

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 Location: ☐ Not for Publication ☒ Unrestricted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.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 260 E San Antonio Drive

City: Long Beach

Zip: 95369

d. UTM: Zone: ; mE/ mN (G.P.S.)

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.)

P5a. Photo or Drawing



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, CA 95816

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*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

Area: Los Cerritos Neighborhood of Long Beach

Period of Significance: 1919-1926

Property Type: Residential

Applicable Criteria: Local Criteria applied

(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.)

***P3a. Description: (continued from page 1)**

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 facade includes a pedestrian door and a pair of eight-over-one, wood sash windows. The west facade includes two four-over-one, wood sash windows and a vent.

***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 porch 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.



Primary (north) façade, looking south



Primary (north) façade, looking south



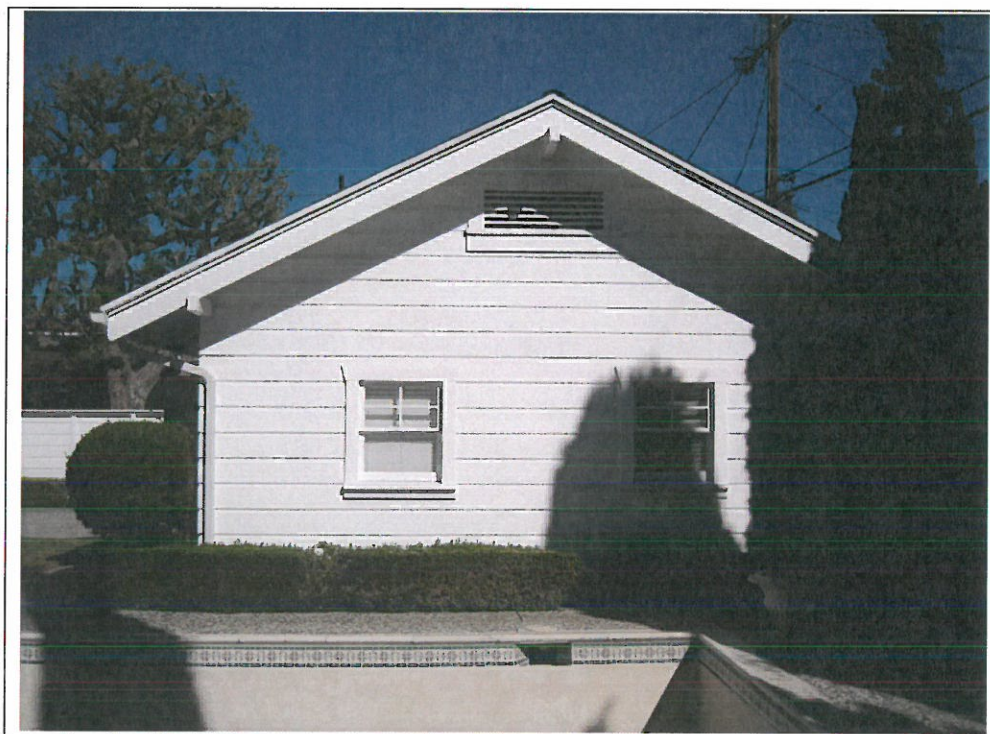
Rear (south) façade, looking north



Rear (south) façade, looking north



Detached garage, north façade, looking south



Detached garage, west façade, looking east

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

Primary #
HRI #
Trinomial
NRHP Status Code
Review Code
Other Listings
Reviewer
Date

Page ____ of ____ *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 ; B.M.

c. Address 260 San Antonio Dr City Long Beach Zip 90807

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)

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

*P3a. 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

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.

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



*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
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 ☒ 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): _____



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 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

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

PRIMARY**RECORD**

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page _____ of _____

*Resource Name or #: (Assigned by recorder) Kuglis/Jennings Home

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles
necessary.)

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

*b. USGS 7.5' Quad Date T ; R ; of of Sec ; B.M.

c. Address 260 San Antonio Dr City Long Beach Zip 90807

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

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

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

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.

CONTINUATION SHEET

Property Name: _____

Page _____ of _____

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 Department, 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**

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Kuglis/Jennings Home *NRHP Status Code 7
Page _____ of _____

B1. Historic Name: Kuglis/Jennings Home B2. Common Name: none
 B3. Original Use: Single family home B4. Present Use: Single family home
***B5. Architectural Style:** Late 19th Early 20th Century Revivals - Classical Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations) Erected in 1919 on the NW corner of Bixby Road and what was then Temple Avenue (now called Pine Avenue); Moved in 1926 to 260 San Antonio (current location). Front veranda was altered from a single story semi-circular centered porch to the current configuration of two-story, 4 columned full veranda (n.d., but probably at the time of the 1926 move). 1961 - Foundation repairs, enlarged rear room, and pool installation. 1988 - Den enlarged.

*B7. Moved? No ☒ Yes Unknown Date: 1926 Original Location: 3801 Pine
 *B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Early Residential Architecture **Area** Los Cerritos area of Long Beach

Period of Significance	<u>Early 20th Development and Expansion, 1900-1920</u>	Property Type	<u>SFR</u>
Applicable Criteria	<u>1, 2, 3</u> (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This single family home embodies early Los Cerritos development through its association with early area families and industries, its location(s), and architect / architecture.		

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]

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

*B12. **References:** See attachment

B13. **Remarks:** In 2015, a moratorium was placed on demolitions in the Los Cerritos neighborhood. Threats to eligible landmarks are of concern; The latest survey of area homes, "Los Cerritos, Long Beach Cultural Heritage Survey," was done in 1981. The current owners are very interested in preserving and restoring this resource. (Sketch Map with north arrow required.)

(Sketch Map with north arrow required.)

*B14. Evaluator: _____
 *Date of Evaluation: _____

(This space reserved for official comments.)

DEPARTMENT OF PARKS AND RECREATION

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

*Resource Name or # (Assigned by recorder) Kuglis/Jennings Home *NRHP Status Code 7

Page ____ of ____

B1. Historic Name: Kuglis/Jennings Home B2. Common Name: noneB3. Original Use: Single familyhome B4. Present Use: Single family home*B5. Architectural Style: Late 19th Early 20th Century Revivals - Classical Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Erected in 1919 on the NW corner of Bixby Road and what was then Temple Avenue (now called Pine Avenue); Moved in 1926 to 260 San Antonio (current location). Front veranda was altered from a single story semi-circular centered porch to the current configuration of two-story, 4 columned full veranda (n.d., but probably at the time of the 1926 move). 1961 - Foundation repairs, enlarged rear room, and pool installation. 1988 - Den enlarged.

*B7. Moved? No Yes Unknown Date: 1926 Original Location: 3801 Pine

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown*B10. Significance: Theme Early Residential Architecture Area Los Cerritos area of Long Beach

Period of Significance Early 20th c Development and Expansion, 1900-1920 Property Type SFR
Applicable Criteria 1, 2, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This single family home embodies early Los Cerritos development through its association with early area families and industries, its location(s), and architect / architecture.

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]

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

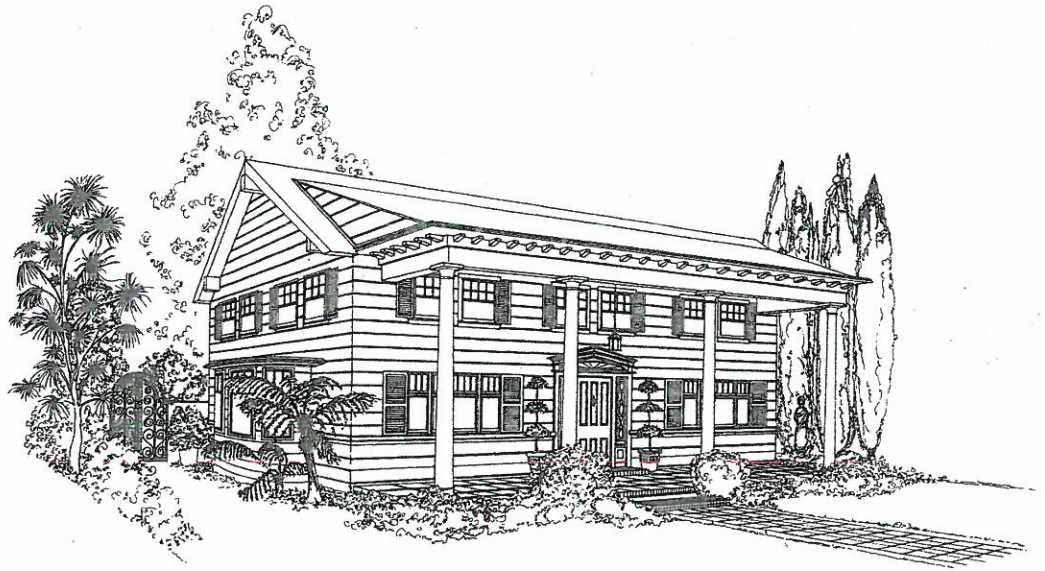
***B12. References:** See attachment

B13. **Remarks:** In 2015, a moratorium was placed on demolitions in the Los Cerritos neighborhood. Threats to eligible landmarks are of concern; The latest survey of area homes, "Los Cerritos, Long Beach Cultural Heritage Survey," was done in 1981. The current owners are very interested in preserving and restoring this resource.

***B14. Evaluator:** _____
***Date of Evaluation:** _____

DPR 523B (9/2013)

***Required information**



260 East San Antonio Drive

WAHOO

**FINEST AUTOMOBILE SURFACES ON THE MARKET
GIVES A FINISH AS HARD AS GLASS
KEEPS YOUR CAR LIKE NEW
FIFTEEN HUNDRED SATISFIED CUSTOMERS**

1929 City Directory

J. H. BURGESS, Distributor
1002 OBISPO—CORNER TENTH

TELEPHONE 312-87

our house
* →

Jeanne Catharine Babette studt r 1807 Atlantic av
Chas F (Sallie J) h 535 Magnolia av
Lera E (wid E L) r 1837 Atlantic av
Ralph M (Pearl P) h 2040 Gundry av
Vivienne M bkpr F & M Bk r 535 Magnolia av
Jenness Anna M Mrs r 257 E 4th
Gift Shop (E Jenness Churchill) 228 W Pike
Jennet Peter (Marie) h 250 Roswell av
Jenny Albt E (Alice C) auto mech h 2240 Theresa
Jennings Arch (Mary S) bldr h 1108 E 11th
Chas E (Sarah) lab City h 941 Oriskana
Chas H (Fannie S) olwkr h 723a E 15th
Chas H (Ruth) carp h 620 Newport av
Clarence E (Willie) truck dr h 1207 Doidge ct
Cyrus B (Electa E) h 1449b Elm av
Cyrus B (Orpha G) caretkr Grace M E Church
h 247 Carroll Park W
D Erwin (Orpha E) olwkr h 240 Artesia av
Earl E (Iona M) mldr h 1815 Pine av
Elmer L (Corn E) (Pasecek Smart Shoppe) r
2030 E 4th
F R (Laura) r 1207 Doidge ct
Floyd A (Nina I) mach h 5375 Locust av
Frank olwkr r 1719 Cedar av
Frank (Effie) rancher h 260 San Antonio
Fred L (Irene A) olwkr Shell Co h 2205 E
14th
Jas E messr Bk of Italy r 941 Oriskana
Louise studt r 679a Obispo
Marian r 1100 Lima av
Mary J clk Pac Coast Club r 25 S Daisy
Mary J (wid Henry) h 612 Coronado
Maurice r 2039 E 4th
Nelle F Mrs r 1905 E 1st
Norman B h 1100 Lima av
Paul olwkr Petroleum Securities Co r 1710
Cedar
R E h 2707 E 5th
JENNINGS RAWLEIGH E (Emma M) acct cashr
Farmers & Merchants Bank h 531 Loma av
Roy E (Ruth B) fireman City h 211b Belmont av
Roy J U S N h 1154 Golden av
Roy R (Hilda J) carp h 679a Obispo
Sarah A Mrs maid Hotel Virginia r 912 Cedar av
Thea L (Maud E) olwkr h 1875 E Hill
Wm M r 1015 Pine av
Jennison Jack J studt r 1515 Oriskana av
May Mrs r 587 W Ocean blvd
Paul F (Artie E) olwkr Warren & Macrate h
1515 Oriskana av
W Deane ptr h 4102 Elm av
Jenny Emil B eng h 1744 El Dorado av
Fritz R olwkr r 1744 El Dorado av
Victor F (Alice L) mgr The Robt Cordts Co h
3433 E Ocean blvd
Jensby Edith D Mrs tel opr r 8710 Atlantic av
Jensen Agnes M steno r 157 W Anaheim
Albt driver L B Produce Co
Ans (Dora E) clck h 1107 Hoffman av
Alma V studt r 2145 Lima av
Anna M tchr r 1225 Lima av
Arth F serv man Natl Cash Register Co r 1607
Atlantic av
Carl O (Annie L) steno Oil Well Supply Co r
431 Dawson av
Carris r 579 W 4th
Chas (Mauda) h 2500 E 11th av
Chas (Nettie) olwkr h 130 Maine av
Charlotte C (Cathleen P) clck Coast Elec Co h
1702 Gardens av
Christian (Marie) carp h 632 Mira Mar av
Clarence driver Gardner Bros Co r 1632 Cedar av
Clarence (Lon) (Coast Electric Co) h 2850
Cedar av
Clifford L (Olma H) (Loma Palm Service Sta)
h 1707 Lima av
Edna clck r 1450 Cedar av
Edw A (May) olwkr Shell Co h 1151a Bel-
mont av
Edw F bldr r 1420 Elm av
Edw L (Jennie M) steno Central Garage r 36
Clement av
Ellen K clk r 1431 Redondo
Florence Mrs schr Capistrano Beach Sales Co h
74 W Plymouth
Frances Mrs studt Cal College of Commerce r
720 Dawson av
Frances L bkpr r 2145 Lima av

Frances M bkpr Tawney & Boulter r 2416 E
Bway
Frieda M acid r 2018 E 1st
Geo (Fannie) watchman Jorgins Trust Bldg h
3143 Lima av
Grace Mrs r 1045 Daisy av
Grace Mrs aldy Buffums h 4191 W 5th
Guy A (Frances M) mnts 2525 E Bway h
2416 same
Harold L r 2145 Lima av
Irving storgeman Home Ice Co r 1225 Lima
J Martin groc 2545 E Bway
Jas (Mary B) (Jensen Radio Co) h 916 Termino
Jas H (Sophie) h 337 Grand av
Jens A (Tressa) auto slsmn h 1523 Appleton
John C (Nielsine) lab City h 1225 Lima
Lover studt r 1065 E Ocean blvd
Magnus C (Florence M) fireman City h 339 E
Bether
Margaret M clk Villa Riviera Valet r 1431 Re-
dondo av
Martha A Mrs r 1065 E Ocean blvd
Matilda Mrs groc 1720 El Dorado av r 1631 W
Seaside blvd
Marvill L (Cloyetta S) tile bkpr h 1427 Rose av
Minnie E Mrs h 1607 Atlantic av
Ole E (Peoples Popular Mkt) r 925 Olive av
Otto olwkr r 1800 Alamosa av
Paul (Annie) h 127 W Anaheim
Peter carp r 154 E 1st
Radio Co (Jas Jensen) 107 American
Ralph A Rev (Belle) pastor First Baptist
Church h 4224 Massachusetts
Ralph W (Edith) barber Hub Barber Shop r
1035 Linden
Reginald L tile str r 227 Grand av
Ruth Helen tchr Jefferson Jr High Sch r 1607
Atlantic
Scott (Ingrid) eng Edison Co h 1525 Oriskana
Svend W (L B Elec Sign Co) r L A
Sybil r 120 Atlantic av
Thelma A steno M B Seating r Y W C A
Thos r 1276 Chestnut av
Thos painter r 127 W Anaheim
Thos E (Charlotte J) ladies tailor 229 E Bway
h 1232 E Bway
U O (Premier Typesetting Co) r 700 Santa
Cruz
Walker A (Calantha A) patrolman City h 211
Newport
Walker E steno J B Warner r 1225 Lima av
Jensen Beatrice H steno Tenna Co r 1635 Florida
Charlotte r 426a W Bway
Eddie (wid Chris) h 1635 Florida
Ralph J r 1635 Florida
Jenker Louise H F Mrs r 521 Pine av
Jeppesen Robt W r 2225 Quincy av
Jessen Ernest E cement wkr r 1757 American av
Gorda B r 1757 American av
Moh E (Phanie E) cement contr h 1757 Amer-
ican av
JERGINS A T SYNDICATE A T Jorgins pres 104th
floor Jorgins Trust Bldg
JERGINS A T TRUST A T Jorgins pres oil products
104th floor Jorgins Trust Bldg
Allen A (Cathleen F) trustee A T Jorgins
Trust r 2000 E Ocean blvd
Andr (Leola H) pres A T Jorgins Trust h
2418 E Ocean blvd
JERGINS TRUST BLDG office suite 303 J C Cluck
mgr 100-104 E Ocean blvd
Jerian Christy healer Harbottle Magnetic Healing
Institute r 1910 E 4th
Jerome Doris E W Mrs lndr wkr h 1208 Oriskana
Luther A (Ola E) driver Gold Medal Cream Co
h 2700 Spaulding
Reese W (Doris L) drilling capt Itale Pet Co
h 120 Clarendon av
Jernigan Willie G (Lydia M) real est 215 E 1st r
1045 Redondo
Jerome John C clck r 205 Nevada av
John W (E Anne) h 205 Nevada av
Jerrils Harry H (Ozell) painter h 222d Linden
Margaret Mrs h 642 W 9th
Jerrits Lawrence olwkr h 1055b E 7th
Jerome Edna F h 5465 E Ocean blvd
Jersey Edw S (Grace M) driver Amer Wheel Mfg
Co h 1354h Buckle

SEASIDE

**Printing
Co.**

**FIRST
AND
PINE**

**Phone
629-79**

826 STOKES
127-128 N. 1st St.

O. K. WELDING CO. INC. 1937 OBISPO AVENUE

24-HOUR SERVICE—W. Co. Agents WE SPECIALIZE IN OIL FIELD WELDING—WE FURNISH DRL. AND
STATIONARY & PORTABLE ELECTRIC WELDING, OXY-ACETYLENE WELDING