

**Appendix B**  
**Historical Resources Report**

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2810 E. 1<sup>st</sup> Street  
Long Beach, California

Historical Resource Report



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## EXECUTIVE SUMMARY

This report presents the results of an evaluation of a proposed project at 2810 E. 1<sup>st</sup> Street in the City of Long Beach. It is located within the Bluff Park Historic District, which was designated by the City of Long Beach as a Landmark District in 1982 and amended in 1990. The district contains approximately 109 contributing resources. The project site was designated as a contributing resource to the district in 1982. However, the subject property no longer retains its historic integrity, and therefore does not qualify as a historical resource. In the immediate vicinity of the project site, historical resources are located directly adjacent to and across the street from the subject property.

The project involves the restoration of the existing building and property located at 2810 E. 1<sup>st</sup> Street. It is currently in a state of disrepair as a result of work that was undertaken and abandoned prior to completion by a previous property owner. The previous work resulted in the removal of the roof membrane and walls in December 2005; subsequently, the exposed framing was damaged by weather. The project proposes to restore the subject property to its former historic exterior appearance and character by restoring/reusing existing historic materials, features, and elements and/or reconstructing those that are no longer extant at the property.

The project was evaluated for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("the Standards"), because the project is located within a historic district and nearby to numerous historical resources. The evaluation determined that the project is not entirely consistent with the Standards. However, an analysis of potential impacts that could result from the project determined that it would have a less than significant impact on historical resources if specific recommended measures are carried out in order to mitigate the effects of the project. These recommended measures are provided in the report.

## **1. INTRODUCTION**

### **1.1 Purpose and Qualifications**

The purpose of this report is to determine and set forth whether or not a proposed project would impact historical resources, and whether or not any impacts may be avoided and to what degree. The proposed project is located at 2810 E. 1<sup>st</sup> Street in the Bluff Park Historic District of Long Beach, California. (See Location Map on page 25.) The project involves the restoration of the existing building on the site. It was designated as a contributing resource to the district in 1982. The project is located adjacent to and near several contributing resources to the district. This report identifies the contributing resources located in the vicinity of the project site, and analyzes the direct and indirect impacts the project may have on historical resources. The report also recommends measures to minimize any impacts that may occur.

Matthew Weintraub, Senior Preservation Planner at Galvin Preservation Associates (GPA) was responsible for the preparation of this report. He fulfills the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. His resume is available upon request.

### **1.2 Methodology**

In preparing this report, the following tasks were performed:

1. Conducted a field inspection of the project site and surrounding area to determine the study area and to identify known and potential historical resources. For the purpose of detailed analysis, the study area was identified as the project site itself, and properties directly adjacent to and across the street from the project site. In addition, potential indirect impacts on the larger historic district were considered in the report.
2. Researched the subject property to determine whether or not it is currently listed as a landmark at the national, state, or local levels and whether or not it has been previously evaluated as a historical resource. This task involved reviewing the City of Long Beach Planning Department records, which identify properties listed in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register), California Registered Historical Landmarks, Points of Historical Interest, and properties designated locally as Landmarks and Landmark Districts.
3. Researched the history of the project site. This task involved researching building permits, Certificates of Appropriateness, correspondences, and previously conducted studies that document the historical development of the subject property.
4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs.
5. Analyzed the proposed project, including schematic plans, for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

6. Evaluated the proposed project to determine whether or not it would impact a historical resource, and whether or not any impacts may be avoided and to what degree. This task involved recommending specific measures that may be taken to minimize potential impacts to less than significant

## **2. REGULATORY ENVIRONMENT**

### **2.1 California Environmental Quality Act**

Generally, a lead agency must consider a property a “historical resource”<sup>1</sup> under the California Environmental Quality Act (CEQA) if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a survey of historical resources (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>2</sup>

In enacting the California Register, the Legislature amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse:

A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>3</sup>

A substantial adverse change means demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource is materially impaired.<sup>4</sup>

The State CEQA Guidelines include a slightly different definition of “substantial adverse change”:

Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource is materially impaired.<sup>5</sup>

The Guidelines go on to state that “the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.”<sup>6</sup>

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<sup>1</sup> Historical resources are also referred to as “historic” resources.

<sup>2</sup> Public Resources Code Section 5024.1 and 14 CCR Section 4850.

<sup>3</sup> Public Resources Code Section 21084.1.

<sup>4</sup> Public Resources Code Section 5020.1(q).

<sup>5</sup> 14 CCR Section 15064.5(b)(2)(A).

<sup>6</sup> 14 CCR Section 15064.5(b)(2).

## 2.2 City of Long Beach Cultural Heritage Commission Ordinance

The Long Beach City Council adopted the City's Cultural Heritage Commission Ordinance (Chapter 2.63 of the Long Beach Municipal Code) in 1992. The Ordinance provides for the establishment of a Cultural Heritage Commission, sets the number of commissioners required, and establishes their qualifications and duties. It also establishes procedures for the designation of landmarks and landmark districts, and reviewing proposed work on designated landmarks or properties within landmark districts (Certificate of Appropriateness).

According to the Municipal Code, when considering a proposed change to a landmark or a landmark district, the Cultural Heritage Commission or, as appropriate, the director of development services, shall only issue a Certificate of Appropriateness if it is determined that the proposed environmental changes:

1. Will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located and that issuance of the certificate is consistent with the spirit and intent of this Chapter;
2. Will remedy any condition determined to be imminently dangerous or unsafe by the fire department or the development services department;
3. The proposed change is consistent with or compatible with the architectural period of the building;
4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district;
5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures;
6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings of the U.S. Department of the Interior.<sup>7</sup>

## 3. ENVIRONMENTAL SETTING

### 3.1 History and Description of the Project Area

The project site is located in the Bluff Park Historic District, which was designated by the City of Long Beach as a Landmark District in 1982 and amended in 1990.<sup>8</sup> The district boundary is generally rectangular in shape. The district is comprised of single-family residences and multiple-family residences constructed between approximately 1903 and 1949. It encompasses approximately 109 contributing buildings and 30 full or partial city blocks. It is bounded roughly by Broadway to the north, Ocean Boulevard to the south, Loma Avenue to the east, and Junipero Avenue to the west. It is characterized predominantly by large two-story Craftsman Bungalows and Period Revival style houses.

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<sup>7</sup> Long Beach Municipal Code Section 2.63.070 (D).

<sup>8</sup> Long Beach Ordinance No. C-6835, adopted December 18, 1990.

Street trees are prevalent and there are minimal curb cuts for driveways. The street grid includes wide boulevards running in the east-west direction and narrower streets running north-south. Long rectangular blocks are bisected lengthwise by east-west alleys. Blocks are subdivided into residential lots that mostly face north or south onto the boulevards; smaller lots are found at the block ends, often facing east or west. The general lot layout includes front yards, paved entryways, setbacks between houses, and alley-loaded lots with garages located at the backs of lots.

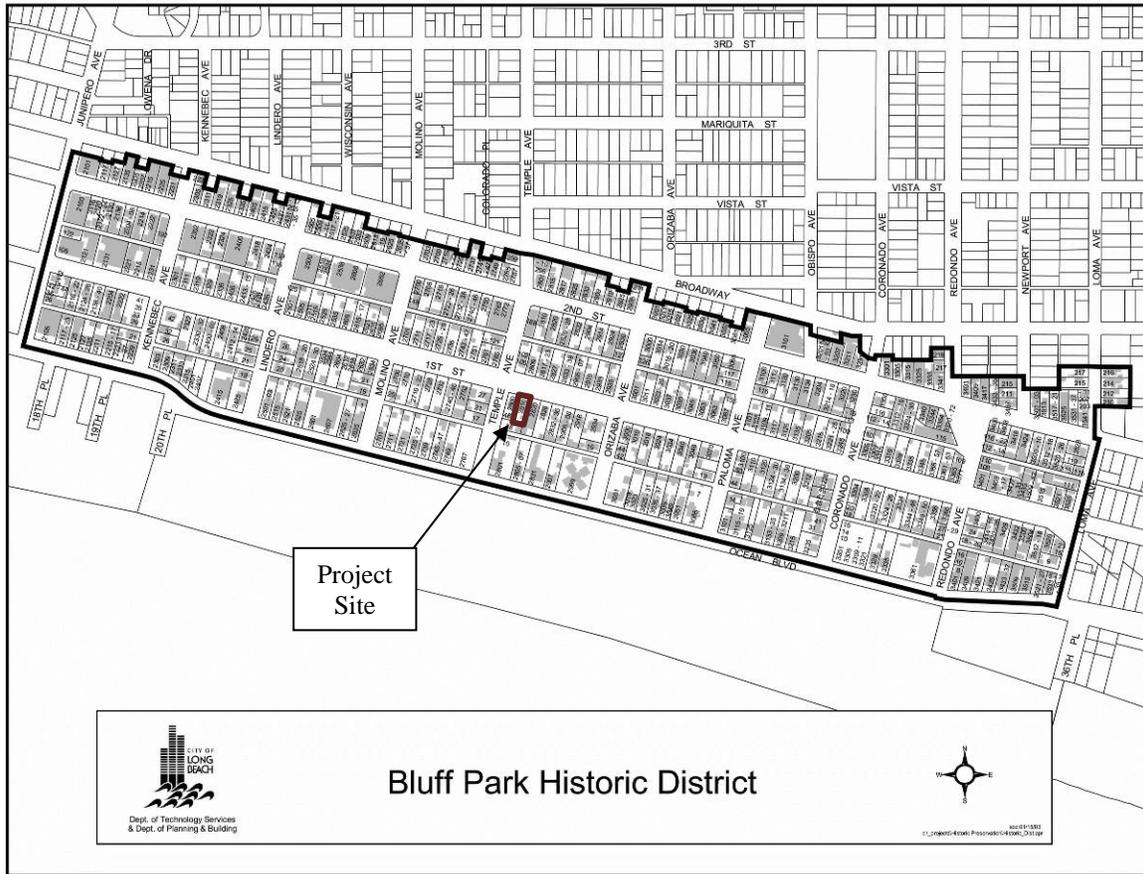


Figure 1: Map of the Bluff Park Historic District. Image courtesy of the City of Long Beach.

The subject property at 2810 E. 1<sup>st</sup> Street was designated as a contributing resource to the Bluff Park Historic District in 1982.<sup>9</sup> In the immediate vicinity of the project site, contributing resources are also located directly adjacent to and across the street from the subject property. (See photographs of contributing resources on page 26.) These include:

- 2800 E. 1<sup>st</sup> Street (located to the west), a single-family dwelling constructed in 1920 in a minimalist Classical style.

<sup>9</sup> The Planning Department’s BLUFF PARK HISTORIC DISTRICT – COMBINED DISTRICT – LIST OF CONTRIBUTING STRUCTURES lists “2910” E. 1<sup>st</sup> Street as a contributing structure. However, there does not appear to be a property with the address of 2910 E. 1<sup>st</sup> Street. The files list “2910” between “2800” and “2820”; and it appears that properties are generally ordered by address number. Therefore, it is likely that the files intend to identify the property at 2810 E. 1<sup>st</sup> Street as a contributing structure, based on its age and appearance.

- 2820 E. 1<sup>st</sup> Street (located to the east), a 12-unit apartment building constructed in 1921 in the Mediterranean Revival style.
- 100 Temple Avenue (located to the north and across the street), a single-family dwelling constructed in 1922 in the Mediterranean Revival style.
- 2809 E. 1<sup>st</sup> Street (located to the north and across the street), a single-family residence constructed in 1907 in the Shingle style.
- 2817 E. 1<sup>st</sup> Street (located to the north and across the street), a 4-unit apartment building constructed in 1920 in the Monterey style.



Figure 2: Map of contributing resources in the immediate vicinity of the project site. The project site is indicated by the dashed boundary line. Image courtesy of ParcelQuest.

#### History of the Bluff Park Historic District

The following brief history of the Bluff Park Historic District area is from "A Historic Structure Report: A Historic Residence at 2810 E. 1<sup>st</sup> Street, City of Long Beach, Los Angeles County, California," prepared by LSA Associates, Inc.:

The Bluff Park Historic District is a portion of the original Alamitos Beach Townsite, recorded by Jotham Bixby, Isaias Helman, and John Bixby in 1888 on land that was part of the Rancho Los Alamitos. The syndicate's original intent was to attract new residents arriving by train during the land boom of the 1880s. Broadway Street was originally called "Railroad Street" because a branch of the Southern Pacific Railroad ran along the street's alignment. The Los Angeles & Salt Lake Railroad ran along Alamitos

Avenue, to the west of the Alamitos Townsite. Growth in the tract was slow until the turn of the century. In 1902, the tract was updated with a dedicated park (later named Bixby Park) and in 1904, a new Pacific Electric right-of-way created a diagonal swath across the tract. As streetcars brought more day-tourists to the Long Beach area, more residents came to settle in Alamitos Beach, Naples, and the Long Beach Peninsula. Alamitos Beach was annexed to the City of Long Beach in 1909.

While generally gridiron in plan, the neighborhood was designed with wide east-west streets, which was a nod to the grand boulevards popularized by the emerging planners and landscape architects of the "City Beautiful" movement. Bixby Park, a donation to the City after annexation, occupied three irregular blocks in the center of the tract. Another long, narrow park located between the tract and the coastline was named "Bluff Park" and donated to the City in 1919.

The neighborhood continued to attract new residents, over the course of the early 20<sup>th</sup> century. Buyers in Alamitos Beach tended to be wealthier, working in the booming oil industry as well as medical and financial industries. After World War I, a general real estate boom swept Southern California, and many new residences, duplexes, and flats were built in the Alamitos Beach neighborhood. In 1921, the residence at 2810 was constructed in the neighborhood as part of this larger building boom. The proximity of Balboa Studios, a movie studio at 6<sup>th</sup> Street and Alamitos Avenue attracted silent film stars to the area such as Fatty Arbuckle and Theda Bara. Reportedly Clark Gable and Carole Lombard had their initial rendezvous in a mansion on Ocean Boulevard. In addition, Herbert Hockheimer, the president of Balboa Studios, lived in a mansion on Ocean Street.

The neighborhood remained a stable residential area until the latter half of the 20<sup>th</sup> century, when the desirability of the neighborhood's location near the beach attracted new, denser development. After several of these development pressures resulted in demolitions in favor of condominiums and residential towers, the residents banded together to halt the destruction of the neighborhood. Their efforts resulted in the designation of the Bluff Park Historic District in 1982. In the nearly 30 years following the designation, the residents of Bluff Park Historic District have been vigilant in their efforts to preserve the neighborhood's low-density residential character and historic sense of place.<sup>10</sup>

### 3.2 History and Description of the Project Site

The project site is a typical residential property in the Bluff Park Historic District. It is located on the south side of E. 1<sup>st</sup> Street between Temple Avenue and Orizaba Avenue. It is located near the geographic center of the district. The subject parcel is 6,877 square feet in area. The lot size is typical of those lots in the neighborhood that are located at or near the east and west ends of blocks, which are generally smaller than lots located in

<sup>10</sup> Tanya Rathburn Sorrell, "A Historic Structure Report: A Historic Residence at 2810 E. 1<sup>st</sup> Street, City of Long Beach, Los Angeles County, California" (LSA Associates, Inc.: Riverside, California, 2011), 11-12. Footnotes in original text are not included.

the middle of the blocks. The subject property is provided automobile access via a front-loading driveway on the east side of the property. This arrangement is provided because the subject lot does not extend all the way to the alley, which provides most lots on the block with rear-loaded access. A garage is located at the southeast corner of the property. The garage has a flat roof, stucco cladding, and stucco cornice and banding that matched that on the original residence. The garage has a metal roll-up door. Landscaping at the site includes a paved walkway and grass lawns in front, and a citrus tree in the backyard.



*Figure 3: 2810 E. 1<sup>st</sup> Street, view to the south, February 21, 2013. Source: GPA.*

The residence on the property is recorded by the County Assessor as 1,920 square feet of building living area. It is compact in plan, irregular in shape, with a projecting front porch and a southwest rear wing. The subject building currently lacks roof, walls, doors, and interior. It consists of mostly intact wood framing on a concrete foundation. Several windows remain in their frames. The roof over the porch is partially intact, and small sections of stucco cladding remain at the porch and around the base of the building. Removed roof tiles are stored onsite.

#### Architectural Description of the Intact Building

For the purpose of conducting an analysis of the proposed restoration project, it is appropriate to consider the subject building as it existed before work commenced in December 2005. The following description of the building in its previously intact state is

established from photographs taken in December 2004, and from visual inspection of the existing framing and windows in February 2013.



*Figure 4: Primary elevation of 2810 E. 1<sup>st</sup> Street, view to the south, December 1, 2004. Image courtesy of LSA Associates.*

2810 E. 1<sup>st</sup> Street is a one-story single-family residence constructed in 1921 with elements of the Mission Revival style. It has a flat roof, stucco cladding, and a concrete foundation. The bottom section of stucco wall is slightly raised across the base of the building. The primary elevation contains a wide partially enclosed, shed-roof entry porch at center. The porch roof is covered in Spanish clay tile and it has exposed carved wood rafters and beams. The corners of the porch feature decorative curving buttresses, pierced by narrow eyelet openings. The sides of the porch contain arched windows. The front of the porch is a wide basket-handle-arch opening with low wing walls. It is accessed by a short rise of concrete steps with rounded corners. A landing leads to the recessed entry door at center. It is a solid wood door, covered by a metal storm door with diamond-shaped detail, flanked by large square single-light wood windows. A pair of undivided wood picture windows flanks the porch. They feature heavy label mold decorations. The front elevation terminates in a mission-style parapet broken into three sections. The side sections are flat and capped with Spanish tile. The bell-shaped middle section, located over the main entry, is higher and recessed, with sloped pier walls connecting it to the lower sections. Its face is pierced by a neat row of small, square openings below a decorative band. The middle section also features tile coping. Below the parapet, a stucco cornice runs across the façade, broken at the porch, and continues around the sides; a lighter band runs in parallel below it. A metal gate with diamond-shaped detail is located at the northeast corner of the house across the driveway.

The side elevations of the residence display stucco cladding, flat parapet rooflines with Spanish tile coping, and continuous stucco cornice and lighter band below, which are continued from the primary elevation. The east side elevation contains a three-part wood picture window at the front and a pair of windows at the back. The picture



window consists of a large fixed central pane with a three-light upper band and narrow double-hung windows in the sidelights. The pair of windows includes a wood double-hung sash and a fixed single-light. At the west side elevation of the residence, the front section contains a single double-hung wood window; the back section, which jogs out, contains a band of three double-hung wood windows.

The south (rear) elevation displays the same materials and decorative features as the sides. It is divided into three bays, which project to increasing lengths from east to west. The eastern bay is narrow and contains an entry door with metal screen accessed by rounded concrete steps. The central bay is wide and contains a picture window at the east side and an identical door with steps flanked by double-hung wood windows at the west side. The picture window is divided into two bands and six lights. The western bay is narrow and features a double-hung wood window and another identical door and steps on the in-facing wall, and a smaller square wood double-hung window at the south wall. (See additional photographs of the subject building on page 27.)

### History of the Project Site

The following history of the project site is from "A Historic Structure Report: A Historic Residence at 2810 E. 1<sup>st</sup> Street, City of Long Beach, Los Angeles County, California," prepared by LSA Associates, Inc.:

The residence at 2810 E. 1<sup>st</sup> Street was constructed in 1921. Original permits were not found for the residence. The residence may have been constructed from a pre-cut kit or readily available plans, due to the fact that a residence with a similar layout is located one street over at 2810 E. 2<sup>nd</sup> Street in Long Beach (constructed 1921) and a nearly identical residence is extant at 5625 Magnolia Avenue in Riverside (constructed 1922).

The first owner and occupant of 2810 E. 1<sup>st</sup> Street was Clarence O. Waterman, a physician with a practice in the First National Bank Building of downtown Fullerton. Waterman, his wife Clara, and son Wendell Waterman lived in the residence from 1922-1944. Clarence Waterman died in 1944. Wendell Waterman was a pianist who taught at the Waterman School of Modern Piano, located at 1143 East 4<sup>th</sup> Street. He graduated from the University of Southern California with honors in music in 1928.

After 1945, the house was owned by H.D. Williams, and then new owners, Robert H. and Emma Bess, moved in around 1948. After 1950, a series of renters occupied the residence, including Frank and Myrtle Hunter (1951-1953), David and Ellen Barnett (1954-1959), Reverend Ward D. McCabe (1960), John A. Creelman (1963- 1964), Melvyn Ethridge (1965), Rich Madson (1966), W.M. McCaughey (1968), and Charles Gailey (1969). From 1960 through 2003 the property was owned by Frank and Myra Linehan, who lived in the home in 1961-1962 and in the 1970s and 1980s. The residence was reportedly rented out in the 1990s and early 2000s.<sup>11</sup>

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<sup>11</sup> Sorrell, "Historic Structure Report," 13-14. Footnotes in original text are not included.

According to the records of the Department of Building and Safety, a 120-square-foot addition to the southeast wing of the residence was permitted and constructed in 1950. In October 2005, the City issued a Certificate of Appropriateness to construct a 523-square-foot rear addition. According to schematic plans approved with the permit, the proposed work also included the replacement of roof tiles and stucco cladding, the rebuilding of the parapet wall, and the modification of windows and doors and secondary elevations. Work began on December 16, 2005. However, on January 4, 2006 the City suspended work due to concerns that the work being conducted exceeded the scope of the permit. Since that time, no further work has occurred.

#### **4. EVALUATION OF ELIGIBILITY**

The subject building at 2810 E. 1<sup>st</sup> Street appears to have been designated as a contributing resource to the Bluff Park Historic District in 1982. However, it has never been the subject of an individual historic evaluation. Furthermore, it has undergone substantial physical changes that require its historic integrity to be reevaluated. Therefore, in order to determine if the subject building is a historical resource pursuant to CEQA, it was evaluated in this report for listing in the National Register and the California Register using the established criteria and aspects of integrity. The primary historic context used to evaluate the building was the historic and architectural development of the Alamitos Beach area of Long Beach during the first half of the twentieth century.

##### **4.1 National Register of Historic Places**

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>12</sup>

###### Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology.<sup>13</sup> A property of potential significance must meet one or more of four established criteria:<sup>14</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

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<sup>12</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>13</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>14</sup> Title 36 Code of Federal Regulations Part 60.4.

## Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity."<sup>15</sup> Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>16</sup> Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials, and they are defined by *National Register Bulletin #15* as follows:<sup>17</sup>

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

## Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."<sup>18</sup> A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

## Criterion A

The subject property, constructed in 1921, is associated with a real estate boom that occurred in Southern California following World War I. This boom resulted in the construction of many residences in the Alamitos Beach neighborhood, as well as

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<sup>15</sup> National Park Service, "How to Apply the National Register Criteria for Evaluation" (Washington, D.C.: United States Department of the Interior, 1990), 44.

<sup>16</sup> National Park Service, "How to Apply," 44-45.

<sup>17</sup> National Park Service, "How to Apply," 44-45.

<sup>18</sup> National Park Service, "How to Apply," 7.

throughout the region. For instance, five of the six residences within the immediate vicinity of the subject property (within the study area) were constructed between 1920 and 1924. Other factors that influenced the residential development of Alamitos Beach in the early twentieth century included the establishment of streetcar lines, the incorporation of the area into Long Beach, and the development of the nearby film industry. While the subject property is broadly associated with these events and trends, it is one of many residences to be constructed during the period in Alamitos Beach and it does not have a specific association that qualifies as individually important. According to *National Register Bulletin # 15*: "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."<sup>19</sup>

Therefore, the subject property at 2810 E. 1<sup>st</sup> Street does not appear to be individually significant under National Register Criterion A.

#### Criterion B

The subject property is most closely associated with its original owner and occupant, physician Clarence O. Waterman, from 1922 to 1944. It is also associated with his wife Clara and his son, pianist Wendell Waterman, during the period. Neither of these individuals is known to have been influential in their profession or in the cultural development of the area or region. According to *National Register Bulletin #15*: "A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group."<sup>20</sup> Other past owners were short-term and/or absentee until 1960, and occupants were mostly renters. From 1960 to 2003, Frank and Myra Linehan owned the property and were long-term residents during the period. None of these individuals is known to be important in history.

Therefore, the subject property at 2810 E. 1<sup>st</sup> Street does not appear to be individually significant under National Register Criterion B.

#### Criterion C

The subject property is a typical example of a small single-family residence from the period. It lacks individual importance as an example because it employs standard building practices that were used to construct many similar properties. According to *National Register Bulletin #15*, "A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history."<sup>21</sup> The architect if any is not known; however, the hand of a master architect or craftsman is not evident in its design, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal.

The subject property represents a significant and distinguishable entity whose components may lack individual distinction. Specifically, the property is significant to the Bluff Park Historic District, which is locally designated and which appears to be eligible for

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<sup>19</sup> National Park Service, "How to Apply," 12.

<sup>20</sup> National Park Service, "How to Apply," 15.

<sup>21</sup> National Park Service, "How to Apply," 18.



listing in the National Register under Criterion C at the local level of significance. According to the ordinance amending the original district:

A variety of architectural styles appears in the houses constructed in the district during the period of principal development, 1903-1949. The State Historic Resources Inventory identified sixty-five such houses [including the subject property] within the original district as significant examples of recognized architectural styles [in the context of a district]. The City cultural resources survey identified one hundred and nine buildings as contributing to the historic architectural character of the district. Within these architecturally rich streets, there are common elements creating a neighborhood that is visually continuous.<sup>22</sup>

The wide range of architectural styles represented in the district include Mediterranean Revival, Spanish Colonial Revival, Craftsman Bungalow, American Colonial Revival, Tudor Revival, Prairie, Neo-Classical, Regency, and Streamline Moderne. The subject property, a bungalow-type residence with elements of the Mission Revival style, is significant because it contributes to the architectural character of the district. In addition, it is a characteristic element of an area comprised almost entirely of residences originally constructed during the early 1920s.

Therefore, the subject property at 2810 E. 1<sup>st</sup> Street does not appear to be individually significant under National Register Criterion C. However, it does appear to be significant under National Register Criterion C as an element of a historic district that is significant at the local level.

#### Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources; however, there is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, state, or nation.

#### Integrity

The subject property at 2810 E. 1<sup>st</sup> Street retains its integrity of location and setting within the neighborhood. However, the property has undergone substantial physical alterations, including the removal of the roof membrane, walls, architectural detail, entry doors and several windows. The removal of these physical elements and evidence of craftsmanship have negatively affected the integrity of materials and workmanship. This in turn has negatively affected the integrity of its overall design such that its style and character are no longer evident. Consequently, the property no longer evokes the aesthetic sense, or feeling, of its historical period. Therefore, the subject property lacks integrity of materials, workmanship, design, and feeling, and it does not retain its overall integrity.

#### Summary of Eligibility

In conclusion, the subject property at 2810 E. 1<sup>st</sup> Street is significant under National Register Criterion C as an element of a historic district that is locally designated and that appears to be eligible for listing in the National Register under Criteria C at the local level

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<sup>22</sup> Long Beach Ordinance No. C-6835, adopted December 18, 1990.

of significance. However, the subject property does not retain its historic integrity that would allow it to convey historic significance. Therefore, the subject property is not eligible for listing in the National Register because it does not retain physical integrity, which is required in addition to significance.

## 4.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of properties that are listed automatically, as well as those that must be nominated through an application and public hearing process.<sup>23</sup> The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It 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
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less

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<sup>23</sup> Public Resources Code Section 5024.1.

rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>24</sup>

The California Register criteria and eligibility standards are modeled after, and are nearly identical to, those of the National Register. Therefore, the subject property is ineligible for listing in the California Register for the same reasons outlined under the evaluation of potential eligibility for listing in the National Register.

### 4.3 City of Long Beach Landmarks and Landmark Districts

The Long Beach Municipal Code provides criteria for designation of landmarks and landmark districts.<sup>25</sup> A resource may be recommended for designation as a landmark or landmark district if it manifests one (1) or more of the following criteria:

- A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation; or
- B. It is the site of a historic event with a significant place in history; or
- C. It is associated with the life of a person or persons significant to the community, city, region or nation; or
- D. It portrays the environment in an era of history characterized by a distinctive architectural style; or
- E. It embodies those distinguishing characteristics of an architectural type or engineering specimen; or
- F. It is the work of a person or persons whose work has significantly influenced the development of the city or the southern California region; or
- G. It contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- H. It is a part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif; or
- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic; or
- J. It is, or has been, a valuable information source important to the prehistory or history of the city, the southern California region or the state; or
- K. It is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type; or

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<sup>24</sup> Public Resources Code Section 4852.

<sup>25</sup> Long Beach Municipal Code Section 2.63.050.

- L. In the case of the designation of a tree(s) based on historic significance, that the tree(s) is (are) associated with individuals, places and/or events that are deemed significant based on their importance to national, state and community history; or
- M. In the case of the designation of a tree(s) based on cultural contribution, that the tree(s) is (are) associated with a particular event or adds (add) significant aesthetic or cultural contribution to the community.

The subject property is currently designated as a contributing structure to the locally designated Bluff Park Historic District. It appears to qualify under local criterion H, as part of a distinctive area that should be preserved according to a specific architectural motif; and local criterion I, as an established and familiar feature of a neighborhood due to specific distinguishing characteristics. A property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a survey of historical resources (provided certain criteria and requirements are satisfied). However, since the time that the subject property was designated as a contributing resource, it has undergone “substantial adverse change” as defined by CEQA, which means it has experienced demolition, destruction, relocation, or alteration such that its significance is materially impaired. Although the subject property is currently designated as a contributing resource, the preponderance of evidence demonstrates that the property is not historically or culturally significant due to a loss of integrity.<sup>26</sup> Therefore, it does not qualify as a historical resource pursuant to CEQA.

## 5. PROJECT IMPACTS

### 5.1 Project Description

The proposed project would restore the subject single family residence to its historic exterior appearance and character by restoring existing historic materials, features, and elements and/or reconstructing those that are no longer extant; and it would construct a new, energy-efficient interior to the residence. The applicant proposes to reuse over 90 percent of the existing building materials located onsite.

The project includes the following components:

- Foundation: Retain and reuse 100 percent of the existing foundation, and sister a new engineered foundation for structural support.
- Timbers and Wood: Retain and reuse over 80 percent of the existing framing. Remove the existing dry rotted wood, replace with new structural wood, and sister the existing timbers, per engineering standards. Chemically treat all framing for wood destroying organisms.
- Roof Framing: Frame roof as per original design and structural upgrades.
- Roofing: Reuse 90 percent of the existing roofing tile (located onsite). Replace the non-extant 10 percent of roofing tile with in-kind materials.

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<sup>26</sup> The Long Beach Municipal Code does not address requirements of physical integrity for qualification of a property as a landmark property. However, it is assumed that national and state standards apply.

- Cladding: Apply new stucco cladding to exterior walls with hand finish.
- Front Porch: Retain, restore, maintain, and reuse the front porch.
- Concrete Steps: Retain and reuse existing concrete steps.
- Windows: Repair, restore and reuse the existing windows; replace missing windows with historically compatible windows.
- Exterior Door: Replace missing doors with historically compatible doors.
- Front Metal Gates and Door Screen: Retain, repair and restore matching metal gates at front of property and front door screen.
- Architectural Detail: Restore architectural detail as per historical photos and onsite framing details.
- Garage: Retain and maintain the existing garage. Repair and grade the existing garage roof to prevent water intrusion.
- Garage Doors: Replace existing garage door with historically compatible doors.
- Driveway and Walkways: Retain, maintain and reuse the existing driveways and walkways.
- Fencing: Retain, maintain, repair and reuse the existing fencing.
- Landscaping: Retain and maintain the orange tree and bougainvillea bushes.

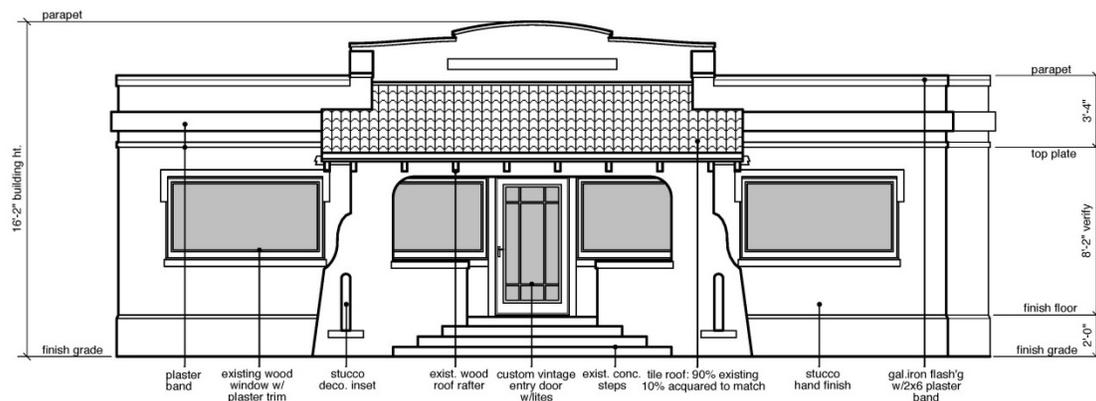


Figure 5: Front elevation drawing of the proposed restoration project.

## 5.2 Secretary of the Interior's Standards

The project has the potential to affect a historical resource, the Bluff Park Historic District. Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.<sup>27</sup> Projects with no other potential impacts qualify for a

<sup>27</sup> 14 CCR Section 15126.4(b).



Class 31 exemption under CEQA if they meet the Standards.<sup>28</sup> The Standards were issued by the National Park Service. They were not intended to be prescriptive, but to "...promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources."<sup>29</sup> The Standards are accompanied by Guidelines for four types of treatments for historic buildings: Preservation, Rehabilitation, Restoration, and Reconstruction.

The project is evaluated according to the Standards for Restoration because the goal of the project is to accurately depict the form, features, and character of the property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

An analysis of the project for compliance with the Standards for Restoration follows:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

Response: The property would be used as a residence as it was historically.

Therefore, the project complies with Standard 1.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

Response: The project would not remove any existing materials or features that characterize the historic period, except those that are so severely deteriorated that they require replacement according to Standard 6. The project would retain and preserve over 90 percent of the existing building materials located onsite, including the existing foundation, 80 percent of the existing framing, and 90 percent of the existing roof tile. The project would also retain the form, mass, and spatial relationships of the historic residence.

Therefore, the project complies with Standard 2.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Response: The project would stabilize and conserve existing foundation and framing by adding new foundation and structural wood and sistering them to existing elements. However, the project does not specify how the work would be physically and visually

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<sup>28</sup> 14 CCR Section 155331.

<sup>29</sup> "Introduction to Standards and Guidelines," National Park Service, accessed February 27, 2013, [http://www.cr.nps.gov/hps/tps/standguide/overview/choose\\_treat.htm](http://www.cr.nps.gov/hps/tps/standguide/overview/choose_treat.htm).



compatible upon close inspection, or how the work would be documented for future research.

Therefore, the project does not entirely comply with Standard 3.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

Response: The project would not remove materials, features, spaces, or finishes that characterize other historical periods. The project would retain a small rear addition that was constructed in 1950. The project also proposes to retain existing windows that appear to be non-original.

Therefore, the project complies with Standard 4.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

Response: The project would preserve the existing foundation, framing, roof tile, and windows by restoring and reusing them to the greatest extent feasible according to Standard 6. The project would not remove intact features or materials.

Therefore, the project complies with Standard 5.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Response: The project would repair existing deteriorated framing to the greatest extent feasible, and it would replace severely deteriorated framing with new structural wood that matches the old. However, if it is discovered that other features are severely deteriorated beyond repair, which is likely due to long-term exposure to the elements, the project does not specify how it would replace them.

Therefore, the project does not entirely comply with Standard 6.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Response: The project would replace missing features such as roof tiles, stucco cladding, windows, and doors with new historically compatible elements ("circa 1920s"). However, the project does not specify how the replacement of missing features will be substantiated by documentary or physical evidence in order to avoid adding conjectural features.

Therefore, the project does not entirely comply with Standard 7.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Response: The project would chemically treat all framing for wood destroying organisms with Vikane Gas Fumigant (Sulfuryl Fluoride), which would prevent deterioration of the wood due to structure-infesting insects. However, the project does not indicate how the chemical treatment will be undertaken using the gentlest means possible. Also, the project does not indicate whether or not the chemical treatment would damage the wood, in addition to eradicating structure-infesting insects.

Therefore, the project does not entirely comply with Standard 8.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Response: There are no known archeological resources located on the property, nor is the project expected to require any ground-disturbing activities that may result in the accidental discovery and/or disturbance of archeological resources.

Therefore, the project complies with Standard 9.

10. Designs that were never executed historically will not be constructed.

Response: Original construction plans were not found and it is not known if there are designs for the property that were never executed historically. However, the project would restore the property based upon physical and photographic evidence of actual historic construction.

Therefore, the project complies with Standard 10.

### **5.3 Potential Project Impacts**

The proposed project entails the restoration of a single-family residence at 2810 E. 1<sup>st</sup> Street within the Bluff Park Historic District. The subject property was designated as a contributing structure to the district in 1982. However, previous alterations to the subject property have negatively affected its physical integrity so that it no longer conveys its significance. Therefore, the subject property does not qualify as a historical resource that could be potentially impacted by the project. Since no historical resources will be demolished, altered, or relocated as a result of the project, the project would have no direct impacts on historical resources.

However, the project may have indirect impacts on historical resources. The Bluff Park Historic District constitutes a historical resource that could be visually impacted by the project. In addition, contributing structures in the immediate vicinity of the project site are historical resources that could be visually impacted by the project. The setting and relationship between these resources could be negatively impacted by a project that does not accurately restore the historic character and appearance of the subject property, which could result in disruption of the architectural cohesiveness of the neighborhood. Based on the analysis according to the Standards for Restoration, the proposed project is not entirely consistent with the Standards for Restoration, and therefore it could result in a substantial adverse change to the historic district and nearby contributing structures.

## 5.4 Recommended Measures

The indirect impacts the project could have on the historical resources in the study area would be mitigated to a less than significant level through the adoption of the following measures, which will ensure compliance with the Standards for Restoration.

### Measure #1: Qualified Preservation Professional

The City shall require that a Preservation Professional who meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History or Historic Architecture review and approve all project plans. The City shall approve the selection of the Preservation Professional. The Preservation Professional shall operate under the direction of the project sponsor. The City shall not approve plans or materials related to the proposed project without the prior approval of the Preservation Professional.

### Measure #2: Compliance to Standard 3

The project sponsor shall work closely with the Preservation Professional to ensure that work needed to stabilize, consolidate, and/or conserve materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. This may include visually differentiating new work from old work (e.g., window replacement), consolidating historic materials to the most important and/or visually distinctive areas (e.g., roof tile), and/or documenting the placement of historic and non-historic materials and features (e.g., framing members).

### Measure #3: Compliance to Standard 6

The project sponsor shall work closely with the Preservation Professional to determine the extent of deterioration in existing features and the feasibility of repairing deteriorated features. Appropriate treatments for deteriorated features shall be determined according to the applicable Preservation Briefs and the Preservation Tech Notes that are provided by the National Park Service in its Technical Preservation Services. Specifically, the project sponsor and the Preservation Professional shall investigate the existing foundation, framing, roof tiles, and windows. All treatments of deteriorated features shall be carefully documented.

### Measure #4: Compliance to Standard 7

The project sponsor shall work closely with the Preservation Professional to determine the appropriate replacements for missing features. This shall include careful study of photographic and physical evidence of the subject building, as well as careful study of other buildings (such as 5624 Magnolia Avenue in Riverside, California) that are known to be very similar to the subject property in its intact state. Wherever possible, the project shall include replacement of missing features with new ones that are historically compatible. In addition, the project sponsor shall replace all existing non-original windows at the primary façade with replacements that are historically compatible with the original design of the building. All replacement features shall be carefully documented.



#### Measure #5: Compliance to Standard 8

The project sponsor shall work closely with the Preservation Professional to determine appropriate chemical and physical treatments, and to undertake them using the gentlest means possible. This shall include, but may not be limited to, treatment of a structural fumigant to eradicate structure-infesting insects.

## **6. CONCLUSION**

The subject property at 2810 E. 1<sup>st</sup> Street is currently designated as a contributing resource to the locally designated Bluff Park Historic District. The subject property was evaluated in this report as part of the CEQA compliance process. It was determined that the subject property no longer appears to qualify as a contributing resource due to a lack of historic integrity. Therefore, the subject building is not a historical resource subject to CEQA.

The proposed project was analyzed in this report to determine if it would have an impact on a historical resource. The project was evaluated for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("the Standards"). It was determined that the project is not entirely consistent with the Standards. However, an analysis of potential impacts that could result from the project determined that it would have a less than significant impact on adjacent and nearby historical resources if specific recommended measures are carried out in order to mitigate the effects of the project. Implementation of the recommended measures would ensure that the proposed project complies with the Standards.

## 7. SOURCES

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf: New York, 2005.

National Park Service. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, 1990.

Sorrell, Tanya Rathburn. "A Historic Structure Report: A Historic Residence at 2810 E. 1<sup>st</sup> Street, City of Long Beach, Los Angeles County, California." LSA Associates, Inc.: Riverside, California, 2011,

8. ADDITIONAL FIGURES

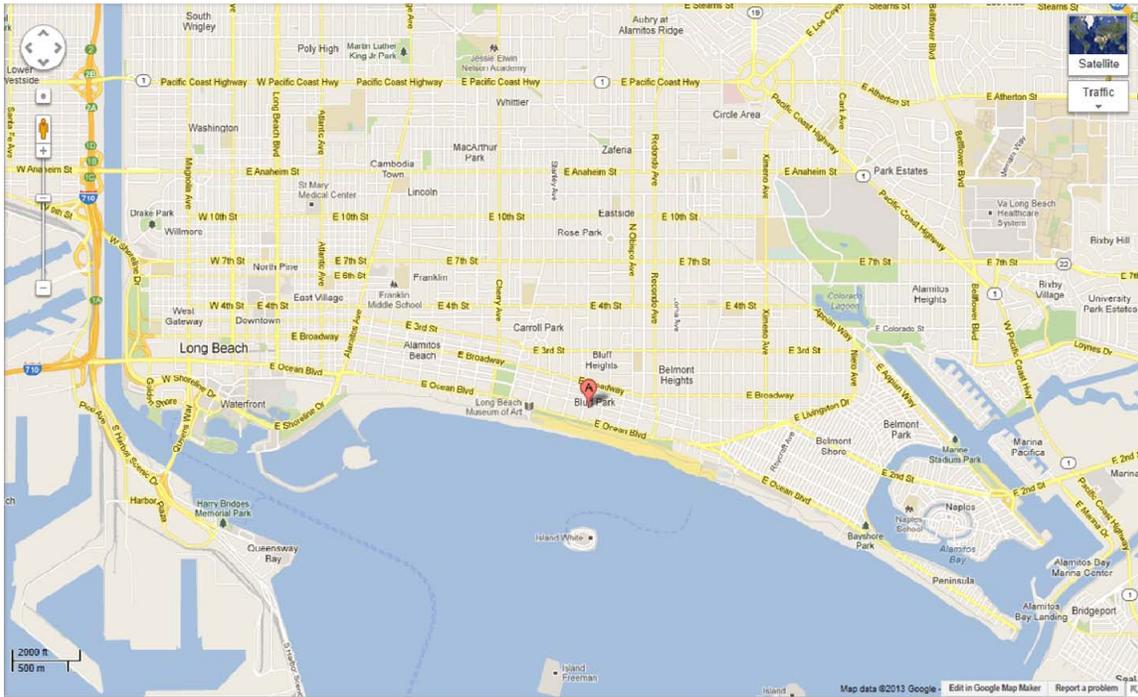


Figure 6: Location Map. Marker "A" indicates the project site. Image courtesy of Google Maps.

Contributing Resources Located in the Immediate Vicinity of the Project Site:



Figure 7: 2810 E. 1<sup>st</sup> Street (at center) and vicinity, view to the southeast. Source: GPA.



Figure 8: 2800 E. 1<sup>st</sup> Street, view to the south. Source: GPA.



Figure 9: 2820 E. 1<sup>st</sup> Street, view to the south. Source: GPA.



Figure 10: 100 Temple Avenue, view to the north. Source: GPA.



Figure 11: 2809 E. 1<sup>st</sup> Street, view to the north. Source: GPA.



Figure 12: 2817 E. 1<sup>st</sup> Street, view to the north. Source: GPA.

Additional Photographs of the Project Site:



Figure 13: Rear elevation of 2810 E. 1<sup>st</sup> Street, view to the north, December 1, 2004. Image courtesy of LSA Associates.



Figure 14: Garage at 2810 E. 1<sup>st</sup> Street, view to the northwest, March 9, 2011. Image courtesy of LSA Associates.



Figure 15: Front elevation of 2810 E. 1<sup>st</sup> Street, view to the southeast, February 21, 2013. Source: GPA.



Figure 16: Front porch details, 2810 E. 1<sup>st</sup> Street, view to the southeast, February 21, 2013. Source: GPA.



Figure 17: Window details at east side elevation, 2810 E. 1<sup>st</sup> Street, view to the southwest, February 21, 2013. Source: GPA.

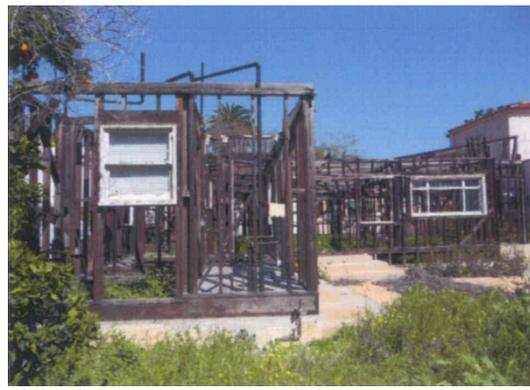


Figure 18: Rear elevation of 2810 E. 1<sup>st</sup> Street, view to the north, March 9, 2011. Image courtesy of LSA Associates.

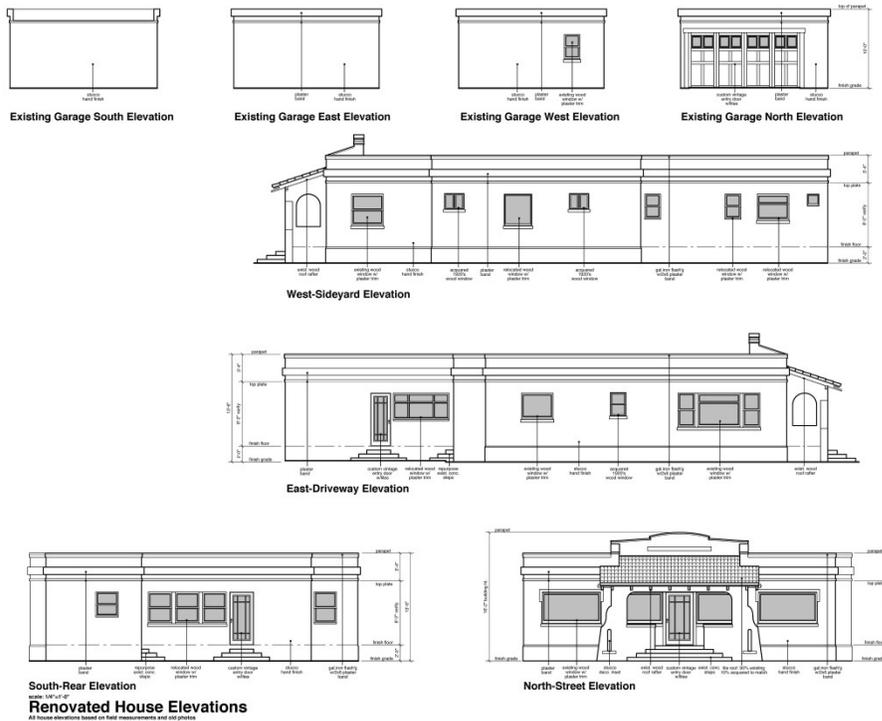


Figure 19: Elevation plans of the proposed restoration project at 2810 E. 1st Street.

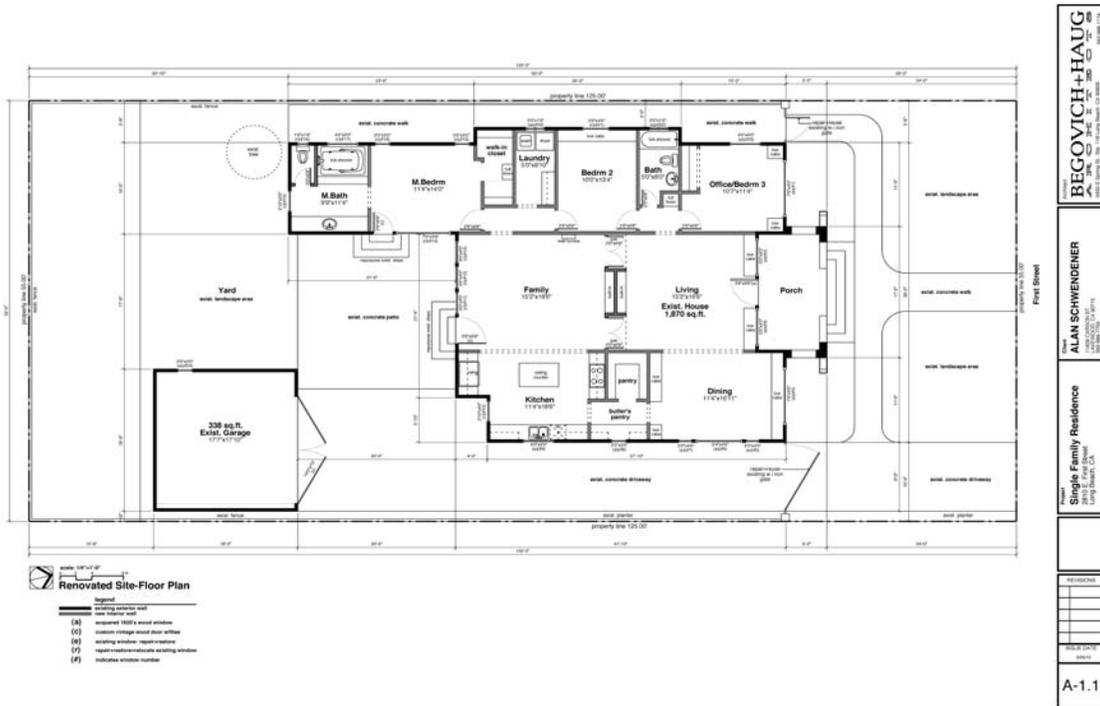


Figure 20: Site plan of the proposed restoration project at 2810 E. 1st Street.