new porch was added so long ago it is recommended that this element be considered a character defining feature as it has been part of the house for the majority of its existence and was done in the same architectural style as the house. While other additions are present, the front portch addition is the only one that has altered the primary façade and is readily visible from the public right-of-way. Additions to the rear of the building have not had a significant visual impact overall. The majority of the original windows, exterior siding, and window/door fenestration remain intact. The basic form and interior floorplan of the building is intact as well as many interior finishes (e.g., decorative plaster in entry, decorative medallions at ceiling light fixtures, and door hardware).

While a full evaluation for the California Register of Historical Resources (CRHR) was not done at this time local criteria A and C align with Criteria 1 (Events) and 3 (Architecture) of the CRHR for which it is also potentially eligible.

Page 5 of 7

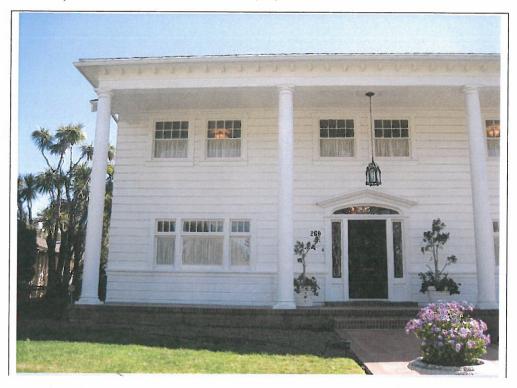
\*Resource Name or #: Kuglis/Jennings House

\*Recorded by Amber Grady

\*Date 2/16/2016

**⊠**Continuation

□Update



Primary (north) façade, looking south



Primary (north) façade, looking south

**Trinomial** 

Page 6 of 7

\*Resource Name or #: Kuglis/Jennings House

\*Recorded by Amber Grady

\*Date 2/16/2016

**⊠**Continuation

□Update



Rear (south) façade, looking north



Rear (south) façade, looking north

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\*Resource Name or #: Kuglis/Jennings House

\*Recorded by Amber Grady

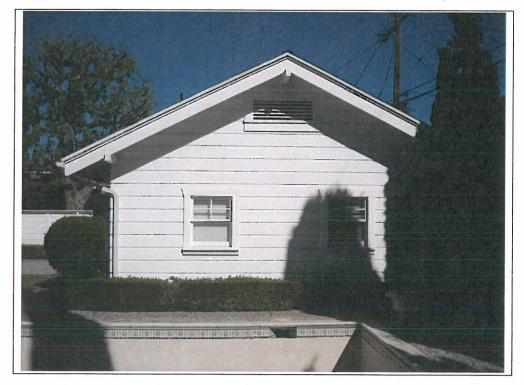
\*Date 2/16/2016

**⊠**Continuation

□Update



Detached garage, north façade, looking south



Detached garage, west façade, looking east

State of California 2 The Resources Agency DEPARTMENT OF PARKS AND RECREATION

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**NRHP Status Code** 

Review Code

Other Listings Reviewer

Date

\*Resource Name or #: (Assigned by recorder) Kuglis/Jennings Home 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 City Long Beach Zip 90807

c. Address 260 San Antonio Dr

mE/

mN

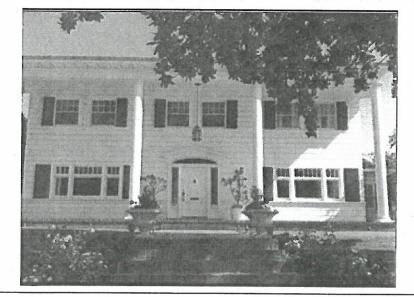
d. UTM: (Give more than one for large and/or linear resources) Zone

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

Tract #4493. NE 25 ft of Lot 7 and all of Lot 8.

Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This c1919 two-story Classical Revival (Southern Colonial) single family home is of frame construction and wood siding. The front veranda stretches across the width of the house, supported by four 2-story Tuscan columns. The roof is wood-shingled and constructed with one single unadorned gable. The veranda roof slants off the main roof. A pedimented front door, complete with fanlight, is surrounded by symmetrically placed multi-paned wood sash windows. The house was originally located at the NW corner of what is now Bixby and Pine (3801 Temple, then Pine). At the time, the street was called Temple. Erected in 1919, it was moved in 1926 to its current location on San Antonio. Since 1926, the house's porch was altered from the original first-story semi-circular covered porch to the current configuration (n.d., but

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



probably at the time of the 1926 move); since then there have been few alterations. The foundation repaired, a rear room enlarged, and pool installed in 1961. In 1988 the den was enlarged.

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present: 2 Building Structure Object Site Element of District Other (Isolates, etc.) P5b. Description of Photo: (view, date, accession #) Google Maps

\*P6. Date Constructed/Age and Source: Historic Prehistoric Both c1919 (via tax assessor, city directories and county map books) \*P7. Owner and Address:

Jay & Nancy Lentzner 260 San Antonio Drive Long Beach, CA 90807

\*P8. Recorded by: (Name, affiliation, and address) Maureen Neeley, MLIS, Consultant Historian for HouStories, 247 Termino Ave., Long Beach 90803

\*P9. Date Recorded: 11/4/2015

\*P10.Survey Type: (Describe) California Register nomination

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

Simkins, Harold. Los Cerritos, Long Beach Cultural Heritage Survey. Long Beach Planning Department, 1981.

\*Attachments: NONE 2 Location Map Archaeological Record District Record Artifact Record Photograph Record

Linear Feature Record

Continuation Sheet
Building, Structure, and Object Record Milling Station Record Rock Art Record

Other (List):





This c1919 two-story Classical Revival (Southern Colonial) single family home of frame construction and wood siding. The front veranda stretches across the width of the house, supported by four 2-story Tuscan columns. The roof is wood-shingled and constructed with one single unadorned gable. The veranda roof slants off the main roof. A pedimented front door, complete with fanlight, is surrounded by symmetrically placed multi-paned wood sash windows. The house was originally located at the NW corner of what is now Bixby and Pine (3801 Temple, then Pine). At the time, the street was called Temple. Erected in 1919, it was moved in 1926 to its current location on San Antonio. Since

1926, the house's porch was altered from the original first-story semi-circular covered porch to the current configuration (n.d., but probably at the time of the 1926 move); since then there have been few alterations. The foundation was repaired, a rear room enlarged, and pool installed in 1961. In 1988 the den was enlarged.

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present: Building

Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Google Maps 3/2015

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

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Jay & Nancy Lentzner 260 San Antonio Drive

Long Beach, CA 90807

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State of	California	The Resources	Agency
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Primary #\_\_\_\_

### DEPARTMENT OF PARKS AND RECREATION

HRI#

PRIMARY RECORD

Trinomial

		NRHP Status Code			
	Other Listings				
	Review Code	Reviewer	Dat	э	_
Ω.					
			×		
	*Resource Name or #:	(Assigned by recorder) Kue	glis/Jennings	Home	
Other Identifier:					
Location: Not	t for Publication Unre	estricted			
200000000000000000000000000000000000000					
*a. County Los	Angeles		and (P2c, P2e, an	d P2b or P2d. Attach a l	ocation Ma
ssary.)			19.		
*b. USGS 7	'.5' Quad	Date	$T$ ; $\mathbb{R}$ ; of	of Sec ; B.M	•
c. Address 260 San	Antonio Dr	City Long Beach	Zip 90807		
	one for large and/or linear reso		mE/	mN	
Othou I or	cational Data: (e.g. parcel #.	, directions to resource, elevation	on, decimal degrees, etc	as appropriate)	
e. Unner i no					
	ft of Lot / and	all of Lot 6.			
ct #4493. NE 25		r elements. Include design, ma	sterials condition alternt	ions size setting and how	indaries)

## State of California 2 reatural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

### **CONTINUATION SHEET**

Property Name:			
Page of			

More recent owners include Roscoe A. Jones (1985-87) and Dorothy and Andrew Edwards (1987-1999); John and Andrea Robertson (1999-2006) and Jesse Rubalcava (2006 - 2012). The Edwards' continued the tradition of hosting fundraisers and galas at the home for the Cancer League and Assistance league into the 1990s. Andrew Edwards started the private audio-visual firm, Extron, while living in the San Antonio house. Today, the Edwards live in Orange County where, in addition to Extron, Andrew Edwards owns The Ranch, a steak house in Anaheim.

Location - The Los Cerritos area of Long Beach holds some of the city's oldest and most important history, but because of its relative distance from downtown, the untamed river and its penchant for flooding, along with oil exploration and transportation challenges, few of the original residences are extant. This particular home, built at Bixby and Temple in 1919 and moved to 260 San Antonio in 1926, embodies the story of Los Cerritos and, to a greater extent, the history of Long Beach's early migration patterns, industries and social structure.

Architecture and Architect - Additionally, very little has been altered both inside and outside the home since the 1926 move. In reviewing the photo from the 1920 sale that was featured in the *Daily Telegram*, it is obvious that the most obvious alternation of the front porch to a two-story veranda has been the greatest change, and that this renovation probably took place during the course of the 1926 move. Enlarging the den, repairing the foundation, and enlarging the rear "family" room have not adversely affected the historic integrity of the home.

Ed. Note: A thorough search of the various Builder and Contractor journals from 1916-1920 did not lead to an announcement or record of this home's construction. Therefore, the architect and builder remain unknown.

Kuglis grandchildren know the story of the loss of their grandfather's 'magnificent dream home' and may continue to provide some additional commentary.

## State of California N. al Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

### **CONTINUATION SHEET**

Property N	lame: _		
Page	CONTRACT DESCRIPTION		

B10 - Significance (cont'd)

The Jennings hailed from Kansas where Frank Jennings (b. 1890 KS) was a Wichita rancher. He married Effie Choteau Wade (b. 1888 OK), an Osage tribe member from Oklahoma. She had a son, Merle C. Wade (b. 1905, KS), by her first husband. The three Jennings moved into the Kuglis house in 1920 which they purchased for \$35,000. Frank and Merle continued to do some ranching here in the Los Cerritos area, probably for the Bixbys, as their neighbor was H.S. King, one of the Bixby head foremen. During the early 1920s, oil exploration exploded, as did a number of quickly-erected derricks. The Los Cerritos Oil Field, in particular, destroyed the new housing market in the area. The Jennings lot and house were no exception. A nearby "fire and rampage of a gasser" (as described in a 1920's news clipping and photo) at Bixby and Pacific convinced the Jennings to do two things: 1) remove their beautiful 2-story home to drier and more stable ground; and 2) drill for oil on their own lot at Bixby and Temple (now Pine). They struck with Jenning Well No. 1. They bought 1-1/2 lots on San Antonio, moving the house in 1926 to this location where it stands today.

In 1931, Glenn E. Thomas Company purchased and lived in the home. Between the years of 1932 - 1935, six properties in this block alone were 'sold for taxes,' including the empty lot next door to the house at 260 San Antonio. This house, however, was never in arrears. Thomas is a well-documented and recognized leader in the Long Beach automobile industry. The Glenn E. Thomas Studebaker Company was one of Long Beach's most successful dealerships. Thomas also built a lot for his used cars at 240 American Avenue (now Long Beach Boulevard). This building is today a historic landmark (partially for its architect and architecture, the importance of the automobile industry in Southern California, and also for housing the unparalleled business, Acres of Books)

From 1936 to 1961, James and Dorothy Pawson owned and occupied the home. James (b. 1894 IL) was a noted attorney with an office at 110 Pine (in the landmark Security Bank Building). James Pawson was also recognized in Walter Case's Community Blue Book (1948) for his standing in Long Beach business. They had two children: Edward and Patricia. In 1941, Edward married Belmont Heights resident, Ruth Baumann. A few years later, Patricia married Paul Webb, and the elder Pawsons gifted their daughter and new son-in-law with the purchase of the lot next door (Lot 9).

Over the next twenty years, from 1961 through the 1970s, the home and its occupants played an integral role in Long Beach's non-profit and arts society. Fundraisers for everything from the Civic Light Opera, to the Symphony, from the Assistance League to St. Mary's Hospital were held in this residence.

Dr. Wesley R. Lochausen (b. 1920, TX) purchased the house in 1961 from the Pawson estate. He had been a Navy flight surgeon during the war and spent some time on a Navajo reservation as a physician. He arrived in Long Beach in 1952. His dermatology offices in Long Beach were at 4301 Atlantic Avenue. He was a bachelor during his time in the house on San Antonio, and a supporter of the arts, such as the Civic Light Opera. He hosted many fundraisers for this group at the San Antonio home. A 1968 Long Beach Independent article notes that the house was furnished in Louis XIV antiques and that he acquired the French bed of Fanny Brice. Lochausen died in 1987 in Bexar County, Texas.

In 1977, the house passed into the hands of Gordon and Joyce James, who continued the precedent of using the home for arts and charity fundraisers. Gordon was a successful and flamboyant haberdasher, owner of the popular Gordon's Men's Shoppe. Like Lochausen, James was a huge supporter of the arts in Long Beach, helping to build the Terrace Theatre along with Lars Hansen, Laura Killingsworth and Harvey Waggoner. He served on boards such as the LB Symphony, Long Beach Civic Light Opera, St. Mary's Hospital Foundation, Memorial Hospital and the Cancer league, as well as the Public Corporation of the Arts.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  Simkins, Harold. Los Cerritos, Long Beach Cultural Heritage Survey. Long Beach Planning Departs, 1981.
*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):

DPR 523A (9/2013)

\*Required information

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

RILLI DING STRUCTURE AND OR LECT RECORD

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

*Resc Page	ource Name or # (Assigned by recorder) Kuglis/Jennings Ho	me *NRHP Status Code _ 7
and who verand	Historic Name: Kuglis/Jennings Home Original Use: Single family home B4. Present Use: Architectural Style: Late 19th Early 20th Century F Construction History: (Construction date, alterations, and date of alterations at was then Temple Avenue (now called Pine Avenue); Moved da was altered from a single story semi-circular centered ned full veranda (n.d., but probably at the time of the 1st and pool installation. 1988 - Den enlarged.  Moved? No Yes Unknown Date: 1926	Revivals - Classical Revival rations) Erected in 1919 on the NW corner of Bixby Road in 1926 to 260 San Antonio (current location). From porch to the current configuration of two-story, 4026 move). 1961 - Foundation repairs, enlarged read
*B8.	Moved? No ② Yes Unknown Date: 1926 Related Features:	Original Location: 3801 Pine
B9a. <b>*B10</b> .	Architect: Unknown b. Builder: Unknown  Significance: Theme Early Residential Architectu	
	Period of Significance Early 20thc Development and E Applicable Criteria 1, 2, 3 (Discuss importance in terms of his geographic scope. Also address integrity.) This single family how its association with early area families and industries Early families embody local immigration patterns and in Slovenian immigrant Nicholas Kuglis (b. 1890 Komiza) fleturmoil of the Austro-Hungary Empire's impending collapse gravitated to the fishing and cannery business of San Pede Exchange in 1914 and the Arrow Packing Co in 1918. He mark citizen in 1916 and moved to Long Beach. In 1918, their day Manager of the South Coast Canning Company. In 1919 he to Bixby and Temple (now Pine Ave.) In the ensuing year, his in a 60% reduction in legal use of sardines for commercial sold his brand new "magnificent dream house" to Frank an where they raised their daughter. Both Clara and Nicholas d. 1943). [cont'd on 5231]	storical or architectural context as defined by theme, period, and the embodies early Los Cerritos development through , its location(s), and architect / architecture.  dustries and Austria with his family in 1902 during the early see. Given that Komiza is on an island, he naturally no, Wilmington and San Diego, incorporating The Tunaided Clara (b Idaho) and he became a naturalized ghter Marne Kuglis was born and Nicholas was General his custom Southern Colonial-style home erected on canning business fell off, as regulations resulted use, and family lore says he went bankrupt. Kuglis d Effie Jennings. The Kuglis' moved to 3723 Cedar.
B11. <b>*B12</b> .	Additional Resource Attributes: (List attributes and codes)  References: See attachment	·
Herit	Remarks: In 2015, a moratorium was placed on demolitingible landmarks are of concern; The latest survey of age Survey," was done in 1981. The current owners are interested in preserving and restoring this resource.	area homes, "Los Cerritos, Long Beach Cultural
*B14.	Evaluator: *Date of Evaluation:	
(This	space reserved for official comments.)	

State of Ca	alifornia The Resources Agency	Primary #	greents in	n (1951 19	magnylaM	2000
SATURE LANGE TO SEE	TMENT OF PARKS AND RECREATION	HRI#	DD			
(This space	LDING, STRUCTURE, AND OF e reserved for official comments.)  (ap with north arrow required.)	JECT RECU	KD			
	<b>S</b>					
*Resource Page	e Name or # (Assigned by recorder) Kuglis/Jen	nings Home *N	RHP Status Co	ode <u>7</u>		
B1.	Historic Name: Kuglis/Jennings Home		ī	32.	Common Nam	a, nono
<b>D</b> 1.	This one Name. Augusty Deminings home	В			Single fa	0.5 1699
<u>home</u> * <b>B5.</b>	B4. Present Use: <u>Single family home</u> Architectural Style: <u>Late 19<sup>th</sup> Early</u>					
location) configura	Construction History: (Construction date, alteration what was then Temple Avenue (now called). Front veranda was altered from a sing ation of two-story, 4 columned full veration repairs, enlarged rear room, and position repairs.	Pine Avenue); Mo le story semi-cir nda (n.d., but pr	ved in 1926 cular center obably at th	to 260 Samed porch	an Antonio (	current
*B7.	Moved? No Yes Unknown Date: 1926	Origi	inal Location:_	3801 Pi	ine	
*B8.	Related Features:					
В9а.	Architect: Unknown b. F	Builder: <u>Unknow</u> r	n			
*B10.	Significance: Theme Early Residenti	al Architectu	re Area	Los Cer	rritos are	a of Long
1-1	each					
Ap	Period of Significance <u>Early 20<sup>th</sup>c Developm</u> pplicable Criteria 1, 2, 3 (Discuss importance in ope. Also address integrity.) This single family he sociation with early area families and i	terms of historical or arch	itectural context	as defined by	pment throug	d geographic

Early families embody local immigration patterns and industries

Slovenian immigrant Nicholas Kuglis (b. 1890 Komiza) fled Austria with his family in 1902 during the early turmoil of the Austro-Hungary Empire's impending collapse. Given that Komiza is on an island, he naturally gravitated to the fishing and cannery business of San Pedro, Wilmington and San Diego, incorporating The Tuna Exchange in 1914 and the Arrow Packing Co in 1918. He married Clara (b. Idaho) and he became a naturalized citizen in 1916 and moved to Long Beach. In 1918, their daughter Marne Kuglis was born and Nicholas was General Manager of the South Coast Canning Company. In 1919 he this custom Southern Colonial-style home erected on Bixby and Temple (now Pine Ave.) In the ensuing year, his canning business fell off, as regulations resulted in a 60% reduction in legal use of sardines for commercial use, and family lore says he went bankrupt. Kuglis sold his brand new "magnificent dream house" to Frank and Effie Jennings. The Kuglis' moved to 3723 Cedar, where they raised their daughter. Both Clara and Nicholas died while at this address (Clara d. 193 ; Nicholas d. 1943). [cont'd on 5231]

*B12.	References: Se	e attachment			~ . · · ·	*
		K (20				
"Los Cer	chood. Threats	15, a moratorium was to eligible landmark ach Cultural Heritag serving and restorin	s are of concern; The ge Survey," was done	ne latest s	survey of are	ea homes,
*B14. —		uation:				
DPR 5	523B (9/2013)	*Required information				

Additional Resource Attributes: (List attributes and codes) HP2

B11.

LONG BEACH, CALIFORNIA PULSDAY AFTERNOON, SEPTEM

E

er Month Already Past Years

the larger building activity, such a rush of business in the ding office, in the city hall that Hr. Represent may be a spend practically all of the life office jumping of the life of the

## NG 500 QUESTS OF SEGUNDO LODGE

os Pluto Degree Work und Enjoy Repast

ind Enjoy Repast

of seven Kalghts, of Pythias
city motored to El Seguido

evening to witness the enmitter of the old Pinto degree.

Marie Tribings from all parts

Boutland were in attendThe work was finely done,

ing the exemplification of

the appast was served.

Long Beach delegation was

by Idan's Mol'ndyen and As
by Idan's Mol'ndyen and As
pass Frait P. Merriam, and

among others Barvia have

the end of the complete of the comple

g to the fug the Long Beach its were constrained to drive owly. Consequently they did ive bosse until after midnight.

Beach representatives were Angeles today for the organof the republican county committee. Henry P. Bard Long Beach is chairman of the passembly district delegaorganization meeting of the committee was called for 3 this attenden in Jedge 8 room in the county court Laughcom for the sinth costend district representatives erved at 11:55 a. m. at Hotel n. owing the suncheon, the 76th

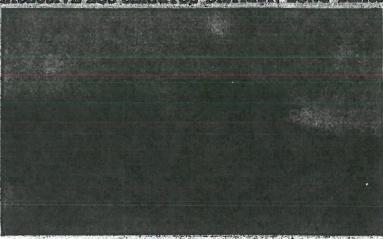
owing the luncheon, the 76th by district delegation cap-reliminary to participation in unit committees organisation, distance for engages, sake bea-d assembly, at well an county titoemen, were entitled to at-he meetings. owing the Juncheon, the 70th bit district delegation can proliminary to participation in mity committees organization. Sidates for cangress, state paradiation. Sidates for cangress, state paradiations of assembly, as well as county litecemen, were entitled to athe meetings.

IGERENT STATES

LOSE 2500,000,000

United Military Park of State of S

RETIRED OIL OPERATOR AND KANSAS LAND OWNER BUYS A BEAUTIFUL HOME FROM N. J. KUGLIS IN THE exclusive los cerritos district. Long beach



### OBREGON TO RESTORE ORDER IN DISTRACTED MEXICO, SAYS CATTLEMAN AND DIPLOMAT

Another beautiful Long Beach home in the cardinalve Long Carring district has been sold; the purchaser that the song Frank Sconling of the Long and the purchaser of Wichita, Lana, who has suiceted this lecelion after specifies prevail weeks in leaking at proporties in Bouthary California.

The ideal home surroundings of this district appeared to the purchaser on account of the building restrictions and the close perclimity to which he believes is destined to be a large city.

The home purchased by Mr. Janings and and come of the finest constructed read-denoes to be found anywhere, it being of southern colonial design, the species living room, reception for it does it unique by reache after that it is constructed antirely of natural codar logs. The upper floor is finished in old trapy with two tile bettle the heat of the deal is unique by reached at the first that it is constructed antirely of natural codar logs. The upper floor is finished in old trapy with two tile bettle the heat of the entire out of the deal of the control which is unusual in The home is although the restrict current of Temple avouate and likely road, the grounds being heatilifed by rere California shrubber, and the location affords one a version of party the first being the weaterful limb, home purchased by Mr. Janings for a consideration of 155,060, the demand being good for real homes in a real exclusive residence district.

The sele of the last mantismed home was negotiated by Ar. G. Moyer with Manholland & Company, Other ages of the last mantismed home was negotiated by Ar. Mayer with Manholland & Company. Other cases made by Mr. Hayer and J. F. Nichales with this firm during the part was negotiated by Ar. G. Moyer with Manholland & Company. Other cases made by Mr. Hayer and J. F. Nichales with this firm during the part was negotiated by Ar. G. Moyer with Manholland & Company. Other cases made by Mr. Hayer and J. F. Nichales with this firm during the part was negotiated by Ar. G. Moyer with Manholland & Company. Other cases made are mad

YELLOW EMERGENCY LICENSE STICKERS NO LONGER GOOD ON CARS

Metal Plates on Hand, State Official Announces

CATTLEMAN

Obregon, Carranad, Villa, Heoria, and Medore-dominant figures in Hostory history theo the overthrew of President Ferritor Dise-all were met by H. C. History theo the overthrew of President Ferritor Dise-all were met by H. C. History theo the overthrew of President and Long Paties, walter the President and Long Paties, walter the past for the outliner south a spent in the continer south a spent in the continer and the past four months, his cruthes esting last week when his yacht little was anchered at the Long Beach municipal wharf.

That Obregon, recently elected president of Mexico, is friendly to the United States and is strong and capable mough to restore offer in the Long Beach municipal wharf.

That Obregon, recently elected president of Mexico is friendly to the United States and is strong and capable mough to recently offer in the districted country and maintain it, was stated by Hr. Histor, when the districted country and maintain it, was stated by Hr. Histor, when the continer in the local harbor.

The new Mexicon chiefstain does not be an offer the local harbor. The past Mexicon chiefstain deep the recent of the middle class spatial that developed around Plan. He addressed a the middle class spatial way to be former his factor of the country in the country of horizon harbor, but the country in the second of the middle class spatial to be present the most interesting to present the second harbor of the factor with the middle of the country of the present the most interesting in panels of the middle contract to the general indefence, at his rece.

Villa dees not more to the driving the contract to the general indefence, at his rece.

Villa dees not more to the driving the contract to the general indefence, at his rece.

Villa dees not more to the driving the contract to the general indefence, at his rece.

cidired Mr. Mylas Baselle that extra-serious promptions, the implication and These qualities are in marked contrast to the general indolence of his race.

Ville dece not mucke. He drinke nothing intentential and dates not-lar for idling, any Mr. Myles. The index credits the Mexican with a desire to help the poor among his countryme and give them the land, He spant freely, according to Mr. layles, and probably has no great bro-time left.

The British representative per-senced a passport which also marked he was Villas friend. This was all open seconds wherever the presence

FORMER LONG BEACH COUNCILMAN REALTOR AT HUNTINGYON BEACH

COUNCILMAN REALTOR
AT HUNTINGTON BEACH
W. 1. Class. member of the Least three soms and Jeb three freach
There were three partiarche.

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" Balph M (Pearl P) h 2646 Gundry av

" Vivicane M blips F & M Bk r 525 Magnelie av

" Vivicane M blips F & M Bk r 525 Magnelie av

Jenness Anna M Mrs r 287 E 4th

" Gift Shop (E Jenness Churchill) 228 W Pike

Jennes Anna M Mrs r 287 E 4th

" Gift Shop (E Jenness Churchill) 228 W Pike

Jenney Albt E (Alice C) auto mech h 2846 Theresa

Jennings Arch (Mary S) bler h 1168 E 11th

" Chas E (Sarah) lab City h 941 Orizaba

" Chas E (Sarah) lab City h 941 Orizaba

" Chas E (Bannic S) ellwhr h 712a E 18th

" Chas E (Runle S) ellwhr h 712a E 18th

" Chas E (Runle S) ellwhr h 1207 Doidge et

" Cyrus B (Crpha G) carethr Grace M E Church

h 247 Carroll Park W

" D Ewin (Orpha E) oliwhr h 240 Artesia av

" Earl E (Iona M) moldr h 1815 Fine av

Emer L (Corn E) (Peaceck Smart Shoppe) r

2638 E 3th

" F R (Laura) r 1207 Doidge et

" Flayd A (Mine L) mark h 260 Earl E (Iona M) moldr h 1815 Pine av

Biner L (Cara E) (Peaceck Smart Shoppe) r

2080 E 4th

F R (Laura) r 1207 Doidge ct

Floyd A (Nina I) mach h 5878 Ledust av

Frank (Effic) rancher h 260 San Antonio

Frank (Effic) rancher h 260 San Antonio

Fred L (Irene A) ellwkr Shell Co h 2205 E

14th

Jas E meser Bk of Italy r 941 Orksaba

Louise studt r 675a Obispe

Marrian r 1100 Linis av

Mary J (wid Henry) h 612 Coronade

Maurice r 2089 E 4th

Nelle F Mrs r 1005 E 1st

Norman B h 1100 Line av

Paul ellwkr Fetroleum Securities Co r 1710

Codar

E R h 3707 E 5th

JENNINGS RAWLEIGH E (Emma M) sect cochr

Farmera & Merchanto Bank h 531 Lema av

Roy E (Ruby B) firema City h 211b Belment av

Roy E (Ruby B) firema City h 211b Belment av

Roy E (Ruby B) firema City h 211b Belment av

Roy E (Halda J) carp h 675a Obispe

Sarah A Mrs maid Hedel Virginia r 912 Codar av

Thee L (Mand E) elbekr h 1875 E Hill

Wm-H r 1816 Fine av

Jennison Jack J studt r 1516 Orizaba av

" May Mrs r 587 W Ocean blvd

Paul F (Artie B) elbwkr Warren & Macrate h

1816 Orizaba av

" W Deane patr h 4162 Eim av

Jenny Emil B eng h 17-45 Ei Derade av

" Frits R elbwkr r 17446. El Derade av

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" Frits R elbwkr r 17447 Eller Warren & Massay Cohen Bashy Edith D Mrs tel epp r 2719 Atlantic av

Jensey Agree E steme r 187 W Anabekm 3433 E Ocean blvd

Jenson Agnes M stene r 127 W Analosin

Albet driver L B Fredere Ce

Alfet vertage r 1145 Linie av

Alfet vertage r 1145 Linie av

Anna M tohr r 1325 Linie av

Arth Feary man Nest Cash Register Co r 1607

Atlantis av

Cuef C. (Annie L) stemn Oil Well Supply Co r

431 Deutsch av | Carrie r 500 T. 446

Chan (Betha) edwir h 136 Meine av

Charlie C (Gabriella P) elec Ceast Mac Ce h

1702 Gardena av

Charlie C (Gabriella P) elec Ceast Mac Ce h

Claridation (Marie) even h 405 Mira Mac av

Checketian (Marie) even h 405 Mira Mac av Christian (Maris) carp h 682 Mira Har av Christian (Maris) carp h 682 Mira Har av Chromos driver Gescher Mos Co r 1692 Order av Chromos (Lon) (Const Mostris Co) h 2856 Coder av Chifferd L (Chara H) (Lone Palm Service Stn) h:1767 Linne av Bellie elles r 1886 Coder car h:1767 Lime av
Eddie eles r 1450 Coler av
Eddie eles r 1450 Coler av
Edwi A (May) ellwir Shell Co h 1151a Bel-ment-av
Edwi F hids r 1450 Elm av
Edwi H (Jameie El) alema Contral Gasage r 86 Hard M (James M) alones Control Gapage Creasest av Elles K clk r 1481 Redends Florence Mrs selr Capletrano Besch Sales 74 W Flymouth Frances Mrs stadt Cal College of Comme 1988 Decimen 735 Davison ov ancie L blige r 2148 Lime av

"Frances M bkpr Tewalcy & Boulter r 2416 E
Bway

Frieda M maid r 3013 E 1at

Geo (Fannie) watchman Jergine Trust Bldz h
1143 Lime av

Grace Mrs r 1645 Daisy av

Grace Mrs r 1645 Daisy av

Grace Mrs aloldy Buffums' h 4191 W 5th

Guy A (Frances M) mats 2565 E Bway h
2416 same

Harold L r 2148 Lime av

Haring steragemn Heme Ice Co r 1225 Lime

F Martin groc 2545 E Bway

Jas (Mary B) (Jensen Radio Co) h 916 Termine

Jas H (Sophie) h 337 Grand av

Jens A (Treas) auto sismn h 1538 Appleton

John C (Nielsine) lab City h 1225 Lime

Lovey studt r 1065 E Ocean blvd

Magnus C (Flerence M) firemn City h 389 E
Esther

Margaret M cik Villa Riviera Valet r 1431 Re-Lover study r 1065 E Ocean blvd

"Hagnus C (Flerence M) firems City h 389 E
Esther

"Margaret M cik Villa Riviera Valet r 1481 Redonde av

"Martha A Mrs r 1065 E Ocean blvd

"Martha E Mrs r 1860 Aleanite av

"Ole E (Feoples Popular Mrt) r 985 Olive av

"Otto cilwhr r 1860 Aleanites av

"Paul (Annie) h 127 W Anaboim

"Reigh A E V (Belle) paster First Baptiet

"Church h 4234 Massachusetts

"Raiph W (Edithe) harber Hub Barber Shop r
1068 Linden

"Reighald L tile str r 887 Grand av

"Thema A stene M B Sentag r Y W C A

"Theo painter r 1876 Chestnut av

"Theo painter r 1876 W Anaboim

"Thee E (Charlette J) hadies tailor 229 E Bway

h 1252 E Bway

"U O (Fremier Typesetting Co) r 700 Santa
Crust

"Walter A (Calanthe A) patrelma City h 211

"Walter E slown J E Warner r 1255 Linne av

Jenseu Beatrice E stene Texas Co r 1695 Florida

"Charlete r 4264 W Bway

"Effic (wid Chris) h 1635 Florida

Jenter Louise H P Mrs r 521 Pine av

Jepsen Enott W r 2255 Quiney av

"Jepsen Ernest E comment whr r 1757 American

"Gerda B r 1757 American av

"Reigh (Pannie E) cament court h 1757 American

"Gerda B r 1757 American av

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may 100-104 E Ocean blvd
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Institute r 1010 E 4th
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Rescee W (Doris L) drilling cupt Rule Pet Co
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Jernipus John G clos y 805 Mericks 6v Jereme John C clee v 885 Mevada av

"John W (E Anne) h 265 Mevada av

Jerrile Harry H (Coeff) painter h 223d Linden

"Hampert Him h 648 W 9th

Jerritt Lawrence ellwirr h 1853h H 7th

Jerrer Han F h 5468 H Queen blvd

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