

**LANDMARK DESIGNATION
HLM2305-01
FINDINGS AND ANALYSIS
3305 E. 1st Street**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject property addressed as 3305 E. 1st Street is located on the northeast corner of 1st Street and Coronado Avenue, within the R-2-L (Two-family residential district with large lots) zoning district. The rectangular shaped property totals 4,050 square feet in area and measures 45 feet wide by 90 feet deep. The property was developed with a two-story residential building. The property is located in the Bluff Park Historic District.

The two-story single-family residence was constructed by prominent local builder Miner Smith in 1924. The home is situated on a prominent corner lot, was constructed in the Craftsman architecture style but has prominent American Foursquare features. The two-story building 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 front elevation features a smaller hip roof system with a larger side facing gable roof system directly behind. 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 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 designs. The porch was enclosed at some point, but the ornate porch columns and railing remains visible. The ornate balustrades are repeated on the second-floor roof deck railing located directly above the enclosed porch.

Original homeowners, Fredrick William (1875-1956) and Clara Rehbock (nee Schwarting) (1878-1954) were prominent and active members of the Long Beach community and were Long Beach business owners. Fred was a German immigrant to the United States in the late 1800s and Clara was born in Fayette, Texas. Clara was from a locally prominent pioneering family in Long Beach, the Schwartings. In 1907, Clara commissioned an apartment building to be built located on 1st Street and Lime Avenue in Long Beach. When newly arriving to Long Beach, Fred lived in one of the units after construction in 1908. Fred and Clara married shortly thereafter in 1911. They commissioned the residence on 1st Street to be constructed and when construction was completed in 1924, they moved out of the apartment and into the new two-story home. They lived in the home for 29 years until it sold in 1953.

Both Fred and Clara were active advocates for protecting Long Beach by eliminating railway switching along Broadway and freight yard operations. Fred's father was world-known for his work in fluid dynamics and he was the President of the University of

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Karlsruhe three times during his life. As a result, 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. 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. 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. 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. This property is eligible for Criteria C representing F. W. Rehbock’s contribution to aviation in Long Beach (Period of Significance 1924 - when they lived in the house). (Criteria B - Associated with the lives of persons significant in the City’s past).

Miner Smith (1877-1965) was an artisan builder of bungalows in the 1920’s. Miner formed the M.R. Smith Stone and Mantel Company based in Los Angeles and 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 and built over 23 houses in in Long Beach. Advertised as “Bungalow Mansions”, Miner Smith 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. This property is eligible for Criteria C representing the work of master builder, Miner Smith (Period of Significance 1924).

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and meets one or more required criteria. The subject single-family residence addressed as 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. Therefore, the subject property is recommended eligible for listing as a City of Long Beach Landmark under Criterion B and C.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding residential neighborhood. The subject building is surrounded by single-family residential structures. The historic building retains a high level of integrity and represents early development patterns of Long Beach. Preservation of the building through landmark status will be complimentary to the

residences, parks and businesses in the surrounding community. The historic building retains sufficient integrity to convey its significance under 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 proposed nomination will protect this historic resource and preserve the City's early 19 century history. The residential structure embodies the history of the residential neighborhood, and the City as a whole. Its designation as a historic landmark helps to raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The building is subject to preservation regulations as it is located in the Bluff Park Historic District. The nomination further assure the building, will continue to benefit from historic preservation protections and is maintained in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. The preservation regulations will only extend to the exterior of the building and not the interior. Character defining features will be preserved such as the shape and form, unique windows and doors and the unique two different styles of exterior shingles. The landmark designation would establish preservation regulations that would apply only to the exterior of the building. Such protections would include preserving the character defining features such as unique windows and doors, the scalloped wood shingle siding and the horizontal wood siding, the Miner Smith pedestals and balustrades with the decorative recessed shelf accented by scalloped leaf designs.

The nomination advances the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public to enjoy.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The subject property is not eligible under Criterion A.

B. It is associated with the lives of persons significant in the City's past.

The F.W. Rehbock House is associated with original homeowners, Fredrick William, and Clara Rehbock. (nee Schwarting) Fredrick William, and Clara Rehbock were prominent and active members of the community and business owners. 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. 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. 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. 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. This property is eligible for Criteria B representing F. W. Rehbock’s contribution to aviation in Long Beach (Period of Significance 1924 – when he lived in the house). Consistency with Criteria B is documented in much greater detail in the property Historic Resource Evaluation for the property (Attachment C of this report).

C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.

The residential structure was constructed by Miner Smith in the Craftsman architecture style but has prominent American Foursquare features. The building is eligible for listing as a Long Beach Historic Landmark under Criterion C of Section 2.63.050 of the Long Beach Municipal Code: it represents the work of master builder Miner Smith (1877-1965). Miner Smith was an artisan builder of bungalows in the 1920’s. Miner formed the M.R. Smith Stone and Mantel Company based in Los Angeles and 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 and built over 23 houses in in Long Beach. Advertised as “Bungalow Mansions”, Miner Smith 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.

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featured a wraparound porch which featured 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. The ornate balustrades are repeated on the second-floor roof deck railing located directly above the enclosed porch. Consistency with Criteria C is documented in much greater detail in the property Historic Resource Evaluation for the property (Attachment C of this report)

D. It has yielded, or may be likely to yield, information important in pre-history or history.

The subject property is ineligible for designation pursuant to Criterion D, for landmark designation, as it is not a likely source for future information related to history or pre-history.