

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 #: 4004 Country Club Drive

P1. Other Identifier: Mr. and Mrs. Maurice Frank House

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

- *a. **County** Los Angeles **and**
- *b. **USGS 7.5' Quad** Long Beach, Calif. **Date** 1964 (rev. 1981) **T** 4S; **R** 13W; Unsectioned S.B.B.M
- c. Address:** 4004 Country Club Drive **City:** Long Beach **Zip:** 90807
- d. UTM:** Zone 11S, 389067 mE/ 3743946 mN
- e. Other Locational Data:** APN 7140-015-002

*P3a. **Description:**

The subject resource is a 2,520-square foot single-family residence constructed in 1959 on a 0.192-acre lot (County of Los Angeles, Office of the Assessor 1924; ParcelQuest 2023). The residence was designed by the well-known Long Beach architectural firm of Killingsworth, Brady, and Smith (KBS), for the original homeowners, Maurice, and Mary Frank (Edward A. Killingsworth papers 1959; City of Long Beach 1959). The subject KBS building is a single-story wood framed International Style residence on a concrete foundation configured in a courtyard in L-shape with a flat roof and a recessed main, central entrance that contains a solid slab door within a large stucco volume, and floor to ceiling windows on three elevations. The façade entrance (west elevation) is accessed by floating concrete steps and flanked by vertically oriented 12-foot tall, sculptured wood breezeblock panels secured by horizontal wood beams that shield full height windows from afternoon sun. International Style architectural details include the flat roof (despite being situated on a grade), large expanses of windowless wall surface, unified wall cladding (generally light stucco), unornamented surfaces, and clear expression of form and function (McAlester 2018: 617-621). Architectural elements that reflect the KBS design ethos include the intentional juxtaposition of vertical and horizontal elements to emphasize scale, the balanced rhythm of solids to voids with high ceilings and doorways emphasizing grace and enhancing privacy, clear expression of post and beam structure, and the clerestory windows above posts (rear elevation, east) that appear to make the roof float and enhance the indoor to outdoor connection. In 1986, a garden/storage shed was added at the rear of the property at the alley (City of Long Beach, Department of Building and Safety 1986). At an unknown date, eaves were added between the house and the breezeblock panels, and a built-in pool and spa were added in the rear yard in 2022 (**Photograph 1** through **Photograph 9**) (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 (west) of 4404 Country Club Drive. Camera facing east, February 2023.

P6. Date Constructed/Age and Source:

Historic
1959 (County of Los Angeles, Office of Assessor 2023)

*P7. **Owner and Address:**

Mathew D. Leaver and Krysta K. Lin
4004 Country Club Drive
Long Beach, CA 90807

*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 4004 Country Club Drive, 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

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*NRHP Status Code 5S2

*Resource Name or # 4004 Country Club Drive

- 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:** International Style.
***B6. Construction History:**

This single-family residence located on Assessor Parcel Number 7140-015-002 at 4004 Country Club Drive was constructed in 1959 (County of Los Angeles, Office of the Assessor 2023; City of Long Beach, Department of Building and Safety 1959). Alterations include the addition of eaves added between the house and the breezeblock panels at an unknown date. In 1986, a 12-by-14-foot storage/garden shed was added at the rear property line (east), along the alley (City of Long Beach, Department of Building and Safety 1986). A built-in pool and spa were added in the rear yard in 2022 based on original design plans for the home (personal communication with Matt Leaver, May 24, 2023; City of Long Beach, Department of Building and Safety 2022).

- *B7. Moved?** No **Date:** NA **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Killingsworth, Brady & Smith (KBS) b. **Builder:** Stromberg & Son
***B10. Significance: Theme:** Architecture; Post War and Modern Residential Development **Area:** Long Beach, California
Period of Significance: 1959; 1959-1973 **Property Type:** Single-family residence **Applicable Criteria:** City of Long Beach Landmark Criteria B, C

Long Beach's Post World War II Residential Growth

According to the *City of Long Beach: Historic Context Statement*, dated 2009, Post World War II-era Long Beach grew exponentially in size and population facilitated by land annexations and post-war prosperity (Sapphos Environmental 2009:49). Developers built new homes and housing tracts to accommodate the housing crisis. Returning vets, defense workers, and other families wanted to live in the expanding suburbs of Long Beach made possible by the increased influence of the automobile. Initially, the Ranch style house was considered the style that best captured California living; inspired by the old haciendas, but with a modern twist that integrated outdoor and indoor living. However, although a modern architectural style, the Ranch house still utilized traditional architectural conventions of past traditions (Sapphos Environmental 2009:119-121)).

Most of the post-war residential home design and construction in Southern California and Long Beach on the larger scale was designed in the Ranch or Minimal Traditional styles, especially in the large suburban tracts. However, some architects and builders were inspired by recent technological advances and the ever-increasing costs of traditional building materials to simplify home design. The designers of the post-war International Style homes addressed the changing ethos of the modern neighborhood. They used new, affordable modern materials and innovative techniques, and designs, to simplify and streamline home design. However, as with the Ranch style, the International Style also sought to integrate indoor and outdoor living, but with the added emphasis on site relationships, new landscaping concepts, and the use of natural materials (Sapphos Environmental 2009:125-126).

These new, modern design principles were the inspiration for the Case Study House program created by John Entenza for the Los Angeles-based *Arts and Architecture* magazine. The goal was to offer the public and the building industry a more affordable solution to the post-war housing crisis. Entenza invited architects to participate and promoted their careers in the pages of his magazine. Not all of the 36 designs submitted were actually constructed. However, the program had a profound influence on Southern California architecture and is still considered iconic in midcentury architecture of the region. One case Study house was built in Long Beach in 1962. This house was designed for Edward Frank, Maurice Frank's brother, by architect Edward R. Killingsworth, AIA of the firm of Killingsworth, Brandy & Smith (KBS), the architectural firm that designed the subject property in 1959 (Sapphos Environmental 2009:125-126; City of Long Beach, Department of Building and Safety 1959) (see Continuation Sheet).

- 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

P3a. Description (continued):



Photograph 2: Overview of the façade and north elevation with a view of the vertical windows behind the breezeblock. View southeast, February 2023.



Photograph 3: View along the north elevation with the garage in the forefront. Note the expanses of windowless walls and the juxtaposition of the horizontal walls with the vertical windows. View southwest, February 2023.



Photograph 4: Overview of the garage (north elevation). View south, February 16, 2023.



Photograph 5: Overview of intersection of south and east elevations at rear patio area. Note the original Mexican-pebbled concrete slab patio, View west, February 16, 2023.



Photograph 6: Overview along the south elevation. Note the horizontal lines and long expanse of windowless wall for privacy on the narrow lot. View west, February 2023.



Photograph 7: Overview along north elevation. View west, February 2023.



Photograph 8: Overview of the paved parking area off the back alley with security gate closed. View west, February 2023.



Photograph 9: Overview of the garage (east elevation) facing the alley across a paved parking area. View west, February 2023.

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

Site-Specific History– 4004 Country Club Drive

The single-family residential building at 4004 Country Club Drive in Long Beach, California, was designed by the prominent Long Beach architectural firm of Killingsworth, Brady & Smith (KBS) for the original homeowners, Maurice, and Mary Frank in 1959. The general contracting firm of Stromberg & Son of Lakewood, California, who often collaborated on projects with KBS, was the builder (Edward A. Killingsworth papers 1959; City of Long Beach 1959) (**Figure 1**).

The KBS building is a single-story wood framed International Style residence on a concrete foundation configured in a courtyard in L-shape with a flat roof and a recessed main, central entrance that contains a solid slab door within a large stucco volume, and floor to ceiling windows on three elevations. International Style architectural details include the flat roof (despite being situated on a grade), large expanses of windowless wall surface, unified wall cladding (generally light stucco), unornamented surfaces, and clear expression of form and function (McAlester 2018: 617-621). Architectural elements that reflect the KBS design ethos include the intentional juxtaposition of vertical and horizontal elements to emphasize scale, the balanced rhythm of solids to voids with high ceilings and doorways emphasizing grace and enhancing privacy, clear expression of post and beam structure, and the clerestory windows above posts (rear elevation, east) that appear to make the roof float and enhance the indoor to outdoor connection (**Figure 1 and Figure 2**).

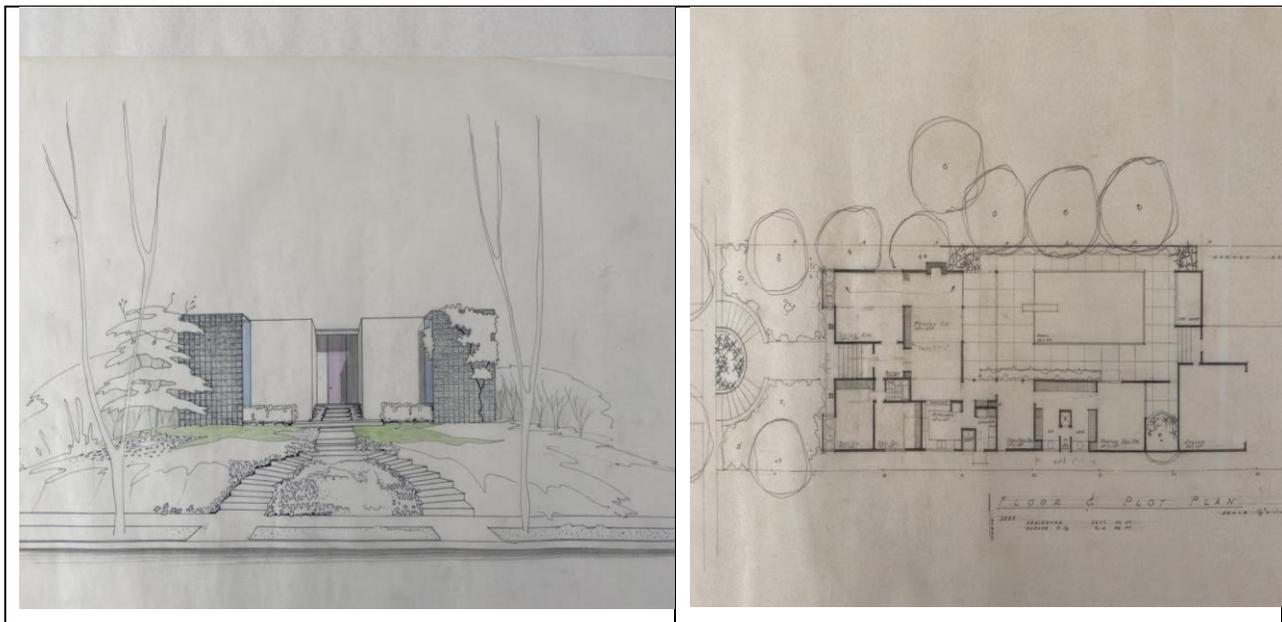


Figure 1: Original concept drawing and floor and plot plan, including a swimming pool. A scaled-down version of this pool was installed by the current owners of the residence in 2022 (Edward A. Killingsworth papers 1959; City of Long Beach 2022)

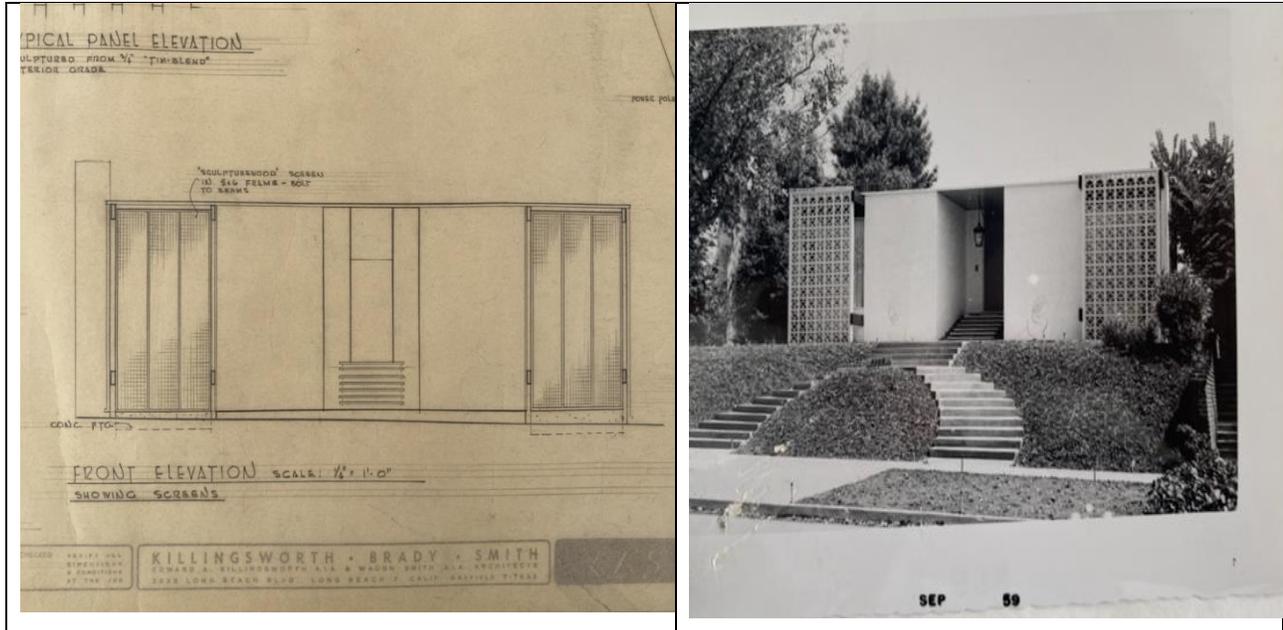


Figure 2: Original concept drawing of the front elevation (left). Note the Killingsworth, Brady & Smith (KBS) stamp on the plans. On the right is a photograph taken of the façade after construction in September 1959 (Edward A. Killingsworth papers 1959; City of Long Beach 2022)

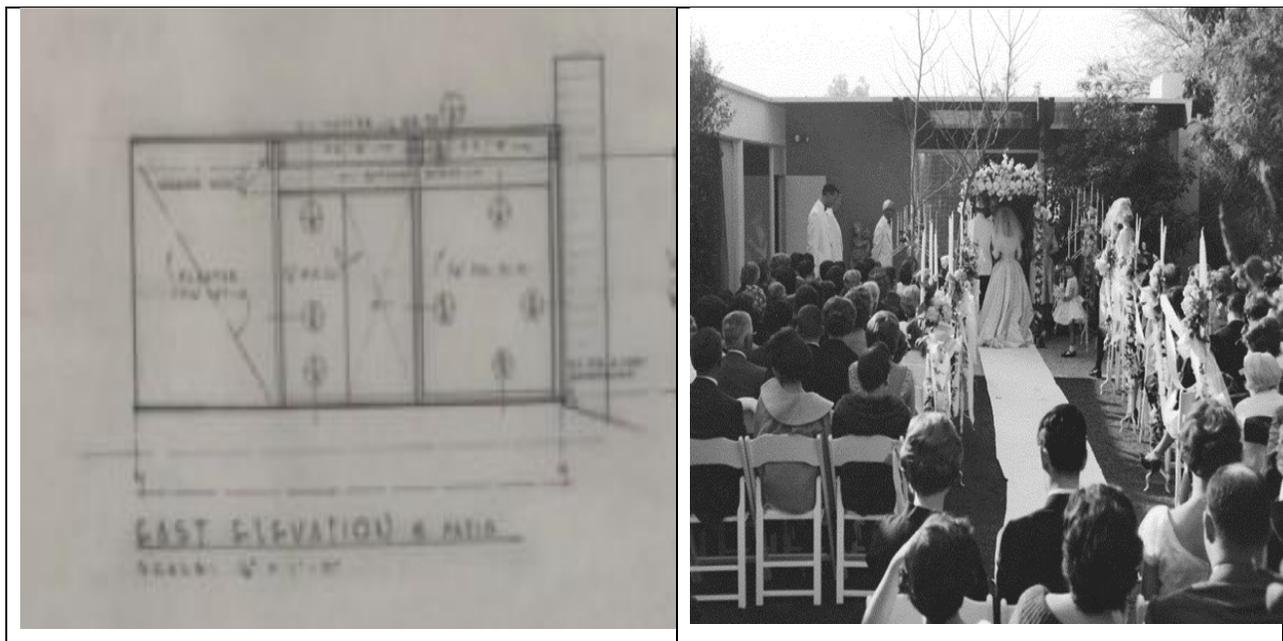


Figure 3: Original concept drawing of the rear elevation (patio area) (left) (Edward A. Killingsworth papers 1959). At right is a wedding photograph taken in patio area of the rear yard at an unknown date (photo courtesy of Brian Frank).

People: Frank Bros. Furniture

Maurice and his wife Mary were the original owners of the subject residence at 4004 Country Club Drive in Long Beach, California. At the time the Franks purchased the home, Maurice, and his brother Edward Frank co-owned the iconic Long Beach furniture business, Frank Bros located at 2400 American Boulevard (now Long Beach Blvd) (City of Long Beach, Department of Engineering 1946).

In 1938, Maurice and Edward Frank rededicated their father's furniture outlet to exclusively modern design. This forward-thinking decision positioned them to become the primary retailer for some of mid-century's most recognizable names, including Alvar Aalto, Charles and Ray Eames, Van Keppel-Green, Bruno Mathsson, Paul McCobb, and Knoll. The Franks Bros. goal was to sell well designed furniture at an affordable price. The Frank brothers were superior salesmen and skilled at presentation and were enthusiastic supporters who took every opportunity to educate clients and promote the new, modern casual, yet sophisticated California lifestyle (California State University Long Beach 2017).

At the store, Frank Bros. offered displays of the latest modern furniture designs in imaginative vignettes, interior design services, Sunday hours, and one-stop shopping — including gifts and accessories, upholstery, floor and window coverings, and custom-designed furniture. Beyond the store itself, Frank Bros. designed interiors for model homes, county fairs and more than half the Case Study houses featured in *Arts & Architecture* magazine. In 1947 they moved their location to a showroom at a freeway-convenient site which made the store made itself accessible to a wider clientele from Los Angeles and Orange counties. According to Julius Schulman, well-known architectural photographer, “[i]n the 1950s, everybody that had a modern house went as a mecca to Frank Bros. in Long Beach.” lifestyle (California State University Long Beach 2017).

In 1965, Maurice's son Ron Frank took over the business and added several innovations, including engaging in-store exhibitions, a preferred-client program, and eye-catching hot pink and orange packaging. Ron Frank also updated the accessories department, augmenting both the high- and low-end offerings, extending the Frank Bros. goal that good design be available for every budget lifestyle (California State University Long Beach 2017).

Architect and Builder

Architect

Killingsworth, Brady & Smith (KBS)

Edward Killingsworth, FAIA (1917-2004) was a master architect and founding partner of the AIA award-winning firm of Killingsworth, Brady, and Smith (KBS). The Maurice and Mary Frank House at 4004 Country Club Drive in Long Beach is an early example of the iconic Killingsworth residential. The following historical context for Killingsworth, Brady & Smith (KBS) is excerpted from the report, “Case Study House #25 (Ed Frank House), 82 Rivo Alto Canal, Statement of Significance” (Locke 2023).

Killingsworth was born in Taft, California before moving, during his early childhood, to Long Beach in 1921. His exposure to such notable early 20th-century residential works as Adelaide A. Tichenor House (Green and Greene, 1905), the Raymond House (Irving J. Gill, 1918), and Villa Riviera (Richard D. King, 1929) ignited his interest in art and architecture, as did witnessing the rapid growth of Long Beach beginning in the 1920s. His understanding of thoughtful integration between the natural and built environment became a defining aspect of his career.

He received a bachelor's degree in 1940 from the University of Southern California. His career was put on hold to serve in the US Army Corps of Engineers during World War II. He developed an appreciation for classical architecture in Europe, while exposure to *Arts & Architecture* magazine and the formative years of the Case Study House program inspired his adoration for Modernism. Upon Killingsworth's return to California, he achieved his first AIA Honor Award in 1952 for the John E. Baird Office/Residence in Los Alamitos. It was this building that intrigued *Arts & Architecture* magazine's editor, John Entenza, and prompted an invitation for Killingsworth to become an architect in the Case Study House program.

Jules Brady (1908-1996) and Waugh Smith (1917-2010) graduated from the University of Southern California (1936) and the University of California Berkley (1940), respectively. Killingsworth worked with both of them in the Long Beach firm of Kenneth S. Wing before their own Long Beach-based practice was established in 1953. Killingsworth, Brady & Smith (KBS) is notable for residential, commercial, and institutional work from 1953 to 1962. It was during this period that many of Killingsworth's most notable residential designs were produced, including his own residence (1961; extant) and three of his Case Study Houses. Locally designated historic landmarks are the KBS office building (1955), the Opdahl Residence (1957), and the Cambridge Office (1960). Hospitality projects including El Paso Hilton Inn (1959) in Texas and the Kahala Hilton (1961-64) in Honolulu, Hawaii shifted Killingsworth's focus to hospitality design and larger commercial and institutional projects.

The successor firms to KBS were Killingsworth, Brady, & Associates (1962) and Killingsworth, Stricker, Lindgren, Wilson & Associates (1984). Retail and hospitality represent more than a dozen projects from 1962 to 1990. These include Jakarta Hilton (1974) and Bali Hilton (1990). Institutional commissions, such as the University of Southern California's Religious Center (1966) and the

master plan for California State University Long Beach (1962), were also executed.³

Killingsworth's favored post-and-beam construction, which allowed flexibility for open floor plans and extensive use of glass. Large windows, skylights, and other elements were used to allow natural light and air to flow throughout these open spaces. The emphasis was on functionality, minimalism, and indoor/outdoor living. Design language consistently featured in his work also includes concrete, flat roofs, asymmetrical composition of primary façades, dramatic entrances, and integration of strong central axis or multiple axes. Most of the design principles are extant in the subject resource.

Builder

Stromberg & Son

Stromberg & Son, the firm that built the subject property, were a general contracting firm that operated out of Lakewood, California (Independent 1963:58; City of Long Beach 1959). Stromberg & Son collaborated on numerous construction jobs, including new build, alterations, additions (Independent 1963:548; US Modernist 2023). Other projects in Long Beach where Stromberg & Son were the contractors for a KBS-designed building include:

- 1955 - 3935 Falcon Avenue (remodel)
- 1956 - 236 Bennett Avenue (remodel)
- 1956 - 5710 East Ocean Boulevard (remodel)
- 1961 - 425 Havana Avenue (remodel)
- 1961 - 4180 Country Club Drive (remodel)
- 1962 - 82 Rivo Alto Canal (Case Study House #25)
- 1964 - 4291 Country Club Drive (addition) (US Modernist 2023)

Architectural Style

International Style (1925-present)

The International style was developed in Europe and the United States in the 1920s and 1930s. Practitioners strove to create a new modern form and functional theory of architecture that abandoned recent tradition of ornamentation to create a pared down architectural style for the modern age (Christopher A. Joseph & Associates 2009: 14-16; McAlester 2018: 617-618).

Character-defining features:

- Roof form: Flat without ledge and coping at roofline
- Horizontal bands of flush windows
- Unornamented surfaces
- Large expanses of windowless wall surface
- Unified wall cladding, generally white stucco
- Placement or cantilevering of building on tall piers
- Clear expression of form and function

Evaluation

The following includes an evaluation of 4404 Country Club Drive 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 4004 Country Club Drive was constructed in 1959 as part of the general pattern of mid-century Modern home design trends in the expanding suburbs of Southern California, and in Long Beach. The house is associated to this history as it was owned by prominent local businessman, Maurice Frank, co-owner of Frank Bros modern furniture store. Additionally, it was designed for the Maurice Frank Family by the prominent local modern architectural firm of Killingsworth, Brady, & Smith. However, the Frank family and the architectural firm will be addressed under criterion B and C, respectively. The house itself 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 Maurice and Mary Frank from 1959 until Mary moved from the home in 1973 (Maurice Frank died in 1960). It was not one of the first or pioneering International Style houses in Long Beach or Southern California. 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 Maurice and Mary Frank. Maurice, and his brother Edward Frank co-owned the iconic Long Beach modern furniture business, Frank Bros. The brothers transitioned their father's furniture business into one of the primary retailers for some of mid-century's most recognizable names and designed interiors for model homes, county fairs and more than half the Case Study houses featured in Arts & Architecture magazine and were known to modern style homeowners throughout Southern California as the preeminent place to shop for furniture. The Maurice Franks 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 Maurice and Mary Frank in 1973.

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 4004 Country Club Drive embodies the distinctive characteristics of a Post World War II-era International Style home, exhibiting its three key concepts of architecture as volume, regularity in façade, and lack of applied ornament. The subject property is equally significant as the design of the prominent local architectural firm of Killingsworth, Brandy & Smith (KBS). The home exhibits many of the elements of a KBS design including the juxtaposition of horizontal and vertical elements, large windows, and other elements to allow in plenty of light and air, dramatic entrances, and an emphasis on functionality, minimalism, and indoor and outdoor living. The Lakewood building firm of Stromberg & Son was the contractor for this home, and often collaborated with KBS on residential projects in Long Beach; however, the firm is not known to be historically significant in their own right or to the design of the subject property. 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 4004 Country Club Drive 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 almost all of its original layout, design, materials, and character defining features from the time of construction. A small garden/storage shed was added in 1986 at the rear property line along the alley and is not visible from the primary entrance. The swimming pool added in 2022 was based on a design from the original design plans. 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. The home was built within an existing neighborhood that has not changed drastically since the time of construction. There may be more traffic, likely more people, and more visible modern infrastructure. However, this neighborhood still elicits the feeling of the time of construction, of Long Beach in the mid-twentieth century. The subject property retains sufficient integrity of setting and feeling.

Conclusion – The subject single-family residence at 4004 Country Club Drive 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 1959 through the occupation of Maurice and Mary Frank in 1973 and Criterion C with a period of significance of 1959, 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 4004 Country Club Drive are listed separately below. They include, but are not limited to the following:

Exterior:

- Location and footprint of the residence and landscaped areas on the parcel, including the setback position of the building relative to Country Club Drive on the parcel.
- Building massing and volumes.
- Design elements and materials that evidence the iconic Killingsworth, Brady, and Smith International Style home in Long Beach as outlined above, and including the following:

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*Resource Name or # 4004 Country Club Drive

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

*Date: February 2023 Continuation

- Location and size of existing doors and windows.
- Sculptured wood breezeblock panels.
- Mexican pebble seeded concrete deck work in rear patio area.

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

- Interior volumes and layout
- Original walnut paneling in living and family rooms
- Tongue-and-groove deck ceiling
- Sliding privacy panels between the kitchen and other living spaces
- Fireplace framed with signature Killingsworth 2 inch-by-6-inch wood posts
- Original shoji screens in dressing room
- Original tile in bathrooms
- All original cabinetry

***B12. References (continued):**

City of Long Beach, Department of Building and Safety. 1959. Building Permit Number 5964BP. On file at the City of Long Beach, Development Services, Planning Bureau.

---. 1986. Building Permit Number W001A0077. On file at the City of Long Beach, Development Services, Planning Bureau.

City of Long Beach, Department of Engineering. 1946. Building Permit Number K7692. On file at the City of Long Beach, Development Services, Planning Bureau.

California State University, Long Beach. 2007. "Frank Bros.: The Store that Modernized Modern." Prepared for the Carolyn Campagna Kleefeld Contemporary Art Museum, California State University, Long Beach, California.

County of Los Angeles, Office of the Assessor. 2023. Assessor Parcel Number 7140-015-002. Parcel information. On file at the City of Long Beach, Development Services, Planning Bureau.

Edward A. Killingsworth papers, 1936-2006. Architecture and Design Collection. Art, Design, & Architecture Museum; University of California, Santa Barbara. On file at the City of Long Beach, Development Services, Planning Bureau.

The Independent. 1963. "New Concrete Saw used in Remodeling of Frank Bros. Store." 10 February 1963. Accessed February 2023. <https://www.newspapers.com/>.

Locke, Sarah. 2023. "Case Study House #25 (Ed Frank Residence), 82 Rivo Alto Canal, Long Beach, CA 90803." Prepared by Heritage Resource Consultant, Long Beach, California.

McAlester, Virginia. 2018. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

National Park Service. 2002. *How to Apply the National Register Criteria for Evaluation*. Revised for the Internet. National Register Bulletin 15. U.S. Department of the Interior, National Park Service, National Register, History, and Education.

ParcelQuest. 2023. "Assessor Parcel Number 7140-015-002, Long Beach, California." Accessed May 2023.

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US Modernist. 2023. "Edward Killingsworth, FAIA (1917-2004)." Accessed May 2023. On file at the City of Long Beach, Development Services, Planning Bureau.

USGS (United State Geological Survey). 1964, rev. 1981. *Long Beach, California*. 1:24,500. Electronic resource map. Accessed February 2023. <https://ngmdb.usgs.gov/topoview/viewer/#>.