

## Appendix D: Historic Resources Study

## Appendices

*This page intentionally left blank.*

# MIDTOWN SPECIFIC PLAN AREA Long Beach, California

## Historical Resource Report



Prepared by:

CONSULTING

G P A

DRAFT December 2015



## TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1. INTRODUCTION	2
1.1 Purpose and Qualifications	2
1.2 Methodology	2
2. EXISTING SETTING	3
2.1 Description of the Project Area	3
2.2 History of the Project Area	5
3. REGULATORY ENVIRONMENT	5
3.1 National Register of Historic Places	6
3.2 California Register of Historical Resources	8
3.3 City of Long Beach Historic Landmarks	10
4. IDENTIFICATION OF EXISTING RESOURCES	10
5. IDENTIFICATION OF POTENTIAL HISTORICAL RESOURCES	12
6. PROJECT IMPACTS	16
6.1 Determining the Significance of Impacts on Historical Resources	16
6.2 Secretary of the Interior's Standards	16
6.3 Analysis of Project Impacts	18
7. MITIGATION MEASURES	18
8. CONCLUSIONS	22
9. SOURCES	23
10. ADDITIONAL FIGURES	24

## EXECUTIVE SUMMARY

This historic resources report presents the results of a reconnaissance level survey to determine the potential for buildings and structures within the proposed Midtown Specific Plan Area to be of historical significance. The purpose of the report is to provide city planners, property owners, and potential developers with information on known and potentially historic properties within the Midtown Specific Plan Area and provide measures to mitigate any impacts caused on historical resources as a result of future development projects within the area. The project area is located in the City of Long Beach and includes approximately 268 acres and 903 parcels along a portion of the Long Beach Boulevard corridor. The Midtown Specific Plan is a planning tool that shapes the future of development within the plan area through zoning, development standards, and design guidelines. The City of Long Beach (City) retained GPA Consulting (GPA) to complete this evaluation as part of the development of the Specific Plan and environmental compliance for the Midtown area in accordance with the California Environmental Quality Act (CEQA).

To identify known and potential historical resources, GPA reviewed existing information and conducted a windshield survey of the Midtown Specific Plan Area. The project team reviewed the Directory of Properties in the Historic Property Data File for Los Angeles County and the list of City of Long Beach historic landmarks to identify previously evaluated and designated resources. In addition, the project team used the Los Angeles County Assessor's data to identify structures built 45 years ago or more. Of the approximately 903 parcels within the project area, at least 606 parcels contained buildings or structures over 45 years old; 26 of these had been previously evaluated and determined ineligible for listing in the National Register of Historic Places (Status Code 6Y or 6U), and one had been previously designated as a local historic landmark (Packard Motors Building). GPA also conducted a windshield survey of the entire project area, by driving down every street to identify properties over 45 years with moderate to high levels of integrity that might require evaluation as part of future projects because they might have the potential for historic significance. The field survey team identified 66 such properties in the field and photographed them. Using the registration requirements described in the City of Long Beach Historic Context Statement (Sapphos Environmental, Inc., 2009) the project team identified the level of integrity necessary for respective property types to be potentially eligible for designation.

The reconnaissance level survey is intended to provide the City with an overview of existing and potential historical resources within the project area, and did not evaluate any individual property to determine if it meets the criteria for listing in the National Register of Historic Places, California Register of Historical Resources, or designation as a City of Long Beach Historic Landmark. It is understood that the Midtown Specific Plan will provide the land use regulations under which future projects will be approved on a property by property basis. Therefore the scope of this report is to identify those properties that should be further studied for potential impacts to historical resources in the event they are proposed for alteration or demolition as part of a future project. To that end, GPA drafted mitigation measures to be used on future projects within the Midtown Specific Plan Area that might impact historical resources.

## 1. INTRODUCTION

### 1.1 Purpose and Qualifications

The purpose of this report is to identify existing and potential historical resources within the Midtown Specific Plan Area to help guide future development. The Midtown Specific Plan Area is located along a portion of Long Beach Boulevard in the City of Long Beach, from Wardlow Road at the north to Anaheim Street at the south. The project area contains approximately 268 acres and 903 parcels. One parcel contains a building previously designated as a local landmark, and 26 additional parcels have been previously evaluated for historical significance.

Jenna Kachour, Associate Preservation Planner, and Andrea Galvin, Principal Architectural Historian, with GPA Consulting were responsible for the preparation of this report. Ms. Kachour and Ms. Galvin fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are available upon request.

### 1.2 Methodology

In conducting the analysis of potential historical resources and project impacts, the following tasks were performed:

1. Identified Previously Evaluated Properties- The project team researched properties in the Specific Plan Area to determine whether or not they are currently listed as a landmark at the national, state, or local levels and whether or not they have been previously identified or evaluated as a historical resource. To determine this, researchers reviewed the Historic Property Data File for Los Angeles County that is maintained by the California Office of Historic Preservation, as well as the list of local landmarks maintained by the City's Planning Department. The research revealed that one property is currently listed as a local landmark and 26 properties have been previously evaluated and determined ineligible for listing in the National Register of Historic Places (Status Code 6Y or 6U).
2. Identified Properties that Meet Minimum Age Requirement for Evaluation- In most cases, the minimum age requirement to be eligible for the National Register of Historic places is 50 years. However, industry standard typically identifies and evaluates properties more than 45 years of age to account for the necessary time to design and construct a proposed project. Therefore, to determine which properties met the minimum age requirement for evaluation, the project team obtained build dates from the Los Angeles County Assessor. At least 606 parcels contained buildings or structures over 45 years old within the Specific Plan Area.
3. Identified Potential Historical Resources- Historical Resources are properties that meet the criteria for inclusion in the California Register of Historical Resources or the National Register of Historic Places or the local landmark criteria. Typically, a property must meet one of the criteria and exhibit sufficient integrity to convey their significance. Since individually evaluating all 606 properties that were more than 45 years old is not prudent for a Specific Plan level environmental document, the project team further narrowed the properties into a category of "potentially eligible" historical resources based on their level of integrity. The

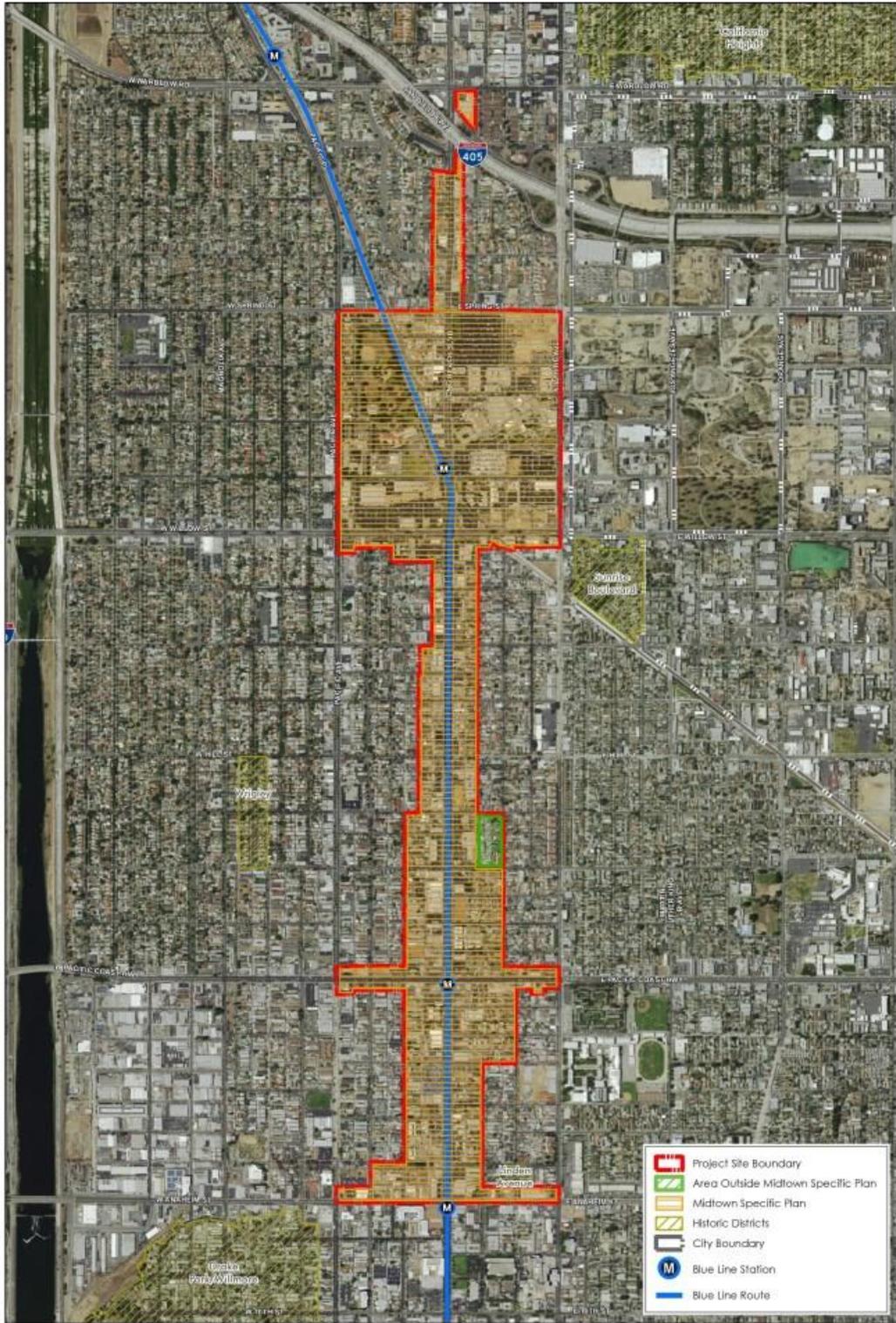
registration requirements described in the City of Long Beach Historic Context Statement (Sapphos Environmental, Inc., 2009) informed the level of integrity necessary for respective property types. Therefore, to determine if any of the 606 properties had sufficient integrity to be “potentially eligible” historical resources, the project team drove each street in the Specific Plan Area to view each property from the public right of way. Those properties with moderate to high integrity that were at least 45 years of age were recorded in a spreadsheet and photographed from the street. This list of properties formed the group of “potential historical resources” because they met the minimum age requirement, exhibited moderate to high level of integrity, and were identified as properties that had the potential to meet at least one of the national, state, or local register criteria for historical significance. The survey identified 66 such properties. This list of properties shall inform City planners as to the properties that may qualify as historical resources upon further investigation as part of future development projects within the Midtown Specific Plan Area.

4. Drafted Mitigation Measures- Taking into consideration the types of potentially-eligible properties identified within the Specific Plan Area and the potential for various impacts to these properties, the project team identified appropriate measures to avoid, minimize, or mitigate significant impacts that may be caused by future projects within the Specific Plan Area.
5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs.

## **2. EXISTING SETTING**

### **2.1 Description of the Project Area**

The Midtown Specific Plan project area is located just north of Downtown Long Beach (see Figure 1, below). The project area primarily includes the Long Beach Boulevard corridor from Anaheim Street to Wardlow Road. The Boulevard is a major transit corridor with the Metro Blue Line light rail operating in a dedicated right of way at the street's centerline. Heavy automobile traffic flows in two lanes in each direction, and includes several bus lines. Long Beach Boulevard is commercial in character, and includes mostly small to medium sized retail buildings and numerous auto-related services. There are a few multi-story mixed use developments constructed within recent years along the Boulevard, but the majority of residential uses within the project area are located east and west of the Boulevard, within lower density residential neighborhoods. These residential uses are primarily single family homes, with some low-scale multi-family apartment buildings, built on smaller, walkable blocks with a consistent street grid. Towards the northern edge of the project area, above Willow Street, there are several large scale developments, including the Long Beach Memorial Medical Center, the Wrigley Market Place shopping center, and Veterans Park. As a result, the street grid is much larger and less consistent in this northern portion, and it contains fewer residential properties than below Willow Street.



**Figure 1:** Midtown Specific Plan Project Site; boundaries outlined in red.

## 2.2 History of the Project Area

Long Beach Boulevard, known as American Avenue until 1958, has historically served as a grand entrance to the City of Long Beach and the downtown area.<sup>1</sup> The street's approximately 132 foot right of way is the result of its prior use by the Pacific Electric Railway as a Red Line streetcar route, beginning in 1902. By 1927, the City of Long Beach had over 30 miles of streetcar tracks, and was among the fastest growing cities in America.<sup>2</sup> The homes found in the residential blocks east and west of the Boulevard reflect this period of rapid development facilitated by the street car, and are predominantly Craftsman bungalows.

By the 1930s, automobile use was ubiquitous and streetcar use declined. In the post war years, the proliferation of freeways and mass construction of new residential neighborhoods in previously undeveloped areas continued this trend towards an auto-centric culture. Long Beach Boulevard became a regional destination to purchase cars in the 1960s and 1970s, as evidenced by several mid-century auto showrooms that are extant in the project area. These dealerships moved away from the Boulevard after California Proposition 13 passed in 1978, enticed by larger sites in other cities competing for sales tax revenue.<sup>3</sup>

This portion of Long Beach Boulevard fell into decline as the major auto dealership tenants left, but soon after returned to its previous use as a transit corridor with the opening of the Metro Blue Line light rail in 1990. There have been various efforts in the last 20 years to capitalize on the Blue Line as the centerpiece of a mixed-use, transit-oriented neighborhood along Long Beach Boulevard, but with minimal results.<sup>4</sup> The proposed Midtown Specific Plan aims to realize a vision for a vibrant community known for its parks, strong businesses, and transit-oriented housing, and as a leader in multi-modal transportation practices.<sup>5</sup>

## 3. REGULATORY ENVIRONMENT

Generally, a lead agency must consider a property a historical resource 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) and properties that are listed or formally determined eligible for listing on the National Register are automatically included in the California 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 historical resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>6</sup> The national, state, and local designation programs are described below.

---

<sup>1</sup> City of Long Beach, *Midtown Specific Plan*, Final Draft June 2015, 21-25.

<sup>2</sup> *Ibid*, 25.

<sup>3</sup> *Ibid*, 25.

<sup>4</sup> *Ibid*, 25.

<sup>5</sup> *Ibid*, 9.

<sup>6</sup> Public Resources Code Section 5024.1 and 14 CCR Section 4850.

### 3.1 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>7</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>8</sup> A property of potential significance must meet one or more of four established criteria:<sup>9</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.

#### 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>10</sup> Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>11</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>12</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.

<sup>7</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>8</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>9</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>10</sup> *National Register Bulletin #15*, p. 44.

<sup>11</sup> *Ibid.*, pp. 44-45.

<sup>12</sup> *Ibid.*

- 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>13</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.

### Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."<sup>14</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>15</sup> A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and

---

<sup>13</sup> Ibid, p. 7.

<sup>14</sup> *National Register Bulletin #15*, 5.

<sup>15</sup> Title 36 Code of Federal Regulations Part 60.3(d).

- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>16</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>17</sup>

### 3.2 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>18</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

<sup>16</sup> *National Register Bulletin #21: Defining Boundaries for National Register Properties*, National Park Service, 1997, 12.

<sup>9</sup> *National Register Bulletin #16a: How to Complete the National Register Registration Form*, National Park Service, 1997, 16.

<sup>18</sup> Public Resources Code Section 5024.1.

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 rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>19</sup>

The California Register may also include properties identified during historical resource surveys. However, the survey must meet all of the following criteria:<sup>20</sup>

1. The survey has been or will be included in the State Historical resources Inventory.
2. The survey and the survey documentation were prepared in accordance with office (OHP) procedures and requirements.
3. The resource is evaluated and determined by the office (OHP) to have a significance rating of Category 1 to 5 on a DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

#### OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historical resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.

---

<sup>19</sup> Public Resources Code Section 4852.

<sup>20</sup> Public Resources Code Section 5024.1.

4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

### **3.3 City of Long Beach Historic Landmarks**

Chapter 2.63.050 of the City of Long Beach Municipal Code establishes the procedures and criteria for designating local historic landmarks. Specifically, a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of the following criteria:<sup>21</sup>

- A. It is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It is associated with the lives of persons significant in the City's past; or
- C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of a master or it possess high artistic values; or
- D. It has yielded, or may be likely to yield, information important in prehistory or history.

The City of Long Beach also recognizes local historic districts. A group of cultural resources qualify for designation as a Landmark District if it retains integrity as a whole and meets the following criteria:<sup>22</sup>

- A. The grouping represents a significant and distinguishable entity that is significant within a historic context; and
- B. A minimum of 60 percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

## **4. IDENTIFICATION OF EXISTING RESOURCES**

GPA researched properties in the project area to determine whether or not they are currently listed as a landmark at the national, state, or local levels and whether or not they have been previously identified or evaluated as a historical resource. This involved a review of the Historic Property Data File for Los Angeles County, maintained by the California Office of Historic Preservation, as well as the list of local landmarks maintained by the City's Planning Department. These sources revealed one property that is currently listed as a Long Beach Historic Landmark (Status Code 5S1), and 26 properties that were previously evaluated and determined ineligible for listing in the National Register of

---

<sup>21</sup> City of Long Beach. *Ordinance No. ORD-15-0038*. Adopted December 1, 2015.

<sup>22</sup> *Ibid.*



Historic Places (Status Code 6Y or 6U) located within the Project Area. These properties are summarized in Table 1, below.

**Table 1, List of Previously Evaluated Properties in the Project Area**

	APN	STREET NUMBER	STREET PREFIX	STREET NAME	CITY	BUILD DATE	STATUS CODE
1	7269015016	00205	E	ANAHEIM ST	LONG BEACH CA	1926	5S1
2	7269022006	00329	E	16TH ST	LONG BEACH CA	1926	6Y
3	7269022010	00349	E	16TH ST	LONG BEACH CA	1916	6Y
4	7269022014	00405	E	16TH ST	LONG BEACH CA	1912	6Y
5	7269021018	00327	E	17TH ST	LONG BEACH CA	1912	6Y
6	7269021042	00351	E	17TH ST	LONG BEACH CA	1907	6Y
7	7269021038	00409	E	17TH ST	LONG BEACH CA	1912	6Y
8	7269021036	00415	E	17TH ST	LONG BEACH CA	1915	6Y
9	7269022021	00426	E	17TH ST	LONG BEACH CA	1923	6Y
10	7209008014	00344	E	19TH ST	LONG BEACH CA	1908	6Y
11	7209010010	00428	E	20TH ST	LONG BEACH CA	1919	6Y
12	7208010020	00320	E	25TH ST	LONG BEACH CA	1900	6Y
13	7269026021	01445		ELM AVE	LONG BEACH CA	1905	6Y
14	7269023008	01595		ELM AVE	LONG BEACH CA	1920	6Y
15	7208027005	02185		ELM AVE	LONG BEACH CA	1913	6U
16	7208003008	02535		ELM AVE	LONG BEACH CA	1940	6Y
17	7269021041	00350	E	ESTHER ST	LONG BEACH CA	1922	6Y
18	7269020023	00405	E	ESTHER ST	LONG BEACH CA	1923	6Y
19	7209012004	00341	E	HARMONY WAY	LONG BEACH CA	1922	6Y
20	7269022025	01621		LINDEN AVE	LONG BEACH CA	1911	6Y
21	7269019040	01712		LOCUST AVE	LONG BEACH CA	1919	6Y
22	7269019020	01730		LOCUST AVE	LONG BEACH CA	1913	6Y
23	7208015026	02384		LONG BEACH BLVD	LONG BEACH CA	1928	6Y
24	7209010018	01971		PASADENA AVE	LONG BEACH CA	1923	6Y
25	7209012023	02057		PASADENA AVE	LONG BEACH CA	1918	6Y
26	7209012020	02083		PASADENA AVE	LONG BEACH CA	1919	6Y
27	7209010017	00427	E	RHEA ST	LONG BEACH CA	1923	6Y

The properties listed in Table 1 were observed in the field by GPA during a windshield survey conducted on December 8-9, 2015. The designated local landmark, Packard Motors Building, appeared to retain sufficient integrity to convey its significance as a 1926 automobile showroom (see Figure 2, below). This property is an historical resource as defined by CEQA, as it is listed in a local register of historical resources. The Packard Motors Building was designated as a Long Beach Historic Landmark in 1999 by Ordinance

No. C-7593. Although the building has seen some alterations since it was constructed in 1926, the building looks substantially as it did in 1999 when the City declared it a landmark under local criterion A, D, E, H, and K.<sup>23</sup>



**Figure 2:** Packard Motors Building, 205 E Anaheim Street

The remaining properties, which had been previously determined ineligible for listing in the National Register of Historic Places, were observed by GPA and appeared to continue to lack sufficient integrity for listing in the National or California Registers or as a local landmark. These properties are unlikely to qualify as historical resources unless a preponderance of evidence demonstrates otherwise.

## **5. IDENTIFICATION OF POTENTIAL HISTORICAL RESOURCES**

It is understood that the Midtown Specific Plan will provide the land use regulations under which future projects will be approved on a property by property basis. The purpose of this report is to identify those properties that should be further studied for potential impacts to historical resources in the event they are proposed for alteration or demolition as part of a future project. No individual properties were specifically researched or evaluated to determine if they are eligible for listing in the National or State Registers or as a local landmark. Instead, those properties with the greatest likelihood for historic significance were identified, based on age, level of integrity, and property type.

In addition to identifying existing resources within the Project Area, GPA also sought to identify potential historical resources that are yet to be identified. Generally, properties must be at least 50 years old to be eligible for listing in the National Register of Historic Places. As the California Register and local register are modeled after the National Register, industry standard also uses the fifty-year threshold as the minimum age requirement for eligibility. However, in conducting studies, to capture properties that might turn fifty years old during the development of a project or survey, industry standard looks at all properties that are more than 45 years old as a minimum age requirement for evaluation. Therefore, GPA obtained build dates for all properties in the Midtown Specific

---

<sup>23</sup> The City of Long Beach Cultural Heritage Ordinance previously had 13 eligibility criterion and no specific integrity requirements. In December 2015, the City Council adopted a revised ordinance which aligned the eligibility criterion and integrity standards to more closely mirror the National and State Registers.



Plan Area using Los Angeles County Assessor data. At least 606 parcels were indicated as containing buildings or structures over 45 years old. As these properties are nearing or past 50 years old, they were identified by GPA as properties that met the minimum age requirement that required further investigation.

In order to obtain additional information about the condition of these properties over 45 years of age, GPA conducted a windshield survey on December 8-9, 2015 of the Specific Plan Area. This effort involved driving each street in the project area to view and photograph properties from the public right of way. Those properties that were at least 45 years of age and had moderate to high integrity were noted and photographed from the street whenever possible (see Table 2, below).

The registration requirements described in the City of Long Beach Historic Context Statement (Sapphos Environmental, Inc., 2009) informed the level of integrity necessary for respective property types. For example, Craftsman bungalows and other modest single-family homes built during the streetcar suburbanization and oil boom periods of Long Beach's history are ubiquitous property types in the Project Area and in the City of Long Beach at large. Therefore, only those examples with a very high level of integrity were identified by the windshield survey as a "potential historical resource." This was guided by the registration requirement that these property types "should retain the majority of the aspects of integrity such that the resource continues to convey its original use, and be a good example of housing from the period."<sup>24</sup> To that end, only those residences whose "improvements and alterations [were] done in kind and [did] not significantly change the appearance or original design" were picked up in the windshield survey.<sup>25</sup> In comparison, residences dating to the city's early settlement period were generally noted as requiring further consideration when at least a moderate level of integrity was present, as the registration requirements noted that "any surviving residential property from this era would be historically significant as a rare remnant of the early days of Long Beach."<sup>26</sup>

The survey identified 66 properties that have been identified as "potential historical resources," which are listed in Table 2 below. This list of properties have the highest likelihood that they may qualify as historical resources because they meet the minimum age requirement for the various registration programs and they have the highest level of integrity of such properties within the Specific Plan Area. However, their individual significance (or lack thereof) is unknown and the properties have not been compared to other similar properties within a larger context or geographic region (e.g. the city at large). Therefore, properties identified on this list would still require further evaluation on a case by case basis if they are proposed to be altered or demolished as part of proposed project in the future.

**Table 2, List of Properties within the Project Area Recommended for Future Evaluation**

	APN	STREET NUMBER	STREET PREFIX	STREET NAME	CITY	BUILD DATE
1	7209010002	00320	E	20TH ST	LONG BEACH CA	1919

<sup>24</sup> City of Long Beach, *Historic Context Statement*, July 10, 2009, 97-98.

<sup>25</sup> *Ibid.* 98.

<sup>26</sup> *Ibid.*, 92.

	APN	STREET NUMBER	STREET PREFIX	STREET NAME	CITY	BUILD DATE
2	7209010004	00330	E	20TH ST	LONG BEACH CA	1923
3	7209011017	00405	E	20TH ST	LONG BEACH CA	1928
4	7209011012	00425	E	20TH ST	LONG BEACH CA	1939
5	7206005901	00101	E	28TH ST	LONG BEACH CA	1952
6	7269014009	00141	E	ANAHEIM ST	LONG BEACH CA	1930
7	7269015018	00233	E	ANAHEIM ST	LONG BEACH CA	1946
8	7269029022	00501	E	ANAHEIM ST	LONG BEACH CA	1927
9	7269029021	00535	E	ANAHEIM ST	LONG BEACH CA	1929
10	7207010041	02801		ATLANTIC AVE	LONG BEACH CA	1959
11	7207009030	2865		ATLANTIC AVE	LONG BEACH CA	1960
12	7206023025	00220	E	CANTON ST	LONG BEACH CA	1913
13	7206023001	00208	E	COLUMBIA ST	LONG BEACH CA	1908
14	7209008013	00407	E	DAYMAN ST	LONG BEACH CA	1933
15	7269027006	01331		ELM AVE	LONG BEACH CA	1915
16	7269023013	01551		ELM AVE	LONG BEACH CA	1910
17	7269023012	01561		ELM AVE	LONG BEACH CA	1906
18	7269023011	01567		ELM AVE	LONG BEACH CA	1910
19	7269023009	01585		ELM AVE	LONG BEACH CA	1919
20	7208022021	02219		ELM AVE	LONG BEACH CA	1912
21	7208022019	02225		ELM AVE	LONG BEACH CA	1895
22	7208022016	02255		ELM AVE	LONG BEACH CA	1915
23	7208022900	02295		ELM AVE	LONG BEACH CA	c1930s
24	7208010015	02425		ELM AVE	LONG BEACH CA	1922
25	7208010014	02433		ELM AVE	LONG BEACH CA	1915
26	7208010013	02443		ELM AVE	LONG BEACH CA	1922
27	7269021017	00324	E	ESTHER ST	LONG BEACH CA	1926
28	7269020021	00351	E	ESTHER ST	LONG BEACH CA	1910
29	7269021039	00400	E	ESTHER ST	LONG BEACH CA	1913
30	7269021026	01711		LINDEN AVE	LONG BEACH CA	1923
31	7269021028	01723		LINDEN AVE	LONG BEACH CA	1915
32	7269021029	01731		LINDEN AVE	LONG BEACH CA	1916
33	7269021030	01741		LINDEN AVE	LONG BEACH CA	1922
34	7269020031	01765		LINDEN AVE	LONG BEACH CA	1913
35	7207009051	02898		LINDEN AVE	LONG BEACH CA	1959
36	7269014004	01333		LOCUST AVE	LONG BEACH CA	1925
37	7269014800	01331		LOCUST AVE	LONG BEACH CA	c1920s
38	7269016147	01427		LONG BEACH BLVD	LONG BEACH CA	1946
39	7209015009	01883		LONG BEACH BLVD	LONG BEACH CA	1954
40	7209015003	01885		LONG BEACH BLVD	LONG BEACH CA	1923
41	7209013009	02069		LONG BEACH BLVD	LONG BEACH CA	1925

	APN	STREET NUMBER	STREET PREFIX	STREET NAME	CITY	BUILD DATE
42	7209011004	02070		LONG BEACH BLVD	LONG BEACH CA	1925
43	7209013037	02073		LONG BEACH BLVD	LONG BEACH CA	1923
44	7208027011	02160		LONG BEACH BLVD	LONG BEACH CA	1948
45	7208023018	02247		LONG BEACH BLVD	LONG BEACH CA	1907
46	7208022004	02268		LONG BEACH BLVD	LONG BEACH CA	1964
47	7208014028	02301		LONG BEACH BLVD	LONG BEACH CA	1958
48	7208003013	02500		LONG BEACH BLVD	LONG BEACH CA	1959
49	7207019018	03012		LONG BEACH BLVD	LONG BEACH CA	1967
50	7206011029	03069		LONG BEACH BLVD	LONG BEACH CA	1948
51	7269005009	01320		PACIFIC AVE	LONG BEACH CA	1928
52	7206025029	02632		PACIFIC AVE	LONG BEACH CA	1960
53	7206025028	02650		PACIFIC AVE	LONG BEACH CA	1952
54	7206025027	02654		PACIFIC AVE	LONG BEACH CA	1953
55	7206024016	02776		PACIFIC AVE	LONG BEACH CA	1955
56	7206005024	02800		PACIFIC AVE	LONG BEACH CA	1956
57	7269020053	00304	E	PACIFIC COAST HWY	LONG BEACH CA	c1910s
58	7209007013	00401	E	PACIFIC COAST HWY	LONG BEACH CA	1911
59	7269035015	00550	E	PACIFIC COAST HWY	LONG BEACH CA	1931
60	7269005017	01301		PINE AVE	LONG BEACH CA	1960
61	7209009007	00330	E	RHEA ST	LONG BEACH CA	1907
62	7209009008	00332	E	RHEA ST	LONG BEACH CA	1907
63	7209009012	00340	E	RHEA ST	LONG BEACH CA	1925
64	7209013016	00200	E	WILLARD ST	LONG BEACH CA	1923
65	7209013011	00237	E	WILLARD ST	LONG BEACH CA	1922
66	7206025032	00101	W	WILLOW ST	LONG BEACH CA	1967

An intensive-level evaluation of the properties identified in Table 2 above is recommended if they are proposed to be altered or demolished as part of a future project within the Midtown Specific Plan to definitively determine if they are historical resources as defined by CEQA. This evaluation should be done in accordance with the City's procedures for historical resource evaluations, generally involving a report and recordation of the property on a DPR 523 Form.

Properties not included on this list, including properties that turn 50 years old after adoption of the Midtown Specific Plan, may still qualify as historical resources if a preponderance of evidence demonstrates that they meet one of the criteria listed in Section 3 above. The fact that a property has not been previously identified does not preclude the City from treating any other resources over the age of 45 within the Specific Plan Area as potential historical resources, and requesting that they be evaluated as part of a future project. Evaluation of any properties not listed on Table 2 above is subject to the City's historic preservation officer's discretion (or a professional meeting the Secretary of the Interior's Professional Qualifications Standards in lieu of a City preservation officer).

## 6. PROJECT IMPACTS

### 6.1 Determining the Significance of Impacts on Historical Resources

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>27</sup>

A substantial adverse change means demolition, destruction, relocation, or alteration such that the significance of a historical resource will be impaired.<sup>28</sup>

The 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 would be materially impaired.<sup>29</sup>

The Guidelines go on to state that the significance of a historical resource is materially impaired when a project:

Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources.<sup>30</sup>

Thus, a project would have an impact on a historical resource if it reduced its integrity to the point that it would no longer be able to convey its significance, and therefore the historical resource would no longer be eligible for inclusion in the California Register of Historical Resources, or in the list of Long Beach Landmarks.

### 6.2 Secretary of the Interior's Standards

The Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards) are codified at 36 Code of Federal Regulations (CFR) Section 67.7. The Rehabilitation Standards are designed to ensure that rehabilitation does not materially impair the significance of a historical resource. Thus, they are usually relevant in assessing whether there is a substantial adverse change under CEQA. The CEQA Guidelines state:

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating,*

---

<sup>27</sup> Public Resource Code Section 21084.1.

<sup>28</sup> Public Resource Code Section 5020.1(q).

<sup>29</sup> 14 CCR Section 15064.5(b)(1).

<sup>30</sup> 14 CCR Section 15064.5(b)(2).

*Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historic resource.<sup>31</sup>

The definition of "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character.

The Rehabilitation Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features 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. Replacement of missing features will be substantiated by documentary and physical evidence.
7. 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.
8. Significant archeological resources affected by a project will be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

---

<sup>31</sup> 14 CCR Section 15064.5(b)(3).

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance. For a project to comply with the Standards, it must achieve a balance of continuity and change.

### **6.3 Analysis of Project Impacts**

If a property is determined to be an historical resource, an analysis of how a proposed project would impact the resource should be conducted on a case by case basis as part of an individual discretionary development permit. Efforts should be made to first avoid or minimize causing an impact on the historical resource by applying the Secretary of the Interior's Standards or other measures to avoid or lessen impacts on the resource. If it is determined that the project will have a substantial adverse effect on the historical resource (i.e. it would reduce its integrity to the point that it would no longer be eligible for inclusion in the California Register of Historical Resources or in the list of Long Beach Landmarks), then the following mitigation measures should be implemented to eliminate or reduce the project's impact on historical resources.

## **7. MITIGATION MEASURES**

Future projects that propose to demolish or significantly alter historical resources within the Midtown Specific Plan Area have the potential to cause a substantial adverse change to the environment. For compliance with CEQA, the lead agency, in this case the City of Long Beach, is required to identify potentially feasible measures to mitigate significant impacts and to ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures [CEQA Guidelines Title 14, Chapter 3 Section 15064.5(b)(4)].

In the event that a future project within the Midtown Specific Plan Area is proposed that would have a significant impact on historical resources, then the following mitigation measures are recommended.

### *A. Rehabilitation According to the Secretary of the Interior's Standards*

1. If the proposed project includes renovation, alteration, or an addition to a historical resource (not including total demolition), then the property owner or project developer shall seek first to design all proposed alterations to the historical resource in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation found at:  
<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>
  - a. Plans for rehabilitation shall be created under the supervision of a professional meeting the Department of Interior's Professional Qualifications Standards in Architectural History or Historic Architecture

and be designed by a licensed architect with demonstrated historic preservation experience.

- b. Plans shall be reviewed in the schematic design phase, prior to any construction work, as well as in the 60% and 90% construction documents phases for compliance with the Standards by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience with Standards compliance reviews.
- c. Reviewer shall create a technical memo at each phase and submit to the City for concurrence.
- d. Note that at the discretion of the City, a detailed character-defining features analysis and/or historical resource treatment plan may need to be prepared for select historical resources by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards if the nature of the project or the significance of the property warrants such detailed analysis.
- e. A qualified historic preservation professional shall monitor construction activities at key milestones to ensure the work complies with the Standards. The milestones shall be agreed upon in advance by the City and property owner/project developer.
- f. City staff and a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience with Standards compliance reviews shall review the finished rehabilitation/renovation in person upon completion.
- g. In the event that any historical resource(s) are leased to third-party tenants and tenant improvements will be made, all of the terms of this stipulation shall be disclosed in the lease agreements, agreed upon in writing, and mutually enforced by the property owner or project developer and the City. The tenants shall not be permitted to conduct work that does not comply with the Standards.

#### *B. Retention/ On-Site Relocation- For Proposed Demolition*

1. If the project proposes total demolition of a historical resource, the property owner or project developer shall first consider an alternative that retains the historical resource and incorporates it into the overall project development as an adaptive re-use of the building, as feasible.
2. If the proposed project site allows, relocate the historical resource to another location on the parcel or combined parcels and re-incorporate the building into the overall project, as feasible.
3. If the City determines that retention/on-site relocation is not feasible through a credible feasibility study, then the City shall elect to allow the property owner or project developer to move forward; however all other mitigation measures shall be applied.

#### *C. Third Party Sale*

1. If the City determines that retention or on-site relocation of the historical resource is not feasible, then the property owner or project developer shall offer any historical resources scheduled for demolition to the public for sale and relocation off-site by a third party:

- a. The resource(s) shall be advertised by the property owner or project developer at a minimum in the following locations:
  - i. Project developer's website (if applicable)
  - ii. City's website
  - iii. Los Angeles Times website and print editions
  - iv. Long Beach Press Telegram
- b. Bidding period shall remain open for 60 days after the date of advertisement to allow adequate response time from interested parties.
- c. Qualified parties shall meet the following minimum qualifications to be considered realistic buyer:
  - i. Possess adequate financial resources to relocate and rehabilitate the historical resource(s)
  - ii. Possess an available location for the historical resource(s)
  - iii. Provide for a new use for the historical resource(s)
- d. City shall approve qualified buyer. If no such buyer comes forward within the allotted time frame, then the City shall elect to issue a demolition permit for the historical resource. However, all other mitigation measures shall be applied.

#### D. Recordation

1. The property owner or project developer shall create HABS-like Level II documentation prepared according to the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation. Information on the Standards and Guidelines is available at the following links:  
[http://www.nps.gov/history/local-law/arch\\_stnds\\_6.htm](http://www.nps.gov/history/local-law/arch_stnds_6.htm)  
<http://www.nps.gov/history/hdp/standards/index.htm>
  - a. Photographs: photographs with large-format (4x5 or larger), black and white negatives of the property as a whole; photocopies with large format negatives of select existing drawings, site plans, or historic views where available.
    - i. Minimum of 12 views showing context and relationship of historical resources to each other; must include aerial views showing the whole property.
  - b. Written data: written historical descriptive data, index to photographs, and photo key plan.
  - c. Shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating HABS Level II documentation.
  - d. Shall be created prior to any demolition or relocation work.
  - e. Shall be distributed to the following repositories for use by future researchers and educators. Before submitting any documents, each repository must be contacted to ensure that they are willing and able to accept the items:
    - i. City of Long Beach Public Library
    - ii. Long Beach Historical Society
    - iii. Los Angeles Public Library
    - iv. South Central Coastal Information Center at CSU Fullerton
    - v. City of Long Beach Planning Department (building files)

### *E. Salvage and Reuse*

1. If relocation off-site by a third party is not accomplished, the property owner or project developer shall create a salvage and reuse plan identifying elements and materials that can be saved prior to any demolition work.
  - a. Salvage and reuse plan shall be included in bid documents prepared for the site.
  - b. Elements and materials that may be salvageable include:
    - i. Windows
    - ii. Doors
    - iii. Roof tiles
    - iv. Decorative elements
    - v. Bricks, foundation materials, and/or paving materials
    - vi. Framing members
    - vii. Furniture
    - viii. Lighting
    - ix. Flooring materials, such as tiles and hardwood
  - c. Shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating salvage and reuse plans.
2. Project developer shall identify individuals, organizations, or businesses interested in receiving the salvaged items.
  - a. These may include:
    - i. Habitat for Humanity Restore
    - ii. Other affordable housing organizations
    - iii. Salvage yards
  - b. Shall be completed by the property owner or project developer in consultation with the City.
  - c. Shall be accomplished by contacting potentially interested parties directly first.
  - d. Shall be advertised in the following locations for a period of 60 days if none of the contacted parties are able to receive the items.
    - i. Los Angeles Times
    - ii. Long Beach Press Telegram
3. Property owner or project developer shall remove salvageable items in the gentlest, least destructive manner possible.
  - a. Protect historic materials and features by storing salvaged items in indoor, climate- and weather-controlled conditions until recipients can retrieve them.
  - b. Shall be performed by a licensed contractor with demonstrated experience with implementing salvage and reuse plans.

### *F. Other Optional Interpretive, Commemorative, or Educational Measures*

Note that the City may also elect to require additional (optional) mitigation measures crafted in response to a specific historical resource's property type or significance, association with a specific historic person, or overall value to the community, as practical, so long as the measure is commensurate with the significance of the property and the level of impact to that resource. Such measures may include educational or interpretive programming, signage, incorporation of historical features into new developments or public art, contribution to a mitigation fund for future historic

preservation efforts, written histories or contexts important to the public's understanding of the lost resource (presuming no other extant resource can interpret such significance), etc. The need for these additional measures shall be determined on a case by case basis and incorporated to the conditions of approval for the project. Some measures may be made available to the public through museum displays, written reports at research repositories or made available through on or off-site signage or existing online multi-media sites.

## **8. CONCLUSIONS**

The Midtown Specific Plan project area contains at least one known historical resource. Twenty-six properties were previously evaluated within the Midtown Specific Plan Area and were determined to not meet the National Register of Historic Places (Status Code 6Y, 6Z); these properties were reviewed by the GPA project team and confirmed that they do not exhibit requisite integrity to meet any of the national, state, or local registers and therefore are not historical resources. A reconnaissance level survey conducted by GPA in December 2015 identified 606 properties that are 45 years of age or older; 66 of these properties exhibit moderate to high levels of integrity, and therefore have enough historic integrity to convey their historic significance should further intensive-level evaluation determine that they are also significant within a historic context and they meet the criteria for inclusion in the federal, state, or local register. This group of 66 properties are considered "potential historical resources" that should be further evaluated for historic significance and project impacts as part of future developments.

The Midtown Specific Plan itself will not result in physical changes to any known or potential historic resources, as future projects proposed under the Plan's guidelines are expected to be considered on a property by property basis. In the event that a future project involves a known or potential historical resource, an historical resource evaluation will be conducted as part of the project's review by the City. If the property involved is found to be an historical resource as defined by CEQA, the project will be evaluated for its potential to cause a significant impact the historical resource. Compliance with the Secretary of the Interior's Standards will generally reduce the project's impacts to a less than significant level. In the event the impacts will be significant, causing the historical resource to no longer be eligible for historic designation, mitigation measures outlined in Section 7 shall be imposed to reduce or lessen such impacts.

## 9. SOURCES

Keller, J. Timothy and Genevieve P. Keller. *National Register Bulletin #18: How to Evaluate and Nominate Designed Historic Landscapes*. Washington, D.C.: National Park Service, 1987.

National Park Service. *National Register Bulletin # 15: How to Apply the National Register Criteria for Evaluation*. Published 1990, Revised 1991, 1995, 1997.

National Park Service. *National Register Bulletin # 16a: How to Complete the National Register Registration Form*. Washington, D.C.: National Park Service, 1997.

National Park Service. *National Register Bulletin #21: Defining Boundaries for National Register Properties*. Washington, D.C.: National Park Service, 1997.

Sapphos Environmental, Inc. *City of Long Beach Historic Context Statement*. July 10, 2009.

## 10. ADDITIONAL FIGURES

### Sample Properties within the Project Area<sup>32</sup>



225 Elm Ave, built 1895



208 E Columbia Street, built 1908

---

<sup>32</sup> Built dates are per Los Angeles County Assessor



2425 Elm Avenue, built 1922



1333 Locust Avenue, built 1925



501 E Anaheim Street, built 1927



141 E Anaheim Street, built 1930



1427 Long Beach Boulevard, built 1946



1883 Long Beach Boulevard, built 1954



2800 Pacific Avenue, built 1956



2632 Pacific Avenue, built 1960