**City of Long Beach**
*Working Together to Serve*

**Memorandum**

Date: May 4, 2016

To: Patrick H. West, City Manager

From: Amy J. Bodek, Director of Development Services

For: Mayor and Members of the City Council

Subject: **Cultural Heritage Commission 2015 In Review**

Attached is a copy of the Cultural Heritage Commission 2015 In Review, which highlights ongoing development projects throughout the City, and showcases the diligent efforts of the Cultural Heritage Commission.

The Cultural Heritage Commission acts as an advisory on planning policies as they relate to historical preservation, reviewing all proposed modifications to designated landmarks or any improvement within a historic district. The Commission also works with property owners of historic sites, advising on technical aspects of preservation, renovation, rehabilitation, and reuse. These efforts contribute to economic development, neighborhood revitalization, building community and civic pride, and promoting a sustainable lifestyle.

For additional information regarding the Cultural Heritage Commission 2015 In Review, please contact Amy Bodek, at (562) 570-6428.

AJB:cf
P:\Planning\Collateral_Report_Publications\Cultural Heritage Commission 2015 Annual Report\TFF- 2015 CHC In Review.docx

ATTACHMENT

CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
TOM MODICA, ASSISTANT CITY MANAGER
ARTURO SANCHEZ, DEPUTY CITY MANAGER
REBECCA JIMENEZ, ASSISTANT TO THE CITY MANAGER

# LONG BEACH
# CULTURAL HERITAGE COMMISSION
# 2015 IN REVIEW

LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH

# LONG BEACH CULTURAL HERITAGE COMMISSION

## 2015 IN REVIEW

## INTRODUCTION

From sun up to sun down, the Cultural Heritage Commission remains committed to preserving and protecting the historic resources that add to the City's unique character and aesthetic value, while also honoring the diversity of the Long Beach community. The seven-member Commission acts as an advisory body on planning policies as they relate to historical preservation, reviewing all proposed modifications to designated landmarks or any major improvement to a structure within a historic district. The Commission works closely with the Mayor and City Council, making recommendations for the designation of landmarks and historic districts, and further encouraging the public's understanding and appreciation of the City's rich architectural history. The Commission also works with property owners of historic sites, advising on technical aspects of preservation, renovation, rehabilitation, and adaptive reuse. In 2015, the Commission played a vital role in local preservation activities. These efforts contribute to economic development, neighborhood revitalization, building community and civic pride, and promoting a sustainable lifestyle for decades to come.

Cover: Olan Hafley House

Left to right: Healthview Pine Villa, Broadlind Hotel, Opdahl House

# CULTURAL HERITAGE COMMISSION 2015 By the Numbers*

- Approved 15 Certificates of Appropriateness, consisting of 8 residential properties and 7 commercial properties.
- Conducted 4 study sessions.
- Conducted 9 scheduled meetings.
- Took action on 15 designated landmarks.

*Figures provided are for the calendar year.

# CULTURAL HERITAGE COMMISSION 2015

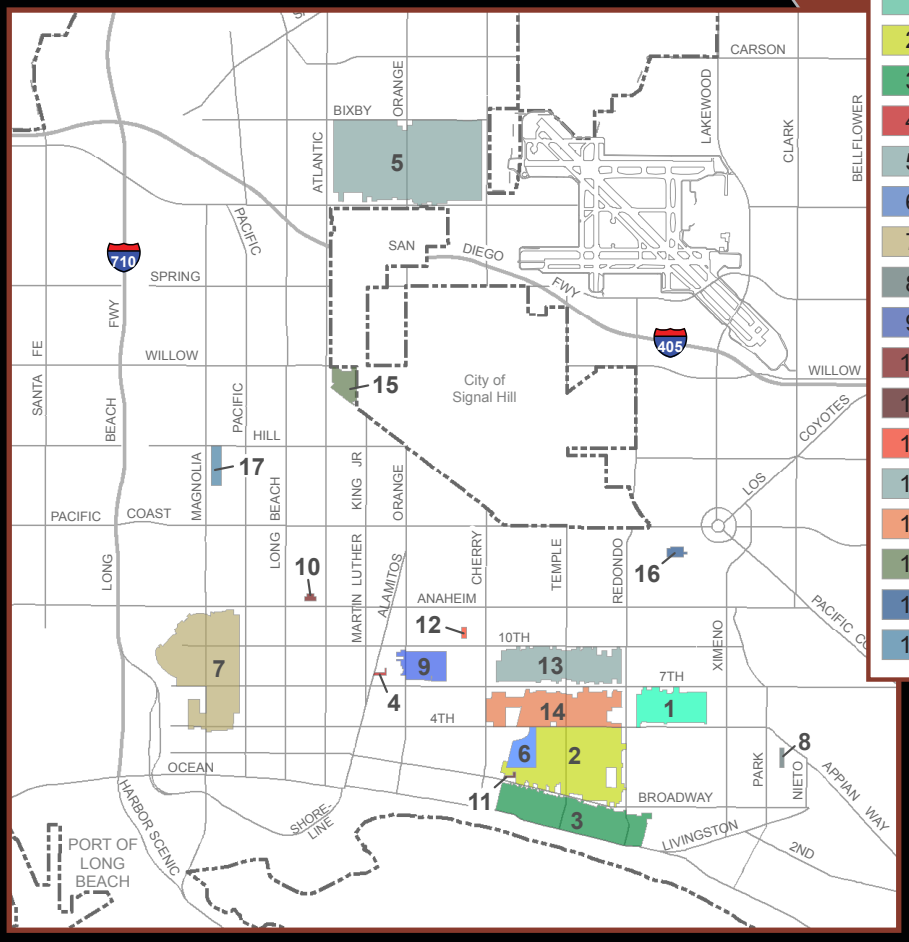
Alan Burks, Chair
Karen L. Highberger, Vice Chair
Irma Hernandez
Shannon Carmack
Louise Ivers
Jan Robert van Dijs
Julianna Roosevelt

# MANAGEMENT STAFF

Amy J. Bodek, AICP, Director
Linda F. Tatum, AICP, Planning Manager
Jeff Winklepleck, Current Planning Officer
Christopher Koontz, AICP, Advance Planning Officer
Thelinjoris Manuel, Cultural Heritage Commission Secretary

# HISTORIC DISTRICTS

The City has recognized distinct neighborhoods as having special architectural and historical value. The map below depicts the 17 designated historic districts in Long Beach.




| | |
|---|---|
| 1 | Belmont Heights |
| 2 | Bluff Heights |
| 3 | Bluff Park |
| 4 | Brenner Place |
| 5 | California Heights |
| 6 | Carroll Park |
| 7 | Drake Park/Willmore |
| 8 | Eliot Lane |
| 9 | Hellman St. Craftsman |
| 10 | Linden Avenue |
| 11 | Lowena Drive |
| 12 | Minerva Park Place |
| 13 | Rose Park |
| 14 | Rose Park South |
| 15 | Sunrise Boulevard |
| 16 | Wilton Street |
| 17 | Wrigley |

# HISTORIC PRESERVATION INITIATIVES & PROGRAMS

## CULTURAL HERITAGE COMMISSION ORDINANCE AND LANDMARK ORDINANCE UPDATES

The City Council approved an updated Cultural Heritage Ordinance in November 2015. The Ordinance includes refined designation criteria to be consistent with State guidelines for new designated landmarks; added definitions for clarity; and streamlined processes for establishing new landmarks and districts, as well as issuing permits to designated landmark properties. This effort is the culmination of a year-long endeavor, and will serve to enhance efficiencies and better enable the Cultural Heritage Commission and City staff to protect the cultural heritage of Long Beach.



Left to right: Cooper Arms, Rancho Los Alamitos

## STAFF REALIGNMENT

In July 2015, City staff presented the Cultural Heritage Commission with its goals and work plan for the upcoming year. The work plan focuses on five key initiatives: efficient and effective service delivery; historic preservation incentives; public engagement; establishing new landmarks; and enhancing landmark districts. In addition, Development Services added a member to the Planning Bureau staff to facilitate historic preservation efforts and manage other activities pertaining to advance planning.

## SUMMIT MEETING OF HISTORIC DISTRICTS

In August 2015, Development Services management and staff met with representatives from each of the City's 17 landmark districts, and Long Beach Heritage to present the Department's goals and work plan for the upcoming year. City staff now attends quarterly meetings with leaders from historic districts to discuss important topics facing residents and stakeholders.

## PUBLIC ENGAGEMENT MEETINGS/OUTREACH

In addition to quarterly meetings with Long Beach Heritage and regular meetings with leaders of historic landmark districts, City staff hosted several events to meet with community associations, business owners, and residents throughout 2015. Events included a meeting with the Grant Neighborhood Association regarding a potential new historic district; a community meeting in the Hellman Street Craftsman Historic District to discuss potential expansion possibilities; a meeting with owners and residents of the designated landmark Villa Riviera pertaining to a Mills Act contract; and an event with students at Wilson High School.

# MILLS ACT
# PROPERTY TAX ABATEMENT PROGRAM

The City began accepting new applications for the revamped Mills Act Property Tax Abatement Program (Mills Act) in June 2015. The Mills Act is a State law that allows local governments to enter into contracts with owners of historically significant properties. The Program is administered and implemented by local governments, and offers economic incentives to qualifying owners of historic or designated landmark sites upon agreement to rehabilitate, restore, and protect their property. Under the Mills Act contracts, private owners receive tax relief in exchange for proper maintenance and restoration of the historical and architectural character of the property for a 10-year term. The Mills Act is especially beneficial for recent buyers of historic sites, or owners who may have recently had a property transfer or tax reassessment. The Planning Bureau staff held public workshops through July to discuss the Program, application process, and eligibility requirements with interested residents. The applications received represent a mix of properties, including single-family homes, commercial properties, and mixed-use apartments and condominium buildings. The Planning Bureau staff reviewed applications and proposed work plans, and in September, the Cultural Heritage Commission recommended contracts for the following properties within the City.

## MILLS ACT 2015 CONTRACTS

### 380 Orlena Avenue – KIMPSON NIXON HOUSE

This Raphael Soriano designed home was completed in 1940 for Dean and Mario Kimpson, and is a prime example of International Style architecture. The site's work plan includes a seismic upgrade to improve the connection between the structure and its foundation. This work, along with repairs to the drainage systems and ongoing maintenance commitments will assure the continued contribution of the structure to the City's historic cultural environment.



Left to right: Kimpson Nixon House, Gaytonia Apartments

## 212 Quincy Avenue – GAYTONIA APARTMENTS

This imaginative Norman Revival castle-like structure is one of the few remaining from those built in Long Beach in the 1920s and 1930s. Distinguished by its medieval façade, etched cornerstones, stained glass windows, and neon signage overlooking Belmont Shore, the site was originally operated as an upscale hotel-style apartment building, featuring amenities and services including housekeeping, personalized furnishings, valet, and an Olympic-size swimming pool. The building today consists of 27 rental units, two communal balconies, and original European-style elevators. The work plan for this site includes restoration of the property's neon signage, roof maintenance, and window repairs, among other preservation efforts to maintain the integrity of the structure for the 10-year contract period.

## MILLS ACT 2015 CONTRACTS

### 3827 Long Beach Boulevard – KILLINGSWORTH OFFICE BUILDING

This designated landmark building is not only where prominent architect Edward Killingsworth created many of his modern designs, winning 42 design awards from the American Institute of Architects, but the office itself is a prime depiction of modern design aesthetic. Floor to ceiling glass and minimal wood framing create natural light, unique interior settings, and gardens that lead visitors to rethink distinctions between interior and exterior space. The work plan includes essential maintenance to the site's reflecting pond, systems upgrades, and structural and motor court repairs, which will provide for the continued preservation of this site as a living example of Killingsworth's work.

### 5576 Vesuvian Way – OPDAHL HOUSE

Designed by influential Long Beach architect Edward Killingworth, the Opdahl House is a renowned residential structure reflective of the artist's formative years throughout the 1950s and remains a signature modernist home to this day. The work plan for this site includes restoration and replacement of a reflective pool in the property's entryway, fresh paint, steel post repair, and the replacement of roof work to extend the life of the structure. Award of this contract complements the Killingsworth Office property located on Long Beach Boulevard.

### 453 Cedar Avenue – RESIDENTIAL HOME #1

Built in 1905, this three-story, late Victorian home occupies a prominent corner location at Fifth Street and Cedar Avenue. The proposed restoration of this property includes electrical upgrades, brickwork and driveway repairs, and other minor improvements.



Left to right: Killingsworth Office Building, Insurance Exchange Building, Olan Hafley House

## 207 East Broadway – INSURANCE EXCHANGE BUILDING

The Insurance Exchange Building was originally designed by Harvey Lochridge and built by C.T. McGrew as Middoughs's Boys' Shop. Adaptive reuse of the site to residential condominium units with ground floor commercial space began in 2002. Restoration efforts include further renovations consisting of critical brickwork repair, window repairs, and ongoing maintenance.

## 5561 La Pasada Street – OLAN HAFLEY HOUSE

The Olan Hafley House is one of two adjacent Richard Neutra structures located on La Pasada Street. The site's design reflects both the idea and ideals of International Style buildings, with rectilinear forms, open spaces; and the use of glass, steel, and concrete contrasted with wood doors and furnishings. The site underwent recent restoration and is in exceptional condition. Nevertheless, the home's unique features require considerable regular maintenance, which is included in the work plan for this contract.

## 302 Orizaba Avenue – ESPEY/LOCHRIDGE HOUSE

Following alterations to the site's original structure built in 1901, Long Beach-based master architect Harvey H. Lochridge created the Espey/Lochridge House in 1918. This unique home features Tudor-Revival proportions and unique Craftsman features. The proposed restoration of this site includes replacement of deteriorating siding elements, roofing, and other maintenance repairs to preserve the integrity of the structure.

# PROJECT SHOWCASE

## KOFFEE POT CAFÉ

In August 2015, the Cultural Heritage Commission approved renovation of the designated landmark property located at 957 E. Fourth St. Formerly known as Hot Cha Café and later the Koffee Pot Café, this unique property in the East Village is one of the few remaining illustrations of programmatic architecture in Long Beach, a building form based on an object representing the business within. The proposed project includes the restoration of many of the site's historic elements, including the original coffee spout, stained glass art, and roofing pattern. Revitalization of this property is expected to restore life to a previously underused property while preserving a piece of Long Beach history for residents and visitors to savor and enjoy.



Left to right: Koffee Pot Café, Psychic Temple

## PSYCHIC TEMPLE

Completed in August 2015, this mixed-use project consists of approximately 3,670 square feet of retail space on the ground floor, and 7,000 square feet of creative office space on the second and third floors. Built in 1905, the Psychic Temple is the second-oldest commercial building in the City, and one of the rare original buildings to survive the destructive Long Beach Earthquake of 1933. After remaining unused for more than a decade, renovation efforts for the designated landmark building began in earnest in 2013 with the partnering of interTrend Communications and the City to bring the site back to life. Adaptive reuse of the former single room occupancy American Hotel provides for a revitalized structure that preserves many of its historic features and restores occupancy and economic energy to this active corridor in the Downtown.

Photography by Andy Witherspoon, Emma Roll Photography, Jordana Sheara Photography, Lindsey Ingram, courtesy of Citron Design Group, The Kap Agency.

CITY OF LONG BEACH

Long Beach Development Services
333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

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