City of Long Beach
Working Together to Serve

Memorandum

Date: February 14, 2020

To: Thomas B. Modica, Acting City Manager

From: Linda F. Tatum, Director of Development Services

For: Mayor and Members of the City Council

Subject: **Cultural Heritage Commission 2019 In Review**

The Cultural Heritage Commission 2019 In Review (attached) highlights the work of the Cultural Heritage Commission on local historic preservation, landmark designation, and various historic district activities and initiatives. Long Beach remains committed to maintaining its rich history and unique character, which is enhanced by the diligent efforts of the Cultural Heritage Commission.

The Cultural Heritage Commission acts as an advisor on planning policies as they relate to historical preservation. The Commission works closely with the Mayor and City Council, City staff, and property owners of historic sites to make recommendations for the designation of landmarks and historic districts, advise on technical aspects of a project, and encourage the community's understanding and appreciation of the City's architectural and environmental history. These efforts promote the revitalization and sustainability of the community and enhance the City's overall quality of life.

If you would like additional copies of the Review, or for further information regarding the Cultural Heritage Commission, please contact Linda Tatum at (562) 570-6428. The booklet is also available electronically on the Development Services website at: www.longbeach.gov/globalassets/lbds/media-library/documents/publications/annual-reports/cultural-heritage-commission-2019-in-review.

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ATTACHMENT

CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
REBECCA GARNER, ACTING ASSISTANT CITY MANAGER
KEVIN JACKSON, DEPUTY CITY MANAGER
TERESA CHANDLER, INTERIM DEPUTY CITY MANAGER
MONIQUE DE LA GARZA, CITY CLERK

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2019
IN REVIEW

CULTURAL

HERITAGE
COMMISSION

LONGBEACH
DEVELOPMENT
SERVICES

CULTURAL HERITAGE COMMISSION

With new developments and high rises springing up throughout the city. Long Beach is transforming before our eyes. Amid these changes, we remain committed to a number of important programs and policies that help preserve and protect the landmarks and architectural treasures that make up the fabric of our city's unique history, diversity, and culture.

For the past several decades, the City's Cultural Heritage Commission has been leading the charge in these efforts. Appointed by the Mayor and confirmed by the City Council, the seven-member commission works diligently to provide valuable insight and information on historic preservation and the various complexities with undertaking renovation, rehabilitation, and reuse while maintaining the integrity of these historically significant structures.

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CULTURAL HERITAGE COMMISSION 2019

Julianna Roosevelt, Chair
Kathleen Irvine, Vice Chair
Alan Burke, AIA LEED AP
Tasha Hunter
Kevin McGuan (term began June 2019)
Dr. Lourdes Ramos
Craig Smith
Robert van Dijs (term ended May 2019)

LONG BEACH DEVELOPMENT SERVICES

Linda F. Tatum, FAICP, Director
Oscar Orci, Deputy Director
Christopher Koontz, AICP, Planning Bureau Manager
Patricia Diefenderfer, AICP, Advance Planning Officer
Alejandro Plascencia, Planner
Pluchette Slusher, Cultural Heritage Commission Secretary

Dawson-Pray House

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CULTURAL HERITAGE COMMISSION

2019 By the Numbers

APPROVED

610

Certificates of Appropriateness

CONDUCTED

11

Scheduled Meetings

CONDUCTED

04

Study Sessions

DESIGNATED

04

New Landmarks

AWARDED

09

Mills Act Contracts

HISTORIC DISTRICTS

The City has recognized distinct neighborhoods as having special architectural and historical value. This map depicts the 18 designated historic districts in Long Beach.

- A *Belmont Heights*
- B *Bluff Heights*
- C *Bluff Park*
- D *Brenner Place*
- E *California Heights*
- F *Carroll Park*
- G *Drake Park/Wilmore City*
- H *Eliot Lane*
- I *Grant Neighborhood*
- J *Hellman Street Craftsman*
- K *Linden Avenue*
- L *Lowena Drive*
- M *Minerva Park Place*
- N *Rose Park*
- O *Rose Park South*
- P *Sunrise Boulevard*
- Q *Wilton Street*
- R *Wrigley*

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INITIATIVES/PROGRAMS

The following initiatives and programs have had a significant impact on preserving and enhancing the historical and architectural character of Long Beach.

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LANDMARK DESIGNATION PROGRAM

Protecting and Preserving the City's Historic Resources

The City's Landmark Designation Program helps promote and protect significant properties that are located outside of historic districts. Landmark designation fosters pride of ownership, encourages historic appreciation throughout neighborhoods, protects previously unknown buildings, and raises awareness about the City's architectural resources and important periods in Long Beach history. The Landmark Designation Program is a vital component in the preservation and elevation of historic properties throughout Long Beach. In total, 2019 saw landmark designation awarded to four deserving properties.

GRANT NEIGHBORHOOD HISTORIC LANDMARK DISTRICT

Honoring a Unique North Long Beach Neighborhood

In October 2019, the City Council approved the city's 18th official historic district in a small residential neighborhood in North Long Beach. Located on the 6000 block of Walnut Avenue, the Grant Neighborhood Historic District is comprised of 19 residences built during the city's economic boom in the late 1920s. This neighborhood is predominantly lined with homes inspired by Spanish Colonial Revival and was among the many "automobile suburbs" established in the city outskirts during this period due to the rise of personal automobiles.

PARKING AMENDMENTS

Updated Parking Requirements for Historic Properties Encourage Preservation

Requiring new parking garages for alterations or additions to historic properties can change the original character and historic significance of a structure. In November 2019, the City Council approved a series of parking amendments for historic landmarks and contributing properties in a landmark district, per the recommendation of the Cultural Heritage Commission. The amendments, which went into effect in December 2019, protect the original character of these historic properties while allowing them to accommodate contemporary living needs and allow flexibility with historic nonconformities typically found within these structures. The new amendments also encourage garage conversions in place of construction atop garages as it is commonly approached.

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MILLS ACT PROPERTIES

The following properties have been awarded a Mills Act contract, a State program that offers economic incentives to qualifying historic or designated landmark sites upon restoration and protection of the property.

Restoring a Revival Home Built by Local Legends

The Cultural Heritage Commission recommended this prominent two-story, Revival-style home for a Mills Act contract in June 2019 and for landmark designation in July 2019. The commission also granted this project a Certificate of Appropriateness for renovations to the property.

This custom single-family residence was built in 1924 and is the product of a collaboration between local legends in the infrastructure world. It was designed by architecture firm Dedrick and Bobbe, whose storied portfolio includes the Bay Hotel and the former Barker Brothers building, and built by Jay W. Burgin, the master builder credited for the landmark Breakers Hotel.

The most prominent feature of this structure is its arcade-style porch with classical columns and high symmetrical arches. This Mills Act contract will restore these historically significant elements and rehabilitate the building's original wood windows, among other preservation efforts.

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3200 E. 1ST ST.

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2634 1ST ST.

Extending the Life of a Charming Historic Home

In June 2019, the Cultural Heritage Commission recommended this two-story residence for a Mills Act contract. Built in 1923, the single-family home features a hip and gable roof, an arched entry porch, and a symmetrical façade. Renovation efforts will address the repair and rehabilitation of all original wood sash windows, the water-damaged stucco walls outside, and the compromised roof system. The property will also be repainted to reflect the original color palette of the home.

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326 W. 10TH ST.

One of the City's Oldest Residential Structures to be Restored

Known as the Parsonage Building, this two-story, Victorian-style home was originally built by Jotham Bixby in 1887 and is one of the oldest surviving buildings in town. Due to its direct association with the Bixby family, it is considered among the most significant historic residential buildings from early Long Beach. Recommended for a Mills Act contract by the Cultural Heritage Commission in June 2019, this historic landmark is still largely intact after its third relocation in 2018. An ambitious work plan will consist of a comprehensive restoration of this single-family residence, including the rehabilitation of its ornamental windows and notable front-door entry.

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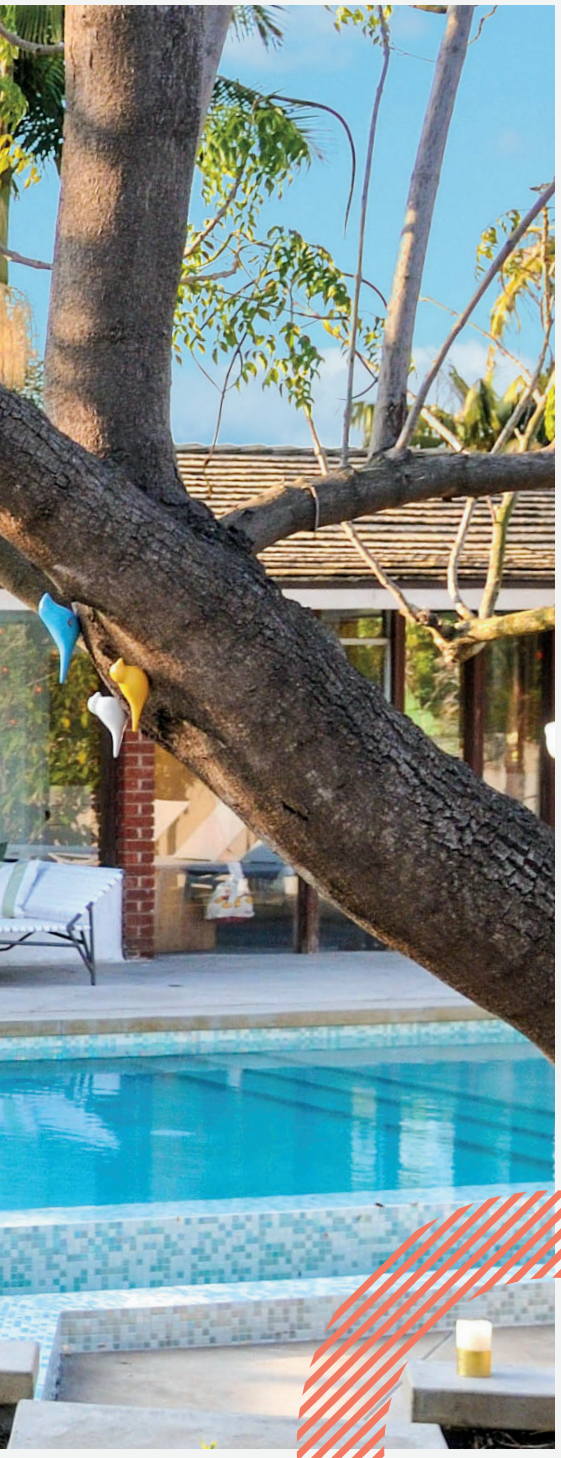

5281 E. EL ROBLE ST.

Mid-Century Home Built by Famed Architect Receives Landmark Designation

Constructed in 1951, this distinctive single-family home is recognized as the only residence in Long Beach to be designed by internationally renowned architect John Lautner, who famously designed the futurist Googie's Coffee Shop on the Sunset Strip. Recommended by the Cultural Heritage Commission for a Mills Act contract in June 2019 and for landmark designation in July 2019, this impresive home is the only known work of Lautner in Long Beach.

With floor-to-ceiling windows, exposed wood, built-in furniture, extensive use of brick, and geometric building forms and swimming pool, this home is truly one of a kind. Restoration plans for this project include rehabilitating the original window system—a defining feature of the home's Mid-Century style—and repainting the façade to its original color.

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805 MAINE AVE.

Preserving an Authentic Snapshot of Early Long Beach

Comprised of a single-family home, a duplex, and an original garage, this Craftsman Bungalow-style triplex is among the few remaining that provides an authentic snapshot of early Long Beach. Since its original construction in 1913, this property remains largely unaltered. Recommended for a Mills Act contract in June 2019, the rehabilitation plan will maintain the integrity of this home's original materials and ornamentation while addressing critical foundational deterioration, refurbishing nearly 45 windows, and repairing the front porch.

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The Cultural Heritage Commission recommended this classic Craftsman Bungalow-style building for a Mills Act contract in June 2019. Built in 1912, this single-family residence notably features a half-width porch and dual-front gable roofs, both common characteristics of the Craftsman Bungalow style of this period. Restoration plans include replacing all 11 aluminum frame windows with new period-appropriate wood, installing wall insulation, and repainting the façade of the house and garage with a more period-appropriate palette.

630 OBISPO AVE.

Historic Craftsman Bungalow-Style Home Receives Makeover

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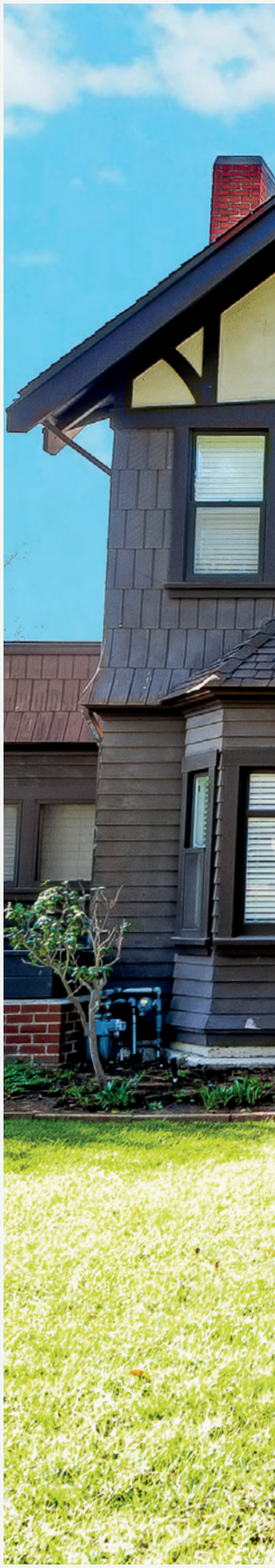
730 SUNRISE BLVD.

Harnett House Prepares for Restoration Efforts

This stately Craftsman-style residence is associated with the Harnett family, who emigrated from England in 1889 and had a long history of civic engagement in Long Beach. An early example of residential growth and expansion of the city, the Harnett House is the only individually designated historic landmark in the Sunrise Boulevard Historic District.

Built in 1918 and remodeled in 1944 by famed architect Kenneth Wing Sr., the two-story building is still intact, but the Mills Act contract—recommended by the Cultural Heritage Commission in June 2019—enables much needed restorations including roof repair, electrical and plumbing system replacement, and refurbishment of dining room French doors.



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520 DAISY AVE.

Comprehensive Restoration for an Early Example of American Foursquare Architecture

The Cultural Heritage Commission recommended this charming two-story home for a Mills Act contract in June 2019. The single-family property was built in 1904 and is one of the earliest examples of American Foursquare style architecture in the Drake Park Willmore City Historic District. Although the building is still remarkably intact, it will require considerable work to restore it back to its original condition. Rehabilitation plans call for a comprehensive foundation overhaul as well as the repair of its double-hung windows and historic doors.

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733 WALNUT AVE.

New Foundations for an Endearing Home in Hellman Craftsman Village Historic District

The Cultural Heritage Commission recommended this modest one-story, Craftsman-style residence for a Mills Act contract in June 2019. This single-family home, built in 1929, sits tucked on the east corner of the Hellman Craftsman Village Historic District. Replacing foundations, installing a new roof and attic, and restoring the original front door are among the various restoration plans under this Mills Act contract.

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NEWLY DESIGNATED LANDMARKS

The following properties have been recognized for having historical and/or special architectural value and have been designated as historic landmarks in Long Beach.

3735 PINE AVE.

A Shining Representation of Mid-Century Architecture in Long Beach

With floor-to-ceiling glass walls, clerestory windows, and a low-pitched roof with eave overhangs, this charming property reflects Long Beach's legacy of exemplary Mid-Century style architecture. For this reason, it was designated as a historic landmark by the City Council in July 2019, per the recommendation of the Cultural Heritage Commission. Built in 1959, this Contemporary Ranch-style home was designed by the prolific local architect Paul Tay, who was known for his striking Modernist interpretations during this period.

1500 E. 1ST ST.

A Blend of Influences From the Late 19th Century Come Together

In July 2019, this multi-family residence was designated as a historic landmark by the City Council per the recommendation of the Cultural Heritage Commission. Built in 1906, this two-story, Craftsman-style home articulately blends Japanese influences and elements of the Stick-style architecture originating from the late 19th century. Its extensive use of wood cladding, a rectangular column-supported porch, and prominent light windows above the entrance are some of this home's most important features that exemplify the Craftsman era of the early 20th century.

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CERTIFICATES OF APPROPRIATENESS

The following historic sites have been awarded a Certificate of Appropriateness to enable renovation, alteration, and general preservation efforts.

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501-505 E. BROADWAY

METROPOLITAN APARTMENTS

Conversion and Updates Underway for This Eye-Catching Landmark

This three-story designated landmark in Downtown will soon be getting an update, thanks to a Certificate of Appropriateness approved by the Cultural Heritage Commission in October 2019. Constructed in 1922, the Metropolitan Apartments underwent a façade makeover after incurring damage during the 1933 Long Beach earthquake.

Under the contract, modifications will restore this mixed-use building to its post-1933 Streamline Moderne sensibilities. Work plans include repairing the deteriorated stucco walls, replacing the non-original storefronts, installing single-hung wood windows, and replicating the original main entry door. With these changes, the 20 apartment homes located on the upper floors will be converted for hotel use.

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3535 CERRITOS AVE.

A Thoughtful Expansion for This Family Home in the California Heights Historic District

In May 2019, the Cultural Heritage Commission approved a Certificate of Appropriateness for the expansion of this one-story Spanish Colonial Revival home built in 1927. The expansion comes with an 825-square-foot rear addition to the single-family residence and a detached two-car garage on an existing concrete pad at the end of the long driveway. Contributing to the California Heights Historic District, it retains much of its original features, including circular clay tile, a cross gable roof, and a tripartite picture window.

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3585 CERRITOS AVE.

Spanish Colonial Revival-Style Home Gets Expansion and Makeover

The construction of a one-story rear addition to a Spanish Colonial Revival-style residence built in 1928 was approved for a Certificate of Appropriateness by the Cultural Heritage Commission in October 2019. The project will also undertake a significant façade makeover for the 1,401-square-foot single-family home, including a remodel of its existing porch and an addition of a new 149-square-foot porte-cochère on the side of the building. A small section inside the residence will also be remodeled to connect with the new rear addition.

930 OHIO AVE.

Minimal Traditional Bungalow Property to Receive a Welcomed Addition

This multi-family residential property, which was built in the late 1930s, will soon be updated to include a new detached two-car garage. Under a Certificate of Appropriateness approved by the Cultural Heritage Commission in May 2019, the construction project for this minimalist, traditional-style bungalow will retain much of its original architectural elements—such as low-pitched gables, asphalt shingles, horizontal wood siding, and double-hung wood windows—while removing an adjacent abandoned driveway and building the 434-square-foot garage in front of the property.

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3065 E. OCEAN BLVD.

Striking Shingle-Style Home to Feature New Amenities

A new two-car garage with an attached laundry room is underway for this multi-family residential building in the Bluff Park Historic District. Under the Certificate of Appropriateness approved by the Cultural Heritage Commission in May 2019, a new ribbon-style driveway will lead to the entrance of this new 536-square-foot garage, which will replace the existing two-car garage that was originally built with the residential structure in 1913. The new garage will feature smooth-finish stucco walls painted to match the home, a mansard-shaped roof system, and a carriage-style garage door.

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4100 DONALD DOUGLAS DR.

AIRPORT TERMINAL BUILDING

A Revitalized Destination for Travelers

In March 2019, the Cultural Heritage Commission approved a Certificate of Appropriateness for the continued renovation of the Long Beach Airport Terminal Building, a designated landmark, as part of the second phase of the Airport Terminal Improvement Project. The Long Beach Airport, built in 1923, was the first municipal airport in the Southern California region.

The three-story Terminal Building was added in 1941 and is considered a masterpiece of the early Modern style by Long Beach architects Horace W. Austin and Kenneth Wing. Under the newly approved improvements designed by Studio One Eleven, a new door opening and architecturally compatible door will be installed on the north elevation, replacing an existing door opening and a non-historic shed.

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LONG BEACH AIRPORT
celebrating a
95 year legacy
long beach
airport

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2800 E. 1ST ST.

Bluff Park Historic District Home Receives New Charm

Built in 1920, this two-story, Prairie-style home will be updating and expanding its footprint after receiving approval from the Cultural Heritage Commission for a Certificate of Appropriateness in March 2019. Under the workplan, the single-family residence will undergo the addition of a small area in the rear of the house and a 443-square-foot addition to the second floor. The balcony and stairway attached to the two-car garage, both non-historical components, will be removed and replaced with an expanded stucco-finished garage, which will include a new balcony and stairway landing.

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In February 2019, the Commission recommended this Spanish Revival-style home for a Certificate of Appropriateness, which will allow for the demolition and rebuild of the property's existing detached 332-square-foot garage. Located within the Wilton Street Historic District, the property was built in 1924 and features a single-story layout with a single car garage in the rear half of the lot.

To keep consistent with the current design style, the new garage will maintain the configuration of the original flat roof, including the accented parapet with a shallow pitch, and the structural openings and locations while also increasing the roof height to support interior rafter storage. All architectural elements will be replaced with historically-appropriate doors and wood windows.

1634 GRAND AVE.

Contributing Property In Wilton Street Historic District Gets an Update

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790 RAYMOND AVE.

Vernacular-Style Home Gets an Addition

In April 2019, the Cultural Heritage Commission approved a Certificate of Appropriateness for the construction of a detached one-story rear addition to a single-family residence originally built in 1922. This 500-square-foot accessory dwelling unit, which is hidden from street view, will be accessible through a new porch with wood trellis and brick-accented steps. It will also keep in line with the home's vernacular-style architecture, with the addition of a new clipped gable roof with composition shingles and wood hung windows.

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520 JUNIPERO AVE.

Craftsman-Style Residence Undergoes Expansive Makeover

A comprehensive renovation is underway for this Craftsman-style single-family residence. A Certificate of Appropriateness was approved by the Cultural Heritage Commission in April 2019. Project plans include a remodel of the existing home in addition to the construction of a new three-car garage with a 540-square-foot, second-floor unit built in the rear of the existing garage. Designed by Jeannette Architects, these new changes will be compatible with the historic exterior design of the existing home, which features a gable roof, composition roof shingles, wood windows, and a wrap around porch.

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PROJECT UPDATES

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110 W. OCEAN BLVD.

OCEAN CENTER BUILDING

Renewed Energy to Come to Iconic Long Beach Building

This 14-story, Italian-Mediterranean-style structure became the first Downtown commercial building on the Bluff when it was built in 1929. Designed by the architectural firm Meyer and Holler, who are known for their work with the historic Grauman's Theater and the Egyptian Theater in Hollywood, it was utilized as a glamorous office building in the heyday of the Pike. The Ocean Center Building was designated as a historic landmark in 1989 and recommended by the Cultural Heritage Commission for a Mills Act contract in June 2019.

The project will include renovation of the existing office space to accommodate 74 apartment homes, and the ground level along Ocean Boulevard and Seaside Way will be converted to commercial storefronts. Throughout the proposed interior and exterior improvements, the building will maintain its historic character with the preservation of marble terrazzo flooring, painted entryway ceilings, marble walls, and wainscot and mahogany wood panels.

Photography by:

City of Long Beach,
Thomas Wasper Photography,
We The Creative

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To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.