



DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

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April 27, 2018

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street, Room B-50
Los Angeles, California 90012

RE: Torrey, Joseph and Carrie, House Listing in the
National Register of Historic Places

Dear Board of Supervisors:

I am pleased to notify you that on April 23, 2018, the above-named property was placed in the National Register of Historic Places (National Register). As a result of being placed in the National Register, this property has also been listed in the California Register of Historical Resources, pursuant to Section 4851(a)(2) of the Public Resources Code.

Placement on the National Register affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse effects resulting from federally funded or licensed projects. Registration provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property listed in the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have any questions or require further information, please contact the Registration Unit at (916) 445-7004.

Sincerely,

A handwritten signature in black ink, appearing to be "Julianne Polanco", with a long horizontal line extending to the right.

Julianne Polanco
State Historic Preservation Officer

Enclosure: National Register Notification of Listing

Previous Weekly Lists are available here: <http://www.nps.gov/history/nr/nrlist.htm>

Please visit our homepage: <http://www.nps.gov/nr/>

Check out what's Pending: <https://www.nps.gov/nr/pending/pending.htm>

Prefix Codes:

SG - Single nomination
MC - Multiple cover sheet
MP – Multiple nomination (a nomination under a multiple cover sheet)
FP - Federal DOE Project
FD - Federal DOE property under the Federal DOE project
NL - NHL
BC - Boundary change (increase, decrease, or both)
MV - Move request
AD - Additional documentation
OT - All other requests (appeal, removal, delisting, direct submission)
RS – Resubmission

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 4/19/2018 THROUGH
4/27/2018

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference
Number, NHL, Action, Date, Multiple Name

CALIFORNIA, LOS ANGELES COUNTY,
Torrey, Joseph and Carrie, House,
711 Daisy Ave.,
Long Beach, SG100002319,
LISTED, 4/23/2018

CALIFORNIA, SAN BERNARDINO COUNTY,
Integratron,
2477 Belfield Blvd.,
Landers, SG100002317,
LISTED, 4/23/2018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Torrey, Joseph and Carrie, House

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 711 Daisy Avenue

City or town: Long Beach State: CA

County: Los Angeles

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Domestic/Hotel

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements/Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, Brick, Concrete, Glass, Asphalt Shingles

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The subject building is located at 711 Daisy Avenue in Long Beach. It was built in 1911 as a craftsman single-family home. The residence is surrounded by single-family and multi-family residential structures in the neighborhood as well as parks, neighborhood commercial and residential uses in the larger vicinity. This two-story Craftsman style, square in plan, exhibits many traditional features associated with the architectural style. The structure is sheathed in both clapboard wood siding and shingles. The asymmetrical front façade has three front-facing gables with exposed rafter tails, and beams. A series of tapered porch columns rest on heavy cast stone piers which support the wide porch roof gable. Staggered wood slats adorn the attic vent openings. The building retains integrity of location, design, materials and workmanship. Overall the building is in excellent condition. Most of the original architectural features are well preserved and exemplify a high level of craftsmanship. The house is a high-quality representation of Craftsman architecture in the early development of the Drake Park/Willmore City neighborhood of Long Beach.

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Narrative Description

711 Daisy Avenue is located in the Willmore/Drake Park Historic District of the City of Long Beach; it is occupied by a two-story single-family residence that faces east onto Daisy Avenue.



Figure 1, Photo 0014
Primary/East Elevation

The house is Craftsman in style and square in plan. The low-pitched front-facing gable roof is covered in composition shingles and has overhanging eaves. A vent made up of vertical wood slats is located in the apex of the gable. Below the eaves are exposed wood rafter tails and beams. There is also a gable that covers most of a full-width front porch. The exterior walls are sheathed in two different types of wood cladding divided by a continuous sill at the second story windows; below the sill is narrow clapboards and above is shingles. Wood windows are used throughout and include double-hung sash, fixed sash, and casement, most of which have wide wood surrounds.

The primary or east elevation (figure 1) is arranged asymmetrically. The first story features a full-width porch nearly covered by a gable roof that mirrors the main roof in pitch and details. The porch gable is supported by two wood columns that rest on cast stone pedestals, and features a slatted wood vent in the face. Cast stone is also used for the retaining wall along the sidewalk, the raised foundation of the house and porch, and other pedestals that define the porch. A low vertical slatted railing fills the spaces between the pedestals except for the steps to the centrally located main entrance. The main entrance consists of a paneled door with four thin vertical panes of glass in the upper portion and a thick wood surround. Just to the north of the door is a set of identical tripartite casement windows. To the south of the door is another set of tripartite windows with double-hung windows flanking a larger fixed window topped with a transom. The second story contains three sets of windows. On the north and south ends, there are pairs of double-hung windows. In the center, there is a small fixed window.



Figure 2, Photo 0003
South Elevation

The south elevation (figure 2) is arranged in three bays. The east bay of the second story has a pair of double-hung windows. The center bay contains one small fixed window and a pair of double hung windows. The west bay contains two pairs of casement windows that are part of the Sun Room facing the Ocean. Also visible within the South Elevation photo 003, are the (2nd story) three casement windows within the Sun Room facing West towards the Los Angeles River.

The first story has a thin molded band of wood that traverses the elevation similar to the band above that separates the cladding materials. The eastern bay of the

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lower story has a pair of double-hung windows with a thin section of clapboard siding separating the two windows. The center bay is projecting and has a shed roof with composite shingles and exposed rafters. Each of the three sides of the bay has a double-hung window and all three windows are connected by their wood surrounds, though there is a thin section of clapboard siding between each window. The western bay consist of an entry door with a decorative shelf with dentils that stretches just past the glazing on either end. The door has vertical 3 light windows. Below the dentils are three long vertical panels. Just to the east of the door is a sidelight that mirrors the door in design but is only one panel wide. The door and sidelight are flanked by Craftsman period reproduction light fixtures.



The cladding on the north elevation mirrors the rest of the house. The north elevation is organized in three bays. Like the rest of the house the cladding is shingles in the upper portion and clapboards in the lower portion, divided by a continuous sill. The eastern bay has a cast stone chimney that begins three blocks long at the bottom and tapers to one block long in the upper portion. The second story contains a pair of double-hung windows in each of the bays resting atop the continuous sill. The first story is more clearly divided into bays. The eastern bay is projecting but does not meet the ground, instead floating three feet off the ground. This bay contains a large fixed window with multi-light transom above. Both projecting bays share a small shingled shed roof. The western bay is flat and contains a double-hung window. The center bay on first floor has a pair of casement windows with each having 6 square lights above one large light (figure 3).

Figure 3, Photo 0021
North Elevation Casement
Windows



Figure 4, Photo 0002
West Elevation

The west elevation (figure 4) has two protruding features on the second floor. The south side has the Sun Room protruding with a separate gable roof with exposed beams and rafter tails. The Sun Room has three casement windows facing west and two casement windows facing south. The second protruding feature is on the north side of the west elevation and is covered with a shed roof. This protrusion contains built-in cabinets with double hung windows on either side. There is a double hung window in the center of second floor. A vent made up of vertical wood slats is located in the apex of the gable. The 1st floor has a pair of double hung windows on the south side and rear entry door on the north side that has a landing platform and stairs to ground elevation.

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The interior retains its original floor plan. Original hardwood floors exist throughout but, are covered in carpet on second floor. 1st floor hardwood floors remain exposed. The first story consists of a living room and a separate dining room with direct kitchen entrance. Both the living room and dining rooms feature crown molding, large wood ceiling beams and wide



**Figure 5, Photo 0016
Original Pocket Doors**

baseboards (all original). The large opening between the living room and dining room can be closed off by a pair of original five panel pocket doors (figure 5). Fireplace surround is original with original wood built in book shelf on one side and a built-in seat with storage on the other side.

All windows retain their original wide wood moldings, and doors consist of original five panel doors throughout. The stair entry retains original wood balustrade and elevated wood landing platform on first floor. The second story interior features wide wood baseboards, built-in cabinetry in the hallway and built-in desk/dresser/nook with original mirrors in north-west bedroom. The upstairs bathroom has been updated in a manner in keeping with original design (subway tile and hexagonal tile floors). There is a large sun room upstairs that is all windows facing South and West. In 1911, the sun room would have had an unobstructed view of the ocean, harbor, Los Angeles River, Palos Verdes and Catalina Island.



**Figure 6. Photo 0010
Cast Stone Wall Detail**

A notable related feature to the house is the cast stone retaining wall (figure 6) between the sidewalk and the front yard and continues along the driveway back to the front porch. Additional, there is a short cast stone wall at the property line of the adjacent property to the South. The cast stone retaining wall and property boundary wall are original and architecturally matches the building foundation wall and fireplace.

The house (exterior and interior has undergone very few noticeable alterations since its construction. The main elevation is completely intact. The small landing porch on the rear elevation is new construction. Bathrooms and Kitchen have been updated.

Statement of Integrity

In order to be eligible for listing in National Register of Historic Places, properties must be significant under one of the criteria and must also retain integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

The house at 711 Daisy Avenue retains integrity of location, as it has remained on the foundation where it was built in 1911. It retains integrity of design, materials, and workmanship. These three aspects of integrity are essential to the Craftsman style and the subject residence retains

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them though its many intact character-defining features and original wood materials (exterior and interior). The fenestration and all the trim elements are original, as well the finishes with clapboard and shingles.

The workmanship present at the exterior and interior of the building convey are evidence of the technologies and style preferences of the era in which the house was constructed and are also within the period of significance. The overall integrity of workmanship is intact and original.

The residence also retains its integrity of feeling. The previously described aspects of integrity make it feel like an early twentieth century Craftsman style house and because it maintains its original design and materials it also retains its association with the Craftsman style.

The setting is almost identical to period of construction. According to Sanborn maps, the neighborhood was almost fully developed by 1914. Many of the residences surrounding subject property are indicated in 1914 Sanborn map. It retains original landscape features such as cast block planters in front yard and cast block short wall separating adjacent property to the south.

The association the house with respect to the period of expansion, seaside resort destination, and the City Beautiful Movement that took place in Long Beach during its' construction still remains. The association the residence has with original use as single-family residence remains.

The only alteration is exterior stairway at rear of property.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Transportation

Other

Period of Significance

1911 - 1951

Significant Dates

1911

Significant Person

(Complete only if Criterion B is marked above.)

Torrey, Carrie

Torrey, Joseph

Cultural Affiliation

None

Architect/Builder

Crandall, Gardiner L

Scott, Willard G

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

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Subject property is also eligible for listing in National Register of Historic Places under Criterion B because the property is associated with the lives of persons (Carrie and Joseph Torrey) significant within the local community of Long Beach and Los Angeles County. Carrie and Joseph were very active and leaders within the community through their work with several fraternal benevolent societies. Carrie was an early 20th Century Entrepreneur/Proprietor with place of business at subject property. Joseph was a farmer, avid harness race driver and volunteer at big City Holiday events. Both Carrie and Joseph were members of the Los Angeles Driving club that sponsored Harness Races at the Agricultural Park, which, is known today as Exposition Park.

711 Daisy Avenue is eligible for listing in National Register of Historic Places under Criterion C as it possesses the distinguishing features associated with Craftsman single-family residence, designed by Gardiner L. Crandall and Willard G. Scott¹. Original architectural features are well preserved and exemplify a high level of craftsmanship. Constructed in 1911, it exemplifies the values of design, craftsmanship, and materials which embody the philosophy and practice of the Arts and Crafts movement. The structure retains integrity of location, design, materials and workmanship. Overall, the building and original cast stone landscape features are in excellent condition.

Period of significance is from 1911 when the house was constructed until 1951 with Carrie's death.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion B: Carrie and Joseph Torrey

Carrie and Joseph Residences and Children:

After getting married in 1880, the Torrey's moved to Prescott Kansas. In Prescott, they had their first 3 children (May 1881 – 1970, Bessie 1883-1971, Ethel 1885-1887. In 1886, the Torrey's moved to Downey California². At Downey residence, the Torrey's had 2 more children (Florence 1890-1891, Grace 1893-1983).³

Circa 1895, the Torreys started operating a Dairy Ranch (Farm Schedule #18⁴) near Watson Station in Wilmington, CA (5 miles north-west of Long Beach). The Torrey ranch was mentioned frequently in local newspapers. There were many people and business-related stories reported that related to the workers or the property, e.g. stealing cows, ranch hand shot and

¹ Southwest Contractor and Manufacture, May 6th, 1911 pages 13, 33

² Carrie Torrey Obituary, Press Telegram 4 April 1951

³ Familysearch.org, Joseph Henry Torrey LJ1H-5M7 and Carrie Ella Torrey 2WNL-XV4 family tree

⁴ 1910 Census

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killed, swindlers, and other incidents of note.^{5 6 7 8 9 10} They lived on the farm until about 1906 before moving to Long Beach¹¹.

By 1909, the Torreys moved to downtown Long Beach and rented 704 Main Ave.¹² One block from subject property circa 1909/1910. It appears that they continued to operate the Dairy Ranch even after moving their residence to town. All the Torrey kids attended Poly High School in Long Beach¹³.

In 1911, the Torreys moved to 711 Daisy Ave and remained there until their deaths (1944 and 1951). Their daughter Bessie, whom never married, remained in the residence until her death in 1971¹⁴.

Carrie Ella Torrey:

(September 1862 – April 1951)

Maiden name was Brown, born in Henry, Illinois¹⁵. Married Joseph Henry Torrey in 1880 at age 18¹⁶.

Carrie Torrey is a significant person during Long Beach's early years. She was a role model, community leader, philanthropic through her involvement with several benevolent fraternal societies, including secret societies such as Masons. These fraternal societies were vehicles for aiding and assisting less fortunate members of their community as well as engage in fellowship with like-minded men and women from all walks of life and as a civic volunteer. She is also significant as an early 20th Century women proprietor.

She and Joseph overcame life's tragedies (the deaths of 2 young children and various set-backs that caused him to migrate from Illinois to Kansas and ultimately Long Beach CA) and rose up the leadership ranks within her community, e.g. President of the Thimble Club of Rathbone Sisters of Pythian.

⁵ YOUTH IN REVENGE KILLS FELLOW LABORER AND ESCAPES ON A BICYCLE, Los Angeles Herald, Volume 33, Number 345, 10 September 1906

⁶ WOMAN HEARS OF SON'S MURDER BREAKS DOWN WHEN GRAVE IS SHOWN HER, Los Angeles Herald, Volume 34, Number 4, 5 October 1906

⁷ PLEADS HE SHOT IN SELF-DEFENSE, Los Angeles Herald, Volume 34, Number 72, 12 December 1906

⁸ ANGRY COW GORES AND TOSSES DAIRY EMPLOYEE, Los Angeles Herald, Volume 34, Number 333, 30 August 1907

⁹ DRUNK IN LONG BEACH, Los Angeles Herald, Number 166, 13 March 1904

¹⁰ SPECTACLE VENDER REIMBURSES VICTIMS, Los Angeles Herald, Volume 34, Number 139, 17 February 1907

¹¹ Joseph Torrey Obituary Press Telegram 24 Dec 1944 pg. A-16

¹² Long Beach Directory. 1909-1910

¹³ Poly High School Yearbook. 1912, 1913, 1914

¹⁴ Bessie Obituary. Press Telegram 28 July 1971 pg. C12

¹⁵ Carrie Torrey Obituary, Press Telegram 4 April 1951

¹⁶ Familysearch.org, Carrie Ella Torrey 2WNL-XV4

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Carrie had a broad and growing influence over the local community. She was a charter member Long Beach Chapter of Neighbors of Woodcraft and charter member of Ocean View Circle 297¹⁷. The Neighbors of Woodcraft was formed in 1917 from previously known group called Women of Woodcraft^{18 19}. These groups were related and auxiliaries of the Woodmen of the World, which were a popular fraternal order that in 1911 meet every 2nd and 4th Thursday evening at Woodman Hall located at 116 W 7th Street (since redeveloped)²⁰. Woodman Hall was located within walking distance (about 4 blocks) east of subject property.

She was also a member and committee leader of Pythian Sisters and President of the Thimble Club of Rathbone Sisters of Pythian^{21 22}. Rathbone Sisters of Pythian was formed prior to 1907 when the Knights of Pythias did not permit any of its members to belong to an organization that used the name "Pythian". "Pythian Sisters" formed from a consolidation that occurred in 1907²³. In 1911, the Pythian Sisters meet every 2nd and 4th Monday evenings at Castle Hall located at 11 Pine Avenue (since redeveloped)²⁴.

Carrie was a member of Women's Order of Esoteric Masonry that in 1911 meet at the Masonic Temple located at 230 Pine Avenue.^{25 26}

Carrie was an early women Proprietor running a Seamstress/Dressmaking and millinery business from the home as well as operating the home as a Boarding House. Carrie was identified as having an occupation of "keeps boarders" in 1920 Census. Census and newspaper records show throughout the history of Torrey's (Carrie and later Bessie), that they were operating a boarding house, renting rooms. In the 1930 census, Bessie and a "boarder" named Ethel Ibbitron lived at the subject property, both listed occupation as seamstress doing business from the home "homeshop".

The subject property was ideally located in the upscale Knoll Park neighborhood and one block west of the Pacific Electric streetcar line called the Magnolia Line. Close proximity to the Magnolia Line provided convenient transportation to the Pike amusement area, Beach, Los Angeles and connections to continent-spanning steam railroads. Housing in 1910s was in short

¹⁷ Carrie Torrey Obituary, Press Telegram 4 April 1951

¹⁸ Schmidt, Alvin J. Fraternal Organizations. 1980, West Port Connecticut, Greenwood Press pg. 236

¹⁹ LONG BEACH OUTING - WOODMEN OF WORLD HOLD ANNUAL PICNIC "Ocean View Circle, Torrey wins 5th prize Ladles' nail-driving contest, Los Angeles Herald, Number 342, 10 September 1902 pg. 9

²⁰ Long Beach Directory, 1911

²¹ Torrey elected President of the Thimble Club of Rathbone Sisters. Los Angeles Herald, Number 17, 18 October 1903 pg. 6

²² APPOINTMENTS COMMITTEE OF PYTHIAN SISTERS, San Francisco Call, Volume 102, Number 49, 19 July 1907 pg. 7

²³ Schmidt, Alvin J. Fraternal Organizations. 1980, West Port Connecticut, Greenwood Press pg. 284

²⁴ Secrete and Benevolent Societies, Long Beach Directory 1911

²⁵ Ibid 15

²⁶ Ibid 24

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supply due to the very rapid growth of Long Beach, which, was known as “The Sea Side Resort” and “Queen of the Beaches”. Seasonal visitors spike the population making for a shortage of places to rent/live. The early days of Long Beach provided the ideal circumstances for a Women Proprietor whom supplemented their household income by operating a boarding house.

Bessie operated a Seamstress business from the home and also continued to rent rooms long after Carrie’s death in 1951²⁷.

Unusual for the period, all transactions were recorded with Carrie as the sole owner the subject property. Carrie was the only signature on both Lot Deeds^{28 29} and Building Description from Tax Assessor³⁰. She was also the owner of a horse named “Elloretta” that her husband would “Harness” race at the Los Angeles Driving Club^{31 32}. Harness racing (figure 9) is a form of horse racing in which the horses race at a specific gait (a trot or a pace). They pull a two-wheeled cart called a sulky. Harness racing was very popular in America during the early part of the 20th Century. Across the United States, harness racing had prize money as high as \$10,000 during this period. Harness racing’s popularity waned as automobile racing became popular by the 1920s.

Joseph Henry Torrey:

(March 1860 – December 1944)

As a child, Joseph Torrey, was raised in Saratoga Township, Illinois. His father was listed as a laborer and mother listed as doing housework. He married Carrie Ella Torrey in 1880 at age 20³³.

Joseph is a significant person during Long Beach’s early years. He was a role model, community leader and philanthropic through his involvement with several benevolent fraternal societies. He started life in Saratoga as the son of a laborer³⁴. He had his share of life’s tragedies through the deaths of 2 young children and various set-backs that caused him to migrate from Illinois to Kansas and finally to Long Beach CA. Ultimately very successful farmer (Dairy Ranch) and recognized community leader with documented civic volunteer work.

²⁷ Want Adds throughout the period, Press Telegram

²⁸ Grant Deed Lot 13, Block K of Knoll Park 1906 in Book 3233, pages 109-110. Los Angeles County Registrar-Recorder/County Clerk, Norwalk

²⁹ Grant Deed Lot 14, Block K of Knoll Park 1907 in Book 3047, pages 285-286. Los Angeles County Registrar-Recorder/County Clerk, Norwalk

³⁰ Building Descriptions, Los Angeles County Tax Assessor, circa 1911

³¹ SIEGFRIED WINS HARNESS FEATURE, Los Angeles Herald, Volume 36, Number 241, 30 May 1909 pg. 4

³² ELKS' MATINEE PROGRAM TODAY, Los Angeles Herald, Volume 36, Number 212, 1 May 1909 pg. 4

³³ Ibid 16

³⁴ 1870 Census

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Joseph founded the local chapter of Knights of Pythias (KOP)³⁵. The KOP was highly recognized and treated like royalty when the “Grand Lodge” visited Long Beach in 1908, “*The Town is Profusely Decorated and Attendance of Delegates Expected to Eclipse All Previous Records*”³⁶. This week-long event included the Pythian Sisters with Carrie on the committee in charge of all the Pythian events. It included remarks from the Mayor of Long Beach “*Public Reception Is Largely Attended, Mayor Welcoming Delegates and Friends —Speeches of Much Interest Are Made*”³⁷ and participation by Civic Band. The KOP, in 1911, meet every Friday evening at Woodman Hall located 116 W 7th Street (since redeveloped)³⁸. The KOP prospered and experienced rapid growth between 1910 and 1920. It attracted members from other fraternal groups. Philanthropically, Joseph and his local KOP embraced many benevolent/charity projects for the community as well as members being role models for young men of Long Beach.

Joseph also belonged to Modern Woodmen of America (MWA), another fraternal benefit society³⁹. The MWA meet at Castle Hall located at 11 Pine Avenue (since redeveloped)⁴⁰. Through MWA, Joseph would have been active in local orphan benefit plan providing monthly income and making scholarships available to young people of the MWA. The MWA was very popular with the men of Long Beach. Through MWA, Joseph would engage in a variety of civic programs, e.g. 4th of July Harness Race on the beach.

During 4th of July celebrations (1907) in Long Beach, Joe was the “starter” for the 1:00pm Matinee Races (harness race), which were moved to Anaheim Road from the old course on the Beach due to high tide⁴¹. The *Los Angeles Herald* reported that between 40,000 and 50,000 visited Long Beach over that 4th of July. These visitors arrived either by horse & buggy or by railroad⁴².

He was a farmer and farmed in various parts of what became high class Long Beach residential area⁴³. His dairy ranch as located near Pacific Electric Line’s Watson Station in Wilmington about 5 miles north-west of Long Beach. From his obituary, he also farmed other parcels (unknown) in Long Beach.

There are several newspaper accounts of his harness racing at the Los Angeles Driving Club to include a “Roadster” race at Exposition Park in 1915 (at age 50) where he drove his own horse, a

³⁵ Joseph Torrey Obituary, The Independent 24 Dec 1944 pg. 55

³⁶ The Town is Profusely Decorated and Attendance of Delegates Expected to Eclipse All Previous Records. Los Angeles Herald, Volume 35, Number 229,18 May 1908 pg. 10

³⁷ LONG BEACH CROWDED BY VISITING KNIGHTS SEVEN HUNDRED ARRIVE IN COURSE OF DAY. Los Angeles Herald, Volume 35, Number 230, 19 May 1908 pg. 4

³⁸ Ibid 24

³⁹ Ibid 11

⁴⁰ Ibid 24

⁴¹ FIFTY THOUSAND SEEK LONG BEACH ALL PREVIOUS RECORDS ARE BROKEN, Los Angeles Herald Volume 34, Number 277, 5 July 1907 pg. 9

⁴² Ibid 41

⁴³ Ibid 11

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mare named "Bessy Key"⁴⁴. He also drove his wife's horse "Elloretta"⁴⁵ ⁴⁶. Agriculture Park was renamed to Exposition Park in 1910⁴⁷. Exposition Park, still in existence, no longer has facilities for harness racing or horse racing of any sort.

Living in the upscale Knoll Park neighborhood, he also stood out as a recognizable local character. For many years, he was the only resident of Long Beach who used a horse and buggy for transportation. He gave up his surrey and sorrel just a few years before his death in 1944⁴⁸. Surrey is a light four-wheeled carriage with two seats facing forward. Sorrel is a light bright chestnut horse often with a mane and tail of lighter color. His surrey and sorrel remained his passion long after he gave up harness racing.

⁴⁴ Roadster Race at Driving Club Meet, Los Angeles Herald, Number 137, 9 April 1915 pg. 1

⁴⁵ SIEGFRIED WINS HARNESS FEATURE, Los Angeles Herald, Volume 36, Number 241, 30 May 1909 pg. 4

⁴⁶ ELKS' MATINEE PROGRAM TODAY, Los Angeles Herald, Volume 36, Number 212, 1 May 1909 pg. 4

⁴⁷ OLD FAIR GROUNDS RECHRISTENED AS 'EXPOSITION PARK', Los Angeles Herald, Volume 33, Number 78, 18 December 1910 pg. 1

⁴⁸ Ibid 11

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Figure 9, Unknown drivers (Los Angeles Driving Club) in the sulkies at Exposition Park, courtesy of Los Angeles Herald, Number 327, 17 October 1913. Agriculture Park was renamed to Exposition Park in 1911.

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Criteria C: Craftsman Architecture

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. A limited number of commercial and public buildings also reflect Craftsman influences.

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 so as 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 by the use of wood for picture rails, continuous header moldings, window and door casings, and doors.

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)

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- 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.

Registration Requirements

In Long Beach, countless examples of the Craftsman style were constructed. Master architects—such as Henry Greene and Charles Greene; William Horace Austin, alone and in partnership with Westel W. Sedgewick or Harvey H. Lochridge; and Harry W. Metcalf, alone and in partnership with Hugh R. Davies—designed many of the Craftsman style residences in Long Beach. Although the Greene brothers designed only two Craftsman style homes in Long Beach, the Tichenor and Reeve residences, Austin & Sedgwick, Metcalf & Davis, and other local firms constructed hundreds of versions of the style in almost every Long Beach neighborhood during the first decades of the 20th century. Craftsman style residences could be seen along the ocean front, in the blocks immediately north of Ocean Avenue (now Boulevard) and in the areas north, east, and west of the central business district. More modest interpretations of the style were found throughout the numerous subdivisions that emerged during the first three decades of the 20th century.

Examples of this style are still prevalent throughout Long Beach due to the creation of such historic districts as California Heights, Bluff Heights, Carroll Park, and Hellman Street Craftsman. However, many Craftsman style houses throughout Long Beach have suffered alterations to their character defining features.

To be significant as an example of the Craftsman style, a building must possess the majority of the aspects of integrity, including materials, design, workmanship, and feeling. Most critical are the retention of the original siding materials (or replacement in kind), original windows (sash and surrounds), front entry, and porch. Substitution of stucco cladding for

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original wood, vinyl windows for original wood-framed, or multilight windows, or removal of exposed structural features such as rafters and beams will, in most cases, disqualify a building from consideration. Roofing materials may have been replaced but should present a compatible appearance. Enclosure of a front porch must be judged on a case-by-case basis; if the original railing and porch supports are in situ and the enclosure has been made with glass, the building may qualify for local listing or as a district contributor. Any additions should ideally be located in the rear. An original, detached garage with a similar design scheme would be considered a related feature, unless it has been resurfaced or its garage door incompatibly replaced. An individually significant example of the Craftsman style will showcase, at a minimum, the primary character-defining features of the style, including horizontal massing, roof configuration and detailing, primary and secondary exterior materials, porch, entry, and window and door treatment.

Criterion C eligibility:

711 Daisy Avenue is eligible for listing in National Register of Historic Places under Criterion C as it possesses all the distinctive characteristics associated with Craftsman single-family residences and retains all aspects of integrity. Constructed in 1911, it exemplifies the values of design, craftsmanship, and materials which embody the philosophy and practice of the Arts and Crafts movement. The house has the character-defining features that are outlined within the "City of Long Beach Historic Context Statement", specifically:

- a) Two stories
- b) Low-pitched front-facing gable roof. There is also a gable that covers most of a full-width front porch.
- c) Wide, unenclosed eaves with exposed wood rafter tails and beams.
- d) Gable vents made up of vertical wood slats located at the apex (front and rear elevations).
- e) Shed roof with composite shingles and exposed rafters on South Elevation and shed roof on West Elevation
- f) The exterior walls are sheathed in two different types of wood cladding divided by a continuous sill at the second story windows; below the sill is narrow clapboards and above is shingles.
- g) Cast stone used in foundation, fireplace and matching landscaping (both front retaining wall and south side property boundary)
- h) Full-width porch
- i) Porch gable is supported by two wood columns that rest on cast stone pedestals, and features a slatted wood vent in the face
- j) Full-width porch nearly covered by a gable roof that mirrors the main roof in pitch and details.
- k) Main entrance consists of a paneled door with four thin vertical panes of glass in the upper portion and a thick wood surround
- l) Tripartite casement windows located on primary side just north and south of main entry door.
- m) Sloping porch piers
- n) Overall horizontal emphasis

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The house has many distinctive craftsman characteristics throughout the interior. Both the living room and dining rooms feature crown molding, large wood ceiling beams and wide baseboards. Fireplace surround is original with original wood built in book shelf on one side and a built-in seat with storage on the other side. The large opening between the living room and dining room can be closed off by a pair of original five panel pocket doors. All windows retain their original wide wood moldings, and doors consist of original five panel doors throughout. The stair entry retains original wood balustrade and elevated wood landing platform on first floor. The second story interior features wide wood baseboards, built-in cabinetry in the hallway and built-in desk/dresser/nook with original mirrors in north-west bedroom.

711 Daisy Ave

Early Sanborn maps of Long Beach (figure 7) suggest the Craftsman house along with a 1 ½ story barn constructed at Lot 13, Block “K” of Knoll Park along Daisy Avenue was the first improvement to this lot⁴⁹. Sanborn map and the initial Tax Assessor Initial Building Description are the only records of the barn, which, no longer exist.

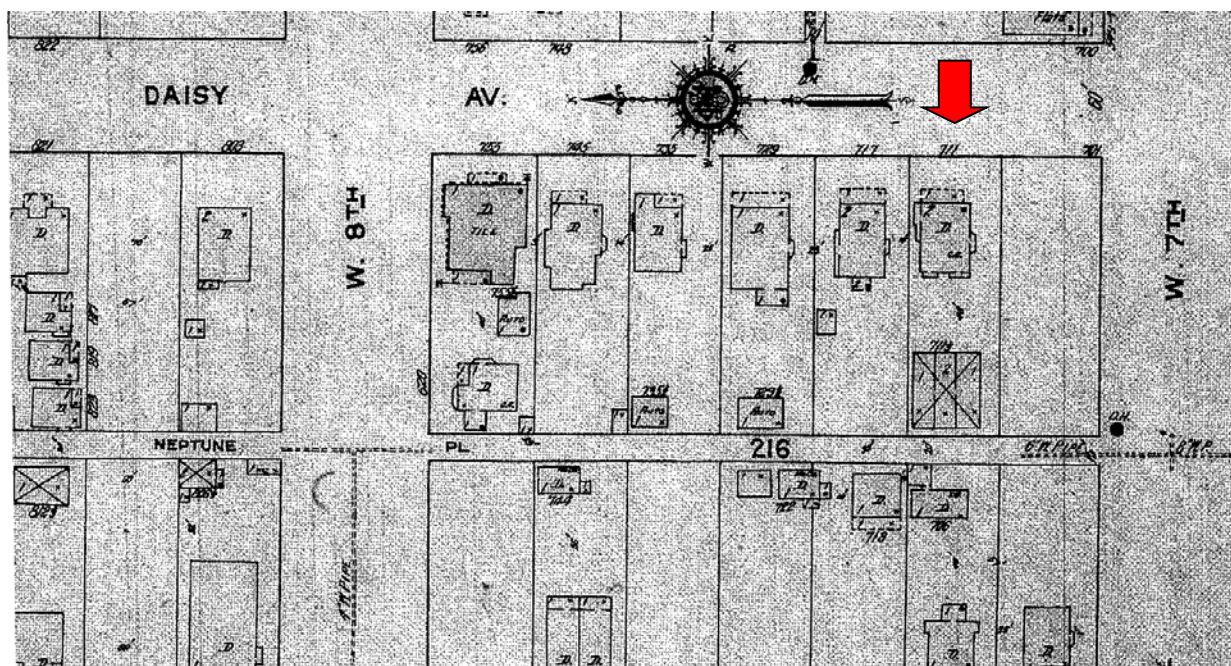


Figure 7, 1914 Sanborn Map, 711 Daisy Ave, Long Beach CA

The first owners and occupants were the Torrey family consisting of Joseph (Head of household), Carrie (wife) and three daughters (May, Bessie and Grace). 711 Daisy was the family home until Bessie’s death 7/11/1971.

⁴⁹ Building Descriptions, Long Beach County Tax Assessor Records

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Knoll Park (later Drake Park) was subdivided in 1904 (figure 8). Knoll Park Lot 13 was purchased by Carrie E. Torrey on December 17, 1906 from Will J. Wolf⁵⁰. She also purchased the Lot 14, next door to the South, on April 15, 1907 from R. A. Eno (Mayor of Long Beach 1905-1906)⁵¹. Lot 14 was later sold in 1953 by Bessie after Carrie's death⁵². Will J. Wolf (resident of Pasadena) was one of the owners of Wolf and Adams Drug Co located at southwest corner of American Avenue and East 1st street.

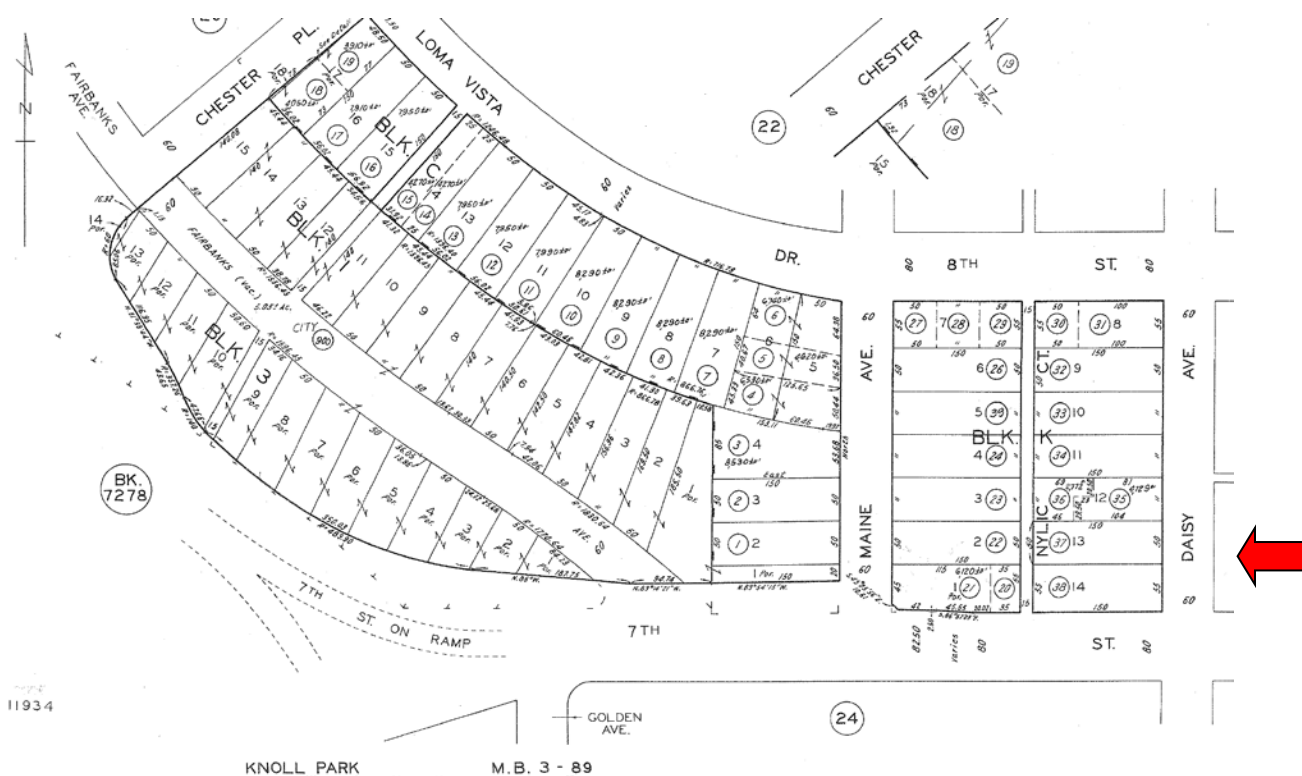


Figure 8, Plot Detail 711 Daisy Ave Knoll Park Blk K Lot 13

The House was valued at \$4347 from earliest building description from Los Angeles Tax Assessor records (n.d.). Construction costs, as reported on building permits in the area, ranged from \$1,500 to \$3,500; however, cheaper homes were reportedly constructed for as little as \$300, and more luxurious residences were constructed for as much as \$6,000. In 1911, the house would have had sweeping views of the Ocean, Harbor, Los Angeles River Palos Verdes and Catalina Island. The Sun Room, with all of the South and West facing windows, located in the South-West upstairs corner, would have had 270-degrees of unobstructed views. Crandall and

⁵⁰ Ibid 28

⁵¹ Ibid 29

⁵² Corner Lot for Sale, Independent (newspaper), 7 April 1953 pg. 15

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Scott (Builder/Architects) contracted with the Torreys to build the house for \$2900 in May of 1911⁵³, which, would have been at the higher end of luxury homes for that period. Adding in the cost of the lot and barn would have put the total cost well above \$3500 (closer to the Tax Assessor valuation \$4347).

Willard Crandall and Gardiner Scott, the architects of the Torrey House, were responsible for many homes and apartments in the Long Beach area. Some of their most notable included the First Presbyterian Church at 6th & Locust and 16 room apartment house for F.S. Barton at 1573 Ocean. \$5,000. 9/24/1910. There are many more examples through the period from 1900 to 1930. Crandall was born (1861) in New York. Scott was also originally from New York (born 1873). Scott later (circa 1940) became Long Beach Councilman of District 1. Crandall and Scott were responsible for many homes and apartments in the Long Beach area.⁵⁴

Sanborn map and initial Building Description shows a 1½ story barn at the rear of the property. The barn was described as having no 1st story floor but, described as having a dirt floor. The 2nd story was described as having wood floors. The 1st story was 40ft by 36ft and 2nd story was 40ft by 12ft. Most likely the barn was around until after Joseph's death in 1944. He has a well-documented history with horses. He was very active with horse racing and his primary transportation around Long Beach was a horse and buggy.

Chain of Ownership:

Vacant lot purchased by Carrie Torrey in 1906. Torrey Residences built in 1911 and remained the Torrey Residence for approximately 60 years until sold in 1972 for first time after Bessie's death (07/11/1971).

Dewain F Jones 1972 – 1978

Alexander Hendlin 1978

Kenneth David Walker 1978-1979

Susan and Philip Schrock 1979-1981

Susan and Mikell Perry 1981 – 1983

Michael and Gloria Littlewood 1983 – 1988

Douglas Allred 1988 – 1989

Michael and Gloria Littlewood 1989-1991

In 1991, the Littlewood's transferred the property into Phillipi Ficon Family Trust until transferred to Weyerhaeuser Mortgage Company 1994.

Charles Jackson 1995-1996

Antonio Gonzales 1996-2011

Carrington Mortgage Loan Trust 2011-2012

Harmony Choice LLC 2012

⁵³ Ibid 1

⁵⁴ Ivers, Louise, Long Beach: A History Through its Architecture. 2009, Long Beach: Historical Society of Long Beach.

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Charles and Karen Nourcier 2012 to present

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Since 1911, the parcel has remained a single-family Craftsman house. It is important to note that the property is located just outside the original 350-acre town site that was named Willmore City. It was part of the American Colony, a 4,000-acre piece of Rancho Los Cerritos and would have been part of the area outside of Willmore City designated as small farms. The property is within the present Drake Park/Willmore City Historic District, as defined by City of Long Beach.

Additional Background Documentation about Long Beach:

a) Willmore City

Settlement within the Long Beach area began as early as 1875, when Jotham Bixby began selling lots along the Los Angeles River in the area that is now west Long Beach, near Willow Street and Santa Fe Avenue. The Cerritos colony consisted of farms and homes, as well as the area's first school house, Cerritos School. The second attempt at settlement began in 1881, when William Erwin Willmore entered into an agreement with J. Bixby & Co. to develop the American Colony, a 4,000-acre piece of Rancho Los Cerritos with a 350-acre town site that was named Willmore City. Willmore first visited California in 1870, after emigrating from London to the United States.

Upon his arrival in Southern California, he worked as a promoter of Southern California real estate with Jotham Bixby and served as the Southern California manager of the California Emigrant Union, which encouraged settlement and facilitated large real estate deals.

The new colony was to feature a main boulevard, known as American Avenue (now Long Beach Boulevard), which would link to Los Angeles; resort quarters along the town's waterfront; and a downtown business district. The remaining acreage was to be divided into 40-acre lots and sold as small family farms. The original town site was bounded by present-day Tenth Street on the north, Alamitos Avenue on the east, the Pacific Ocean on the south, and Magnolia Avenue on the west. Farm lots in 5, 10 and 20-acre parcels lay beyond the tract, the smallest being those nearest the town just north of 7th street.

b) Long Beach – the Seaside Resort

By the end of the 19th century, the City of Long Beach possessed a waterfront that had a burgeoning tourist industry. Sanborn maps estimated the population in 1885 at 1,200 and, in 1898, differentiated between winter residents (2,000) and summer residents (6,000), in a clear indication that the City's prosperity depended on seasonal tourism and seaside amenities. In 1887, the San Francisco-based Long Beach Development Company, which had close ties to the Southern Pacific Railroad, purchased the remaining unsold lots within the American Colony, as well as an additional 800 acres of marshland and the town's water system. On February 10, 1888, the City was incorporated, with 800 citizens and approximately 59 buildings. By 1889, the real estate boom had collapsed, but the period of prosperity had resulted in a considerable increase in wealth in Southern California in general and had brought approximately 137,000

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tourists-cum-residents to the region. Despite the real estate slump, developers continued to invest in the city and surrounding area, pouring thousands of dollars into infrastructure and commercial ventures, hoping to attract tourists and settlers seeking the California lifestyle. By the end of the decade, City development had spread north and east; Sanborn maps reflect development as far north as Fifth Street and east to Linden Avenue.

From 1895 to 1902, the geographic boundary of most development within Long Beach expanded northwest to Anaheim Street (north) and Monterey Avenue (west) to accommodate the growing population. From 1902 to 1905, Long Beach's population tripled from approximately 4,000 to 12,000. By 1910, the population was almost 18,000 and the City had expanded to approximately ten (10) square miles. Aside from Annexations, the geographic pressure increased in the core, and City leaders struggled to develop infrastructure apace with growth.

This growth resulted in an increased demand for improved transportation and accommodations. Transportation improved with Henry Huntington's Pacific Electric Streetcar Company, with service into and around the City. There was also a series of trolleys that provided transportation within the City and throughout Southern California, including routes between Long Beach and Los Angeles. By 1904, the Southern Pacific line and the San Pedro, Los Angeles, and Salt Lake Railroad (SPLA&SL) line (which was co-owned by Union Pacific after 1921) expanded into Long Beach, encouraging additional growth of both seasonal tourists and permanent residents from points east.

Within the greater Southern California region between 1900 and 1915, the Pacific Electric expanded from 601 road miles to over 1,000 track miles, providing the entire section from the beach resorts to San Bernardino with a network of rapid interurban transit. From 1900 to 1920, the region (Los Angeles and Beach towns) were essentially tourist towns. With winter tourists pouring into Southern California by the thousands, the construction industry began to boom in 1900.

c) The City Beautiful Movement

During the 1910s and 1920s, efforts were made to apply the tenets of the City Beautiful Movement to development in Long Beach. Espoused by Chicago Architect Daniel Burnham and demonstrated in his plans for the 1893 World's Columbian Exposition, this movement sought to remedy social problems and increase civic loyalty through beatification of cities. With the City's population growing steadily, and the multiple-family residential units becoming increasingly popular, City leaders and planners looked to the City Beautiful Movement for design solutions for Long Beach Planning. The tenets behind the City Beautiful Movement were not foreign to the early vision of the City, which proudly advertised an "intelligent, refined and moral class of citizens," where "no saloons were tolerated, and all objectionable elements of society were kept out." The movement supported the establishment of a monumental core or civic center, with wide, tree-lined boulevards, an axial plan carefully accented by impressive civic buildings, and comprehensive city planning.

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As an outgrowth of this movement in Long Beach, Victory Park was added to the City's park system, which included Pacific Park (1888; formerly Lincoln Park at Pacific Avenue, north of Ocean Park Avenue) and Knoll Park (1905; now Drake Park at the western terminus of Ninth Street and Tenth Street).

By 1900, Long Beach had a growing population of 2,252, with an economy dominated by the tourist industry. Throughout the early 1900s, the City was known as the "Queen of the Beaches." In 1907 alone, the City received more than 106,000 visitors during the summer season. With countless tourists and potential settlers entering Long Beach daily, its hotels reached maximum capacity, and builders rushed to create temporary and permanent dwellings for the City's newest arrivals. By 1910, Long Beach was the fastest growing City in the United States, having increased 690 percent in population to 17,809. A 1912 newspaper article proclaimed that Long Beach was the "City of Homes," with more than 600 new homes having been constructed the previous year. In contrast, the Southern California region increased in population by 147 percent between 1900-1910. During the forty-year period 1900 to 1940, the population of the Southern California region increased 1107%.

The majority of the residential development that occurred between 1902 and 1920 is attributable to the improvement of the City's transportation infrastructure. Throughout the United States, the introduction of the electric streetcar dramatically changed suburbanization patterns by allowing people to travel the equivalent of a 30-minute walk in 10 minutes. Residential tracts sprouted up near each of the streetcar stops, typically no further than a 10-minute walk from the station. Along the routes between the streetcar stop and the neighborhood entrances, commercial businesses—such as grocers, bakeries, and drugstores—were established, as were apartment homes and court houses.

d) Streetcar Suburbanization

In 1902, Henry Huntington's Pacific Electric trolley line from Long Beach to Los Angeles was completed, providing thousands of day-trippers with access to the beach and bringing significant growth and prosperity to the City. An estimated 60,000 people crowded the area and many resorted to sleeping on the beach when local accommodations reached capacity. Many of the tourists who traveled to Long Beach liked the City so much that they decided to make it their permanent home.

New residential tracts were established along the train routes, within the City boundaries and its surrounding areas, bringing new interests to areas previously inaccessible. Between 1902 and 1910, Pacific Electric laid down 30 miles of railroad track throughout the City, in an organized system of 17 lines.

One of those lines was known as the Magnolia Line, connecting 14th Street in the north with Ocean Avenue in the south constructed in 1904. The Magnolia Line operated one block east of subject property (711 Daisy Avenue) and was a catalyst for the residential development of the Knoll/Drake Park area. A 1905 Sanborn map shows a sparsely developed area surrounding the

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undeveloped subject property. By 1914, the area was close to completely developed, including subject property

Knoll Park (later Drake Park) was subdivided in 1904 (established by Pike developer Charles R. Drake), just 3 years after the Pacific Electric streetcar lines began construction in the City of Long Beach. Knoll Park lots enticed the city's leading citizens such as Mayor Eno whom purchased Lot 14. The Knoll Park tract featured fine Victorian and Edwardian Era homes with large harbor and Los Angeles river view lots that surrounded a park. Developers required that new residences cost more than \$1,000, to ensure that homes within the development were only of the highest quality and character.

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9. Major Bibliographical References

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Historic Property Data File for Los Angeles County, Office of Historic Preservation:
Hist. Res. DOE-19-96-0129-000 12/18/96
Proj. Revw. HUD951109B 12/18/96
Loc. C. Dist. 0601-0623-0034 6/29/97

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711 Daisy Ave, California Office of Historic Preservation DPR, City of Long Beach Cultural
Landmark, 2016

U.S. Bureau of Labor Statistics, December 2015, Report 1059

US Census 1860, 1870, 1900, 1920, 1930, 1940

Various Newspapers as cited in footnotes

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property: less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.775682 Longitude: -118.199629

Verbal Boundary Description (Describe the boundaries of the property.)

APN# 7271-023-037

Lot 13 in Block K of Knoll Park

Boundary Justification (Explain why the boundaries were selected.)

Original sub-division of Knoll Park in 1904 establishing Lot 13 where the residence was constructed

11. Form Prepared By

Name of Property:	Torrey House
Name/Title	Charles E Nourrcier - Owner
Organization:	None
Address:	25 La Linda Dr., Long Beach CA 90807
County:	Los Angeles
e-mail:	nourrcier25@msn.com
Telephone:	562 673 8270

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photo Log

Name of Property: Torrey Residence
City: Long Beach
County: Los Angeles
State: CA
Photographer: Charles E Nourrcier
Date Photographed: July and August 2017
Location of Original Digital Files: 25 La Linda Dr., Long Beach, CA 90807
Number of Photographs: 24

Los Angeles County, Torrey House_0001
East Elevation, Primary or Front. Camera facing West

Los Angeles County, Torrey House_0002
West Elevation. Camera facing East

Los Angeles County, Torrey House_0003
South Elevation. Camera facing North-East

Los Angeles County, Torrey House_0004
North Elevation. Camera facing South-West

Los Angeles County, Torrey House_0005
Detail South Elevation Door, sidelight, steps and stone. Camera facing North-East

Los Angeles County, Torrey House_0006
Detail West and South Elevation Roof, rafter tails and beams. Camera facing North-West

Los Angeles County, Torrey House_0007
Detail Front Wood Features. Camera facing North-West

Los Angeles County, Torrey House_0008
Detail Landscape. Camera facing South-West. Camera facing West

Los Angeles County, Torrey House_0009
Detail Landscape. Camera facing West

Los Angeles County, Torrey House_0010
Detail Landscape lot boundary South side with cast stone wall. Camera facing East

Los Angeles County, Torrey House_0011
Detail Front Porch. Camera facing West

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Los Angeles County, Torrey House_0012
Detail Front Porch. Camera facing South-West

Los Angeles County, Torrey House_0013
Detail Front Porch. Camera facing West

Los Angeles County, Torrey House_0014
Detail East Elevation at twilight close up. Camera facing West

Los Angeles County, Torrey House_0015
Interior wood trim, floors and ceiling beams. Camera facing South-East

Los Angeles County, Torrey House_0016
Interior 5 panel dual pocket doors. Camera facing South-West

Los Angeles County, Torrey House_0017
Interior close-up showing original hardware on pocket doors. Reference photo 0016

Los Angeles County, Torrey House_0018
Interior showing fireplace, wood trim and built-in cabinets on either side. Camera facing North

Los Angeles County, Torrey House_0019
Interior close up of fireplace and wood mantel. Camera facing North

Los Angeles County, Torrey House_0020
Interior showing stair entry landing, wood balustrade and elevated wood landing platform on first floor. Camera facing North-West

Los Angeles County, Torrey House_0021
Interior from stair entry landing, showing open window detail and wood trim looking back toward fireplace. Camera facing East

Los Angeles County, Torrey House_0022
Interior 5 panel doors

Los Angeles County, Torrey House_0023
Interior built-in cabinets in hallway

Los Angeles County, Torrey House_0024
Interior built-in cabinets in upstairs bedroom (North-West corner). Camera facing West

Los Angeles County, Torrey House_0024
Interior upstairs bath floor tile

Torrey, Joseph and Carrie, House
Name of Property

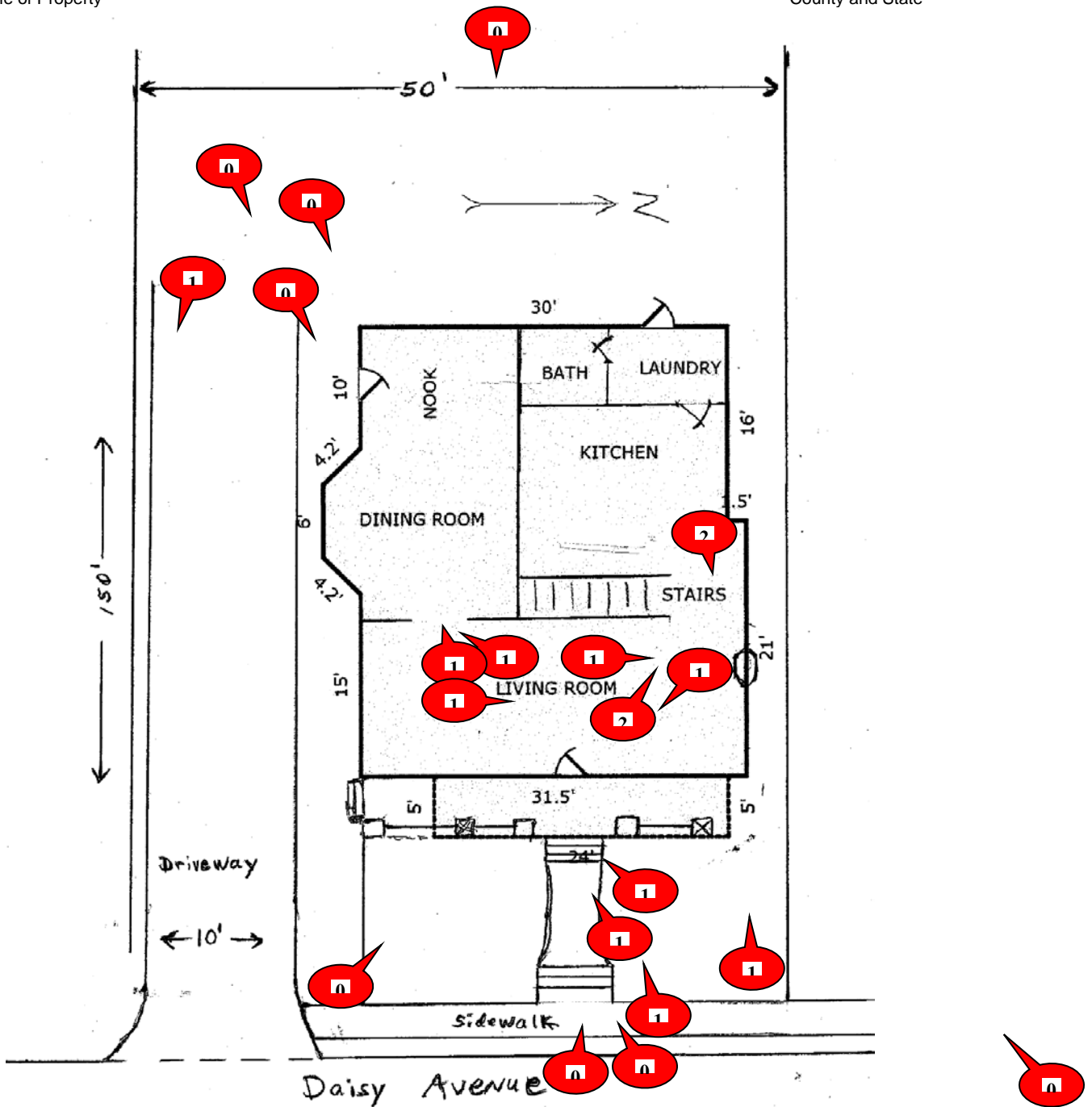
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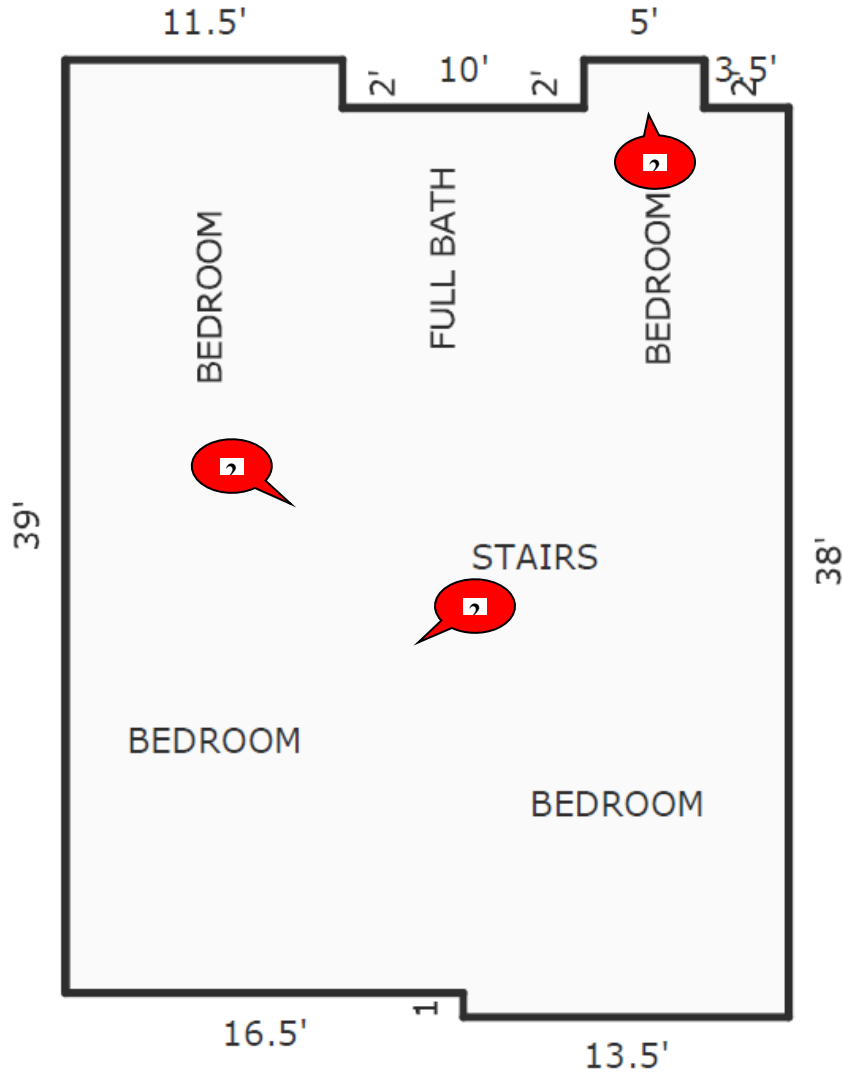


1st Floor Photo Key



Torrey, Joseph and Carrie, House
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2nd Floor Photo Key

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.