

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

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*Resource Name or #: 3305 E. 1st Street

P1. Other Identifier: F.W. Rehbock House

*P2. **Location:** **Unrestricted**

- *a. **County** Los Angeles **and**
- *b. **USGS 7.5' Quad** Long Beach, Calif. **Date** 1964 (rev. 1981) **T** 5S; **R** 12W; Unsectioned S.B.B.M
- c. **Address:** 3305 East 1st Street **City:** Long Beach **Zip:** 90803
- d. **UTM:** Zone 11S, 393152 mE/ 3736492 mN
- e. **Other Locational Data:** APN 7264-011-021

*P3a. **Description:**

The subject property is a 2,500-square foot two-story single-family residence constructed in 1924 on a 0.093-acre lot (County of Los Angeles, Office of the Assessor 1924; ParcelQuest 2023). The residence was constructed by well-known Craftsman builder, Miner Smith, for the original homeowners, Frederick William (Fred) and Clara Rehbock. The residence reflects the Craftsman architectural style with American Foursquare elements (**Photograph 1** through **Photograph 9**). It displays a rectangular ground plan, concrete foundation, and wood frame. The façade (south elevation) features a partial width low-pitched hipped roof attached to a cross-gabled volume situated behind. Craftsman architectural details include wide, unenclosed eaves with decorative wood braces, geometric multi-light windows, wide window and door surrounds, and is clad in wood clapboard (first floor) and scalloped wood shingles (second floor). The building originally included a wrap-around porch which featured three Miner Smith custom concrete column pedestals with ornate concrete column balustrades. Three sides of the pedestal columns feature a recessed shelf accented by scalloped leaf design, a Miner hallmark (calbungalow.com 2023). At an unknown date before 1960, the porch was enclosed but the ornate porch columns and railings remain visible (**Photograph 3** and **Photograph 5**). The most prominent American Foursquare features include elements on the façade the emphasize horizontal lines such as the low-pitched hipped roof, horizontal clapboard cladding, and window fenestration. Other elements include the two-story plan with single story wings and centered entrance (See Continuation Sheets).

*P3b. **Resource Attributes:** HP2. Single Family Property

*P4. **Resources Present:** Building

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



Photograph 1: See P5b for caption.

P5b. Description of Photo:
Photograph 1: Façade (south) of 3305 East 1st Street. Camera facing north, February 2023.

P6. Date Constructed/Age and Source:

Historic
1924 (County of Los Angeles, Office of Assessor 1924)

*P7. **Owner and Address:**

Nader Mobasseri
3305 East 1st Street
Long Beach, CA 90803

*P8. **Recorded by:**

City of Long Beach, Development Services, Planning Bureau
411 W. Ocean Blvd. 3rd Floor
Long Beach, CA 90802

*P9. **Date Recorded:** February 2023

*P10. **Survey Type:** Intensive Pedestrian

*P11. **Report Citation:** Casillas, Gina. 2023. "Mills Act Application for 3305 East 1st Street, Long Beach, California, 90803. Prepared for the City of Long Beach, Development Services, Planning Bureau, Long Beach, California.

*Attachments: Building, Structure, and Object Record Location Map Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name:** N/A
- B2. Common Name:** N/A
- B3. Original Use:** Single family residence
- B4. Present Use:** Single family residence
- *B5. Architectural Style:** Craftsman style with American Foursquare features.
- *B6. Construction History:**

This single-family residence located on Assessor Parcel Number 7264-011-021 at 3305 East 1st Street was constructed in 1924 (County of Los Angeles, Office of the Assessor 1924; ParcelQuest 2023). Alterations include the enclosure of the original wraparound porch at an unknown date prior to 1960 (**Figure 1**) and the 2007 detached garage addition (City of Long Beach, Development Bureau, Planning Services, Certificate of Appropriateness Landmark Nomination Form 2023)

- *B7. Moved?** **No** **Date:** NA **Original Location:** N/A
- *B8. Related Features:** N/A
- B9a. Architect:** unknown **b. Builder:** Miner Smith
- *B10. Significance: Theme:** Architecture; Long Beach development **Area:** Long Beach, California
Period of Significance: 1924; 1924-1956 **Property Type:** Single-family residence **Applicable Criteria:** City of Long Beach Landmark Criteria B, C

Long Beach’s Growth

According to the *City of Long Beach: Historic Context Statement*, dated 2009, by the turn of the twentieth century, Long Beach was a fast-growing city with a population of 2,252 people (Sapphos Environmental 2009 93). Known as “Queen of the Beaches,” the tourist industry drove the expanding economy. By 1910, Long Beach was the fastest growing city in the United States with a 690-percent population boom. To accommodate that growth, developers had built more than 600 single-family homes in 1911 as well as numerous apartments and hotels (Sapphos Environmental, 2009:93). During this period, the original homeowners of 3305 East 1st Street, Clara, and Fred Rehbock, constructed a 2-story 24-unit apartment building on the corner of 1st Street and Lime Avenues (629 through 639 East 1st Street) nicknamed Gray Gables. The land the Rehbock developed into Gray Gables was originally part of Clara’s (nee Schwarting) pioneering family farm.

The *City of Long Beach’s Historic Context Statement* section for residential development refers to the period between 1920-1930 when the subject property was constructed as the “Oil Boom Town” period. Spurred by Southern California’s exponential growth due to tourism, entertainment, manufacturing, shipping, and for Long Beach, especially the oil industry, both the population and the local economic prosperity expanded. Additionally, residents increased use of the automobile and improved roads, fueled suburban expansion. Developers met the demand for new housing with Long Beach’s new housing needs especially composed of oil workers, speculators, bankers, and retailers (Sapphos Environmental, 2009:102). In 1924, the Rehbocks, locally prominent citizens and owners of the Gray Gables apartments, an automobile garage and repair shop on Lime Avenue, and the F.W. Rehbock Hangar (later named Lewis Aviation Service) at Long Beach airport purchased the subject property in the Bluff Park area of Long Beach. Although the archival materials available, including the original building permit, do not document an architect or builder for 3305 East 1st Street, the home is attributed to noted Craftsman builder Miner Smith based on style, and the character defining features of the building.

Site-Specific History– 3305 East 1st Street

The single-family residential building was constructed by prominent local builder Miner Smith in 1924. The home is situated on a prominent corner lot, and the unique building was constructed in the Craftsman architecture style but has prominent American Foursquare features. The building exterior features scalloped wood shingle siding on the upper walls and horizontal wood planks on the lower walls. A wide horizontal mounted wood trim wraps around the building separates the two sidings. The house features a variety of wood windows with decorative sills and trims and the side elevation features large bay window. The building originally featured a wraparound porch which included three Miner Smith custom concrete column pedestals with ornate concrete columns balustrades. Three sides of the pedestal columns feature a recessed shelf accented by scalloped leaf designs. The porch was enclosed at some point, but the ornate porch columns and railing remains visible (see Continuation Sheets).

- B11. Additional Resource Attributes:** N/A

***B12. References:** See Continuation Sheets.

B13. Remarks: N/A

***B14. Evaluator:**

Gina Casillas, Planner
City of Long Beach, Development Services, Planning Bureau
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

***Date of Evaluation:** February 2023

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*Date: February 2023 Continuation

P3a. Description (continued):



Photograph 2: Close up overview of façade (south elevation) Note overall horizontal design emphasis. View northeast, February 2023.



Photograph 3: Close up view of main entrance with small gabled bracket portico with open eaves over the paneled wood door. View northeast, February 2023.



Photograph 4: Overview of the façade (south) and west elevations looking north up Coronado Avenue. View northeast, February 16, 2023.



Photograph 5: Overview of west elevation along Coronado Avenue with garage addition to the north. Note the veteran Olive tree at center under the side roof gable. View northeast, February 16, 2023.

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*Date: February 2023 Continuation

P3a. Description (continued):



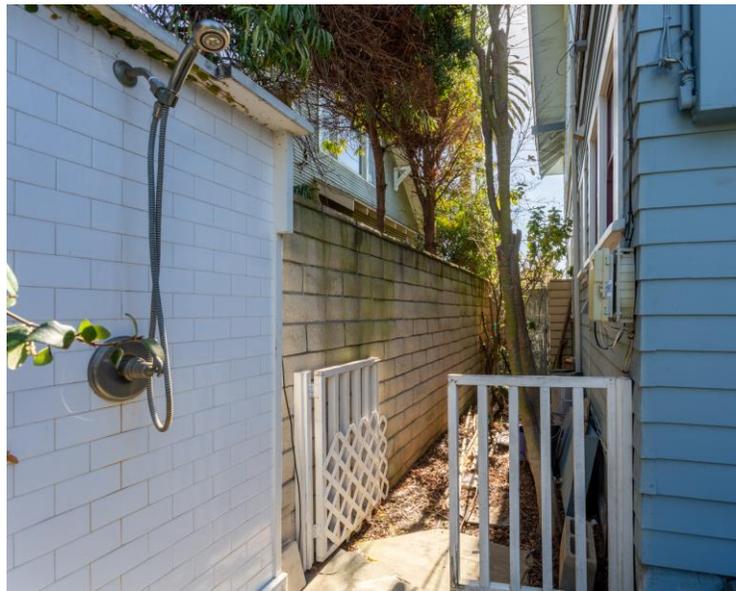
Photograph 6: Overview of west elevation with surviving Miner Smith balustrades from the original wraparound porch visible to the right. View east, February 2023.



Photograph 7: Overview of facade (south elevation) and east elevations. Note side gable visible on east elevation. View northwest, February 2023.



Photograph 8: Overview of the east elevation looking north from the front yard. View northwest, February 2023.



Photograph 9: Overview of the east elevation looking south from the back yard. View southeast, February 2023.

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*Date: February 2023 Continuation

***B10. Significance (continued):**

The ornate balustrades are repeated on the second-floor roof deck railing located directly above the enclosed porch. Miner Smith's custom molding remains on the inside of the main story of the house in addition to the original brass accent switch plates and toggle "dolly" switches. The distinct features characterized by Miner Smith's designs are evident on the building.

Although the original wraparound porch has been enclosed, it was already altered by the 1960s and the home has retained most of its original character defining features (**Figure 1 and Figure 2**).



Figure 1: A photograph of 3305 East 1st Street taken circa 1960 (photo courtesy of the current homeowner).



Figure 2: A photograph of 3305 East 1st Street taken circa 1970 (photo courtesy of the current homeowner).

People: Fred and Clara Rehbock

Original homeowners, Fredrick William, and Clara Rehbock (nee Schwarting) were prominent and active members of the community and business owners. Fred was a German immigrant to the United States in the late 1800s. His father was world-known for his work in fluid dynamics, and he was the President of the University of Karlsruhe three times during his life. Clara was from a locally prominent pioneering family in Long Beach, the Schwartings. Both Fred and Clara were active advocates for protecting Long Beach in eliminating railway switching along Broadway and freight yard operations. Fred was an avid early aviator, and he owned a large hangar at the Long Beach Airport, the F.W. Rehbock Hangar, later renamed the “Lewis Aviation Service- F.W. Rehbock.” Fred frequently held and hosted events such as the Air Circus that showcased state-of-the-art planes like the Fokker F-32 and flying stunt shows with notable figures like “Honeymoon Joe” Lewis (*The Long Beach Sun 1930a:2*). When the Shell Oil Company flying club moved their headquarters from Compton to the Long Beach Municipal airport, they used Fred’s hangar to house their Waco biplane (*The Long Beach Sun 1930b:25*). In addition to commercial and community airport events, Fred participated in flight testing. He spent time with Alfred Knutson, a licensed marine navigator. Together they flew a Scarab engine biplane across the country to experiment with a new air navigation system (*The Long Beach Sun 1930c:9*). In 1932, the Rehbocks sold the hangar to P.T. Adams of the US Naval reserve to form a charter service to the entirety of United States, Mexico, and Canada under the name International Fly Service sparking a new generation of aviation related events (*AeroDigest 1932:32*).

Architect and Builder

No archival evidence could be located to identify an architect, or architectural firm, responsible for the design of 3305 East 1st Street. However, the builder, Miner Smith (1877-1965), was a locally prominent artisan builder of bungalows in the 1920’s. Miner formed the M.R. Smith Stone and Mantel Company based in Los Angeles. He advertised his business as “Designer and Builder of Artistic Natural Stone Mantels.” He specialized in custom, high-quality bungalows and called them bungalow mansions. Smith built over 23 bungalow mansions in Long Beach. He was known for constructing his bungalows with elaborate architectural detail such as ornamental concrete porches and fireplaces that looked like logs or trees, and porte-cocheres over the driveway ([calbungalow.com 2023](http://calbungalow.com)). The residence at 3305 East 1st Street includes three Miner Smith custom concrete pedestals with detailed scalloped leaf designs and elaborate arches, curves, carvings, and dotting (**Figure 3**). Additionally, concrete balustrades with banister caps from the original wrap around porch are still present. Interior Miner Smith features include massive ceiling moldings, built in cabinetry, shoeshine area in the master bedroom, and original brass light switches and plates



Figure 3: Miner Smith concrete pedestal with detailed scalloped leaf design and concrete balustrades from original wrap around porch visible in the background along Coronado Avenue. View east, February 2023.



Photograph 10: Miner Smith concrete pedestal with detailed scalloped leaf design and concrete balustrades from original wrap around porch at the intersection of the façade and the west elevation. View northeast, February 2023

Architectural Styles

American Foursquare, 1894-1910

The American Foursquare architectural style is found in towns and on farms across America. Typically, the American Foursquare is box-like in massing and plan, with hipped or gabled dormers, porches across all or a portion of the facade, and detailing culled from the vocabularies of a variety of styles, including Mission Revival, Colonial Revival, and Craftsman. The American Foursquare house emerged at the end of the 19th century and was popular in southern California through the first decade of the 20th century, when it faded away in the face of the then-dominant Craftsman style. In some parts of the country, these homes are called Prairie Boxes, because their overhanging hipped roofs, horizontal proportions, and often full-width front porch lent themselves to the Prairie Style.

Homes constructed in the American Foursquare style are generally two stories, with a low- or medium-pitched hipped roof that is often accented by dormers. Large, rectangular porches may span the width of the facade of the house; if partial width, a bay window is frequently employed to balance the facade. The American Foursquare house was a simplified version of the early forms of the Prairie style that was popular during the same period, but it generally lacked the detailing emphasizing horizontal lines that were a constant in the Prairie style. The most common variations of the American Foursquare style in Long Beach featured elements of the Colonial Revival or Craftsman styles (Sapphos Environmental 2009:196)

Character-defining Features

- Two to two-and-a-half stories
- Square or rectangular plan
- Hipped roof, often with dormers
- Overhanging eaves, either boxed and bracketed, or open with exposed rafters
- Full- or partial-width front porch
- Clapboard or wood-shingle siding, individually or in combination
- Narrow clapboard siding trimmed with fluted endboards
- Molded capitals
- Double-hung sash windows
- Paneled front door with sidelights

Craftsman Style

The Craftsman Style of architecture is rooted in the principles of the late-19th-century Arts and Crafts movement in England, the Craftsman aesthetic and ideals were developed and promoted in the United States by furniture maker Gustav Stickley and his 1901 magazine, *The Craftsman*. Craftsman architectural design reached its apogee with the work of two brothers, Charles S. Greene, and Henry M. Greene, who practiced together in Pasadena from 1893 to 1914, and with the work of a handful of other architects primarily located in the vicinity of the Arroyo Seco and the San Francisco Bay Area. The work of the Greene brothers and other Craftsman style architects was widely published in both professional and popular journals. This exposure fueled the popularity of the Craftsman style, which spread quickly throughout the country. Craftsman house plans became easily accessible to the middle-class through pattern books and mail-order houses, such as Sears, Roebuck & Company, and Montgomery Ward. Affordable and easily constructed from locally available materials, the mostly one- or one-and-a-half-story Craftsman homes became known as bungalows and dominated middle-class residential design during the first quarter of the 20th century. Although some Craftsman homes were two stories in height, large-scale versions of Craftsman houses were rare except in California.¹¹ A limited number of commercial and public buildings also reflect Craftsman influences (Sapphos Environmental 2009:206).

Craftsman buildings utilize materials such as wood, stone, and brick in a natural-appearing state. Structural features were left exposed and exploited for their decorative qualities. Earth tones were favored, integrating the building with the surrounding landscape. Horizontality was emphasized through low, ground-hugging massing, employment of broadly pitched, overhanging roofs, and utilization of wood siding and flat trim laid in continuous bands. Often, the lower portion of the exterior walls or porch supports was battered or tapered to be heavier at ground level. Capacious front porches were nearly ubiquitous features, often overlooked by generous expanses of windows clustered in groups. A combination of window types was used, with casement windows and fixed windows commonly appearing on the facade and double-hung sash on the sides and rear. Entries typically were characterized by oversized, heavy, wood-paneled doors. Craftsman interiors were distinguished by built-in features, such as bookshelves, cabinets, and hutches with leaded glass doors and seating nooks and using wood for picture rails, continuous header moldings, window and door casings, and doors (Sapphos Environmental 2009: 207).

Character-defining Features

- One to two stories
- Low-pitched, gabled (or sometimes hipped) roof
- Wide, unenclosed eave overhang
- Exposed rafters, beams, and/or braces in the eaves

- Vents, usually slatted or trellised, in the gable ends
- Shed- or gable-roofed dormers and sleeping porches
- Wood siding (shingle, shake, or clapboard)
- Brick (common and clinker), stone (boulders, cobbles, or “cast” stone), and more rarely, stucco, used for porch piers and railings, foundations
- Porches, full- or partial-width or L shaped
- Porch piers, sometimes resting on pedestals
- Gabled or shed porch roofs, often echoing the shape, and detailing of the main roof
- Widely proportioned front doors, sometimes with beveled glass inserts or panels
- Tripartite window groupings
- Art glass windows (usually on side elevations, marking locations of interior sideboards and stairways)
- Wide window and door casings, often with extended lintels
- “Battered” or sloping foundations, chimneys, porch piers
- Pergola porch extensions
- Overall horizontal emphasis

Although these are considered the most typical character-defining features, not all will apply to each Craftsman style building. Various regional architectural and building material preferences, as well as socioeconomic factors, influenced several Craftsman typologies to develop, especially in Southern California. In general, the style became increasingly simplified through reduction to a few recognizable elements in the decade following World War I (Sapphos Environmental 2009:207).

Evaluation

The following includes an evaluation of 3305 East 1st Street in Long Beach, California, for its eligibility as a City of Long Beach Landmark. This property has not previously been evaluated for either register.

City of Long Beach, Criterion A (Associated with events that have made a significant contribution to the broad patterns of the City’s history)— Research did not demonstrate that this property is associated with events significant to the broad patterns of the history of the City of Long Beach. The single-family residence at 3305 East 1st Street was constructed in 1924 as part of the general pattern of early twentieth century suburban development in City of Long Beach. However, the property is not directly or significantly associated with this period in history and is not known to have made a significant contribution to other broad patterns of local, regional, state, or national culture and history at the time of its original construction, or during the occupation of Frederick and Clara Rehbock from 1924 until their deaths in the 1950s. It was not one of the first or pioneering Craftsman Houses with American Foursquare elements in Long Beach or Southern California, nor was it significant to the development of Bluff Park neighborhood. Therefore, the property is recommended not eligible for listing as a City of Long Beach Landmark under Criterion A.

City of Long Beach, Criterion B (Is associated with the lives of persons significant in the City’s past) – Research demonstrated that the property is associated with the productive lives of locally prominent citizens Frederick and Clara Rehbock. The Rehbocks, the original owners of the property, were successful businesspeople as well as socially connected and engaged citizens of Long Beach. They owned several successful businesses, including an early automobile garage and repair shop and a prominent aviation hangar at the Long Beach Municipal Airport. The Rehbocks clearly made significant contributions to the local history and culture of the City of Long Beach. Therefore, the property is recommended eligible for listing as a City of Long Beach Landmark under Criterion B from the time of construction through the occupation of both Clara and Fred Rehbock circa 1956.

City of Long Beach, Criterion 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) – The residence at 3305 East 1st Street embodies the distinctive characteristics of a Craftsman style house with American Foursquare elements common to the City of Long Beach. However, the subject residence is a well-preserved, more ornate iteration of the style, and is a rare example of the type in the Bluff Park district. Although the architect firm was not identified as locally significant, the design and the materials used in its construction possess high artistic value due to the builder. Miner Smith, the builder, was a prominent local artisan Craftsman builder known for the construction of at least 23 “bungalow mansions” in Long Beach, including the subject property. His designs, including the subject property, exhibited elaborate architectural and decorative details such as ornamental concrete porches, balustrades, and custom-built interior built in cabinetry. The subject property meets all the requirements for this criterion: it embodies the distinctive characteristics of a type, period, and method, it represents the work of a master, and it possesses high artistic value. Therefore, the property is recommended eligible for listing as a City of Long Beach Landmark under Criterion C.

City of Long Beach, Criterion D (It has yielded, or may be likely to yield, information important in prehistory or history) – The built environment of the subject property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, or architectural style. Therefore, the property is recommended not eligible for listing as a City of Long Beach Landmark under Criterion D.

Integrity

This discussion addresses whether the subject property at 3305 East 1st Street retains sufficient integrity to convey its historical significance as a City of Long Beach Landmark under Criteria B and C. This analysis applies the seven aspects of integrity described by the National Park Service (2002): location, setting, association, materials, workmanship, design, and feeling.

The subject property is in its original location as is still a single-family residence. Therefore, the residence retains integrity of location and association. The residence retains most of its original layout, design, materials, and character defining features from the time of construction. The wrap around porch that was enclosed was done so prior to the 1960s, and most likely during the occupation of the Rehbocks. Significant Miner Smith architectural elements of the porch and balustrade were retained and are still visible. The subject property retains integrity of workmanship, materials, and design. While a prolonged period of time has passed since the construction of the subject property in 1924, and even of the deaths of the original owners, the setting and feeling of the neighborhood retains sufficient integrity to convey the significance of the property. There is more traffic, likely more people, and more visible modern infrastructure. However, this neighborhood close to the beach, located among many surviving original homes and wide streets, still elicits the feeling of the early days of Long Beach at the beginning of the twentieth century. The subject property retains sufficient integrity of setting and feeling.

Conclusion – The subject single-family residence at 3305 East 1st Street retains sufficient integrity to convey its significance under City of Long Beach Landmark Criterion B with a period of significance from the time of construction in 1924 through the occupation of Frederick and Clara Rehbock circa 1956 and Criterion C with a period of significance of 1924, the date of construction. The subject property is recommended eligible for listing as a City of Long Beach Landmark.

Character-Defining Features

The character defining features of the single-family residence at 3305 east 1st Street are listed separately below. They include, but are not limited to the following:

Exterior:

- Location and footprint of the residence on the parcel, including the setback position of the building relative to East 1st Street and Coronado Avenue on the parcel.
- Building massing and volumes.
- Design elements and materials that evidence the iconic American Foursquare/Craftsman hybrid architectural style in Long Beach as outlined above, and including the following:
 - Location and size of existing doors and windows.
 - Front porch marble tiles and detailed concrete balustrades with cement banister caps.
 - Concrete balustrades along Coronado Avenue that were part of the original wraparound porch.
 - Both second floor balconies and deck.
- Miner Smith external design elements including, but not limited to, custom concrete pedestals with leaf designs.
- Original mailbox with USPS codes.

Interior (Noted but not specifically protected as a City of Long Beach Landmark property)

- Interior layout
- Original wood floors
- Plaster throughout with metal and wood lath – domed ceilings within bathrooms formed by metal lath
- Three original stained-glass pieces in the master bedroom
- Original Ward brand gas firing floor heater with original grate and mechanisms
- Custom Miner Smith features including, but not limited to, all built in features, ceiling moldings, shoeshine are in master bedroom, original brass light switches and plates, and ground floor bay windows.

*B12. References (continued):

AeroDigest. 1932. "To Start International Charter Service." July 1932. Accessed February 2023. On file at the City of Long Beach, Development Services, Planning Bureau.

Calbungalow.com. 2023. "Miner Smith." Accessed February 2023. https://www.calbungalow.com/Miner-Smith_bungalow_architecture.html.

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*Recorded by: City of Long Beach, Development Services, Planning Bureau

*Date: February 2023

Continuation

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ParcelQuest. 2023. "Assessor Parcel Number 7264-011-021, Long Beach, California." Accessed February 2023.

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