

# CULTURAL

CITY OF  
LONGBEACH

2016 IN REVIEW

# CULTURAL HERITAGE COMMISSION

# HERITAGE

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# CULTURAL HERITAGE COMMISSION

## 2016 In Review

The City of Long Beach has a renewed commitment to maintaining its rich heritage, cultural resources, and unique structures that enhance the City's character and reflect the diversity of the community. This commitment is demonstrated through the City's historic preservation initiatives and programs, and is strengthened through the establishment of a Cultural Heritage Commission. Appointed by the Mayor, the seven-member Commission acts as an advisor on planning policies as they relate to historical preservation, reviewing all proposed modifications to designated landmarks or any improvement within a historic district. The Commission works closely with the Mayor and City Council, making recommendations for the designation of landmarks and historic districts, and further encouraging the community's understanding and appreciation of the City's rich architectural and environmental history. The Commission also works with property owners of historic sites, advising on technical aspects of preservation, renovation, rehabilitation, and reuse. The City continues to build momentum for historical preservation efforts with more flexible adaptive reuse guidelines, an updated Mills Act Property Tax Abatement Program (Mills Act), the development of Historic District Design Guidelines, and more community outreach and engagement activities. In 2016, the Commission played a key role in local preservation efforts, promoting neighborhood revitalization and civic pride, and helping to build a City that honors its past and embraces the future.

# CULTURAL

## CULTURAL HERITAGE COMMISSION 2016

Alan Burks, Chair  
Karen L. Highberger, Vice Chair  
Shannon Carmack  
Irma Hernandez (term ended October 2016)  
Louise Ivers  
Jan Robert van Dijs  
Julianna Roosevelt  
Craig Smith (term began November 2016)

## MANAGEMENT STAFF

Amy J. Bodek, AICP, Director  
Oscar Orci, Deputy Director  
Linda F. Tatum, AICP, Planning Manager  
Carrie Tai, Current Planning Officer  
Christopher Koontz, AICP, Advance Planning Officer  
Alejandro Plascencia, Planner  
Alison Riordan, Cultural Heritage Commission Secretary

## COMMISSIONER TRAININGS

In addition to conducting regular meetings, the Cultural Heritage Commission participated in a comprehensive technical training event this year. Held in July 2016 at Rancho Los Alamitos, the *Historic Preservation and the Secretary of the Interior's Standards - Reviewing Local Projects* workshop focused on local and other Los Angeles area case studies to discuss standards, guidelines, and historic preservation principles.

## CULTURAL HERITAGE COMMISSION

2016 By the Numbers\* (Part 1 of 3)

12 

scheduled meetings  
conducted

21 

actions taken on  
designated landmarks

20 

CERTIFICATES OF  
APPROPRIATENESS  
APPROVED:

  
15

residential properties

  
5

commercial properties

\*Figures provided are for the calendar year.

## CULTURAL HERITAGE COMMISSION

2016 By the Numbers\* (Part 2 of 3)

15



MILLS ACT  
CONTRACTS  
AWARDED:



7  
single-family properties



2  
duplexes



3  
multi-family properties



1  
commercial property



2  
mixed-use properties

\*Figures provided are for the calendar year.

## CULTURAL HERITAGE COMMISSION

2016 By the Numbers\* (Part 3 of 3)

17



NEW DESIGNATED  
LANDMARKS:



single-family properties



duplex



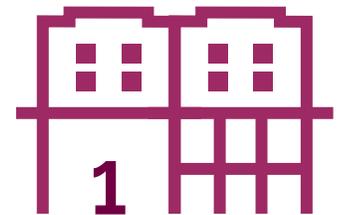
multi-family  
properties



commercial  
properties

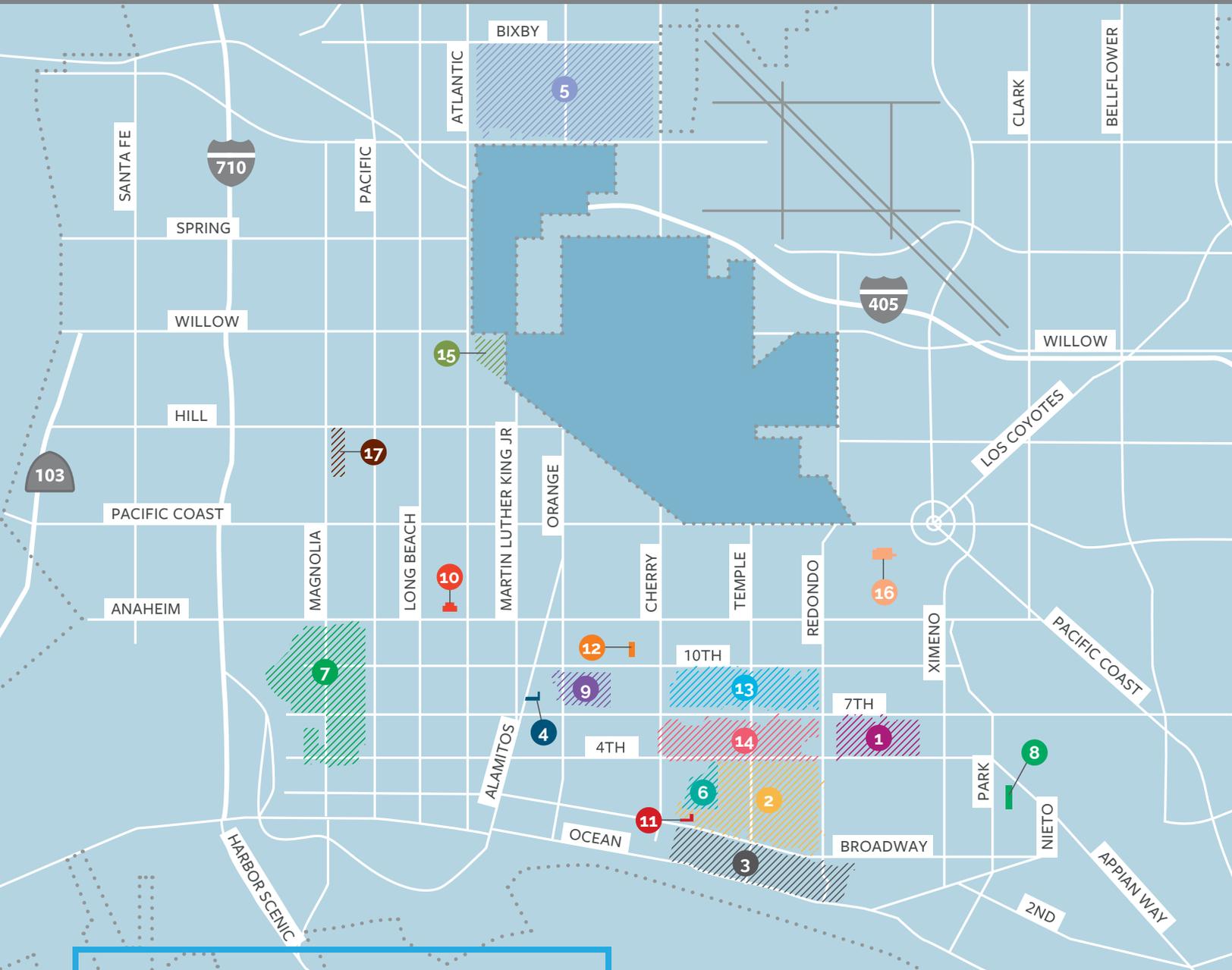


institutional  
properties



mixed-use  
property

\*Figures provided are for the calendar year.



## HISTORIC DISTRICTS

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

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

# INITIATIVES/ PROGRAMS



337 ELIOT LANE

## HISTORIC DISTRICT DESIGN GUIDELINES

As part of the City's efforts to preserve the character and architectural integrity and compatibility of historic Long Beach neighborhoods, and provide information on the types of permitted alterations, the City is currently in the process of preparing Historic District Design Guidelines. In 2016, City staff held the first of a series of workshops to discuss the proposed guidelines, which will impact how historic property owners care for, remodel, or possibly expand their home. The guidelines assist property owners in selecting appropriate materials and scale for exterior alterations, rehabilitations, building additions, and new construction within a historic district. To date, the City has prepared draft Historic District Design Guidelines for the Belmont Heights, Brenner Place, Eliot Lane, Hellman Street Craftsman, Minerva, Rose Park, Rose Park South, and Wilton Street districts.

# INITIATIVES



318 ELIOT LANE

## HISTORIC DISTRICT DESIGN GUIDELINES

Continued...



756-762 ORIZABA AVENUE



747-749 OHIO AVENUE



## 58 PROPERTIES

With Mills Act Contracts in Long Beach

### MILLS ACT PROPERTY TAX ABATEMENT PROGRAM

In 2016, the City accepted applications for the second year of the revamped Mills Act. The Mills Act is a State law that allows local governments to enter into contracts with owners of historically significant properties, and offers economic incentives to qualifying owners of historic or designated landmark sites upon agreement to maintain and protect their property. The Mills Act is especially beneficial for recent buyers of historic sites, or owners who may have recently had a property transfer or tax reassessment. Under the Mills Act contracts, private owners receive tax relief in exchange for proper maintenance and restoration of the historical and architectural character of the property for a 10-year term. To further streamline the process, a combination application was offered this year to provide an opportunity for applicants to designate a property as a landmark. City staff held several public workshops through July to discuss the Program, application process, and eligibility requirements with interested residents. Of the applications received, the Cultural Heritage Commission recommended Mills Act contracts for 15 properties within the City. To date, there are 58 properties with Mills Act contracts in Long Beach, including 40 single-family and duplex properties, 13 multi-family properties, two commercial properties, and three mixed-use properties.



**3943 EAST 5TH STREET**



539 DAISY AVENUE

## LANDMARK DESIGNATION PROGRAM

Long Beach has recognized certain buildings and neighborhoods as having special architectural and historical value. Structures that are unique and irreplaceable assets to the City, provide significant examples of past architectural styles, or have retained their original form and material may meet the criteria for landmark designation. The Cultural Heritage Commission reviews all landmark designation requests and makes recommendations to the Mayor, City Council, and the Planning Commission. In 2016, the City designated 17 new historic landmarks, representing a broad variety of different building types and architectural styles in Long Beach.



**344 WEST EIGHTH STREET**

PROJECT  
SHOWCASE



SHOWCASE



## AFFORDABLE

Housing Development  
for Seniors

# IMMANUEL SENIOR HOUSING





## IMMANUEL SENIOR HOUSING

Adaptive reuse of the former Immanuel Church was completed in November 2016. Located at 3215 E. 3rd St., in the Bluff Heights historic district, this development provides a new affordable housing complex for income-qualified seniors over the age of 62 years. The three-story apartment building features preservation of the structure's rich exterior façade, and consists of 25 one-bedroom units. The existing sanctuary space has been repurposed as a community room, consisting of a kitchen, library, and a fully restored pipe organ. Additional amenities include a secured entry with intercom, a fitness room, laundry facilities, and secure parking. Residents will have access to senior services, such as adult education, and health and wellness programs. The apartment building has also been constructed to meet Build It Green's Platinum GreenPoint Rated New Home Multifamily (NHFM) certification standards. As part of the project scope, the adjacent 1920s-era craftsman residence located at 304 Obispo Ave. has also been preserved and relocated to Termino Avenue for single-family occupancy within the City. Built in 1922, the Immanuel Church building housed traditional American Baptist Association worship services and was later operated as a community center before becoming vacant in 2012. Restoration and reuse of this previously unoccupied site complements the surrounding neighborhood and helps to fill a vital housing use in the City.



## FORMER BARKER BROS. ANNEX BUILDING

Located in the heart of Downtown at 210 The Promenade North, this unique building was approved for restoration and designated as a historic landmark in October 2016. The two-story commercial building is one of the rare original buildings to survive the destructive Long Beach Earthquake of 1933, however the structure did sustain considerable façade damage as a result. The front façade was later redesigned by Schilling and Schilling with Art Deco and Streamline Moderne style features. Renovation of the historic building will consist of exterior and interior upgrades to maintain the integrity and architectural character of the original structure. Additional enhancements include new steel frame doors and storefronts, exterior paint, and updated lighting. Completion of this project is expected in February 2017, and will restore life and renew energy to a previously vacant building in one of the City's prime locations.



## ALAMITOS NEIGHBORHOOD LIBRARY

## ALAMITOS NEIGHBORHOOD LIBRARY

In March 2016, at the recommendation of the Cultural Heritage Commission, the Alamitos Neighborhood Library became the first property to be designated as a historic landmark in Long Beach in nearly a decade. Located at 1836 E. Third St., the two-story library building is the oldest remaining branch within the City network of libraries, and is operated by the Library Services Department. Built in 1928, the Spanish Colonial Revival building features a main reading room, community room, offices, and an exterior courtyard and fountain. The structure embraces and promotes the California environment and lifestyle of the 1920s, and embodies the history of library development and the significance of civic life during the early development of Long Beach. The building is an excellent illustration of a well-designed public building, and features handpainted ceiling beams, wrought iron railings, window grates, and terra cotta tile, which have been remarkably maintained throughout the years. The Alamitos Neighborhood Library's designation as a historic landmark will enable the unique site to continue operations, while also ensuring the protection and preservation of this neighborhood library for generations to come.



## KUGLIS/JENNINGS HOUSE

The Kuglis/Jennings House is the first private residence to be designated as a historic landmark under the revised Cultural Heritage Ordinance. The two-story structure was built in 1919 and originally located on Pine Avenue. The rapid growth of the oil industry and drilling operations during this period, and concerns of river flooding led to the relocation of this historic home to its current location at 260 E. San Antonio Dr. Named after previous owners, the single-family Colonial Revival style home is symmetrical in appearance, clad in wood siding, and features a front veranda and four two-story classical style columns. The Kuglis/Jennings House has been maintained in pristine condition throughout the years, and is an important example of early development in the City. The designation of this site as a historic landmark is complementary to the surrounding homes and nearby businesses, and will add value to the Los Cerritos neighborhood for many years to come.



## FORMER FIRE STATION NO. 12

Following the recommendation of the Cultural Heritage Commission, the former Fire Station No. 12 building was designated as a historic landmark site in April 2016. Located at 6509 Gundry Ave., the Spanish Colonial Revival architectural style building is one of the last remaining 1930s fire stations built within a residential area, and is a prime illustration of early municipal government in the North Long Beach community. Built during the time of the Great Depression, the former Fire Station No. 12 building employed women as a Works Progress Administration sewing center before officially opening as a fire station in 1936. The single-story building's character-defining features include an asymmetrical façade, cross-gabled clay tile-clad roof, rounded rafter tails, stucco exterior, deeply recessed window frames, and a tile capped original tower. While the site has been well-preserved throughout the years, a restoration plan has been prepared to further maintain the building's original historic elements. The landmark designation of the former Fire Station No. 12 helps to protect the future of the building, raises awareness of the neighborhood's history, and provides continued use of the building for public service.



## DOCTOR ROWAN BUILDING

In March 2016, the Cultural Heritage Commission approved a modification to a previously approved Certificate of Appropriateness for the restoration of the designated landmark Rowan/Bradley Building located at 201 Pine Ave. The renovation effort consists of exterior building improvements, and restoration of several of the structure's missing original decorative features, including the front columns, ornamental metal work, and terra cotta tile. The project will incorporate compatible materials and colors that will complement the Art Deco architectural style of the building.



## ***FLY DC JETS SIGN***

Situated on its original location atop the former Douglas Company commercial jet manufacturing facility located at 3860 N. Lakewood Blvd., the iconic Fly DC Jets sign was designated as a historic landmark in August 2016. Originally constructed during the Aerospace Industry era, the red, white, and blue sign evokes a sense of movement and speed, and features neon tubing to illuminate its lettering and graphics. Preservation of the mid-century modern, space age sign was incorporated as part of the renovation of the 52-acre hangar building, which currently serves as the new Mercedes-Benz USA West Coast Campus. Valued for its impressive size, appearance, and familiarity, the prominent sign pays homage to the Douglas Company's early, transformative role in the City's rich aircraft and manufacturing history.

# PROJECT UPDATES



**EDISON**



Adaptive reuse of the former City Hall East building was completed in February 2016. Built for Southern California Edison in 1959 by noted local architect Kenneth Wing, the building was later used as municipal office space for City Hall and the Long Beach Police Department before becoming vacant in 2005. Located at 100 Long Beach Blvd., the 12-story building consists of 156 units, a pool and amenity deck, approximately 3,621 square feet of retail space, and an additional 4,171-square-foot public accessible open space. Prior to renovation of the building, various Cultural Heritage Commissioners and Long Beach Heritage advised on historical aspects of the adaptive reuse project, including restoration of the building's notable curtain wall, which includes a new unitized panel consisting of a horizontal grill and operable casement window, high efficiency glass, and incorporation of the original fins. The Edison's thoughtfully chic interior integrates a black and white color palette, fine wood accents, and floor-to-ceiling windows to provide natural light and clean ocean breezes. The resulting 114,267-square-foot transit-oriented development provides a reinvention of an iconic building, while largely honoring the mid-century design and architectural history of the site.

# UPDATES

## LONG BEACH PROFESSIONAL BUILDING

Adaptive reuse of the designated landmark Long Beach Professional Building is currently underway. Located at 117 E. Eighth St., the mixed-use development will consist primarily of an assisted living residential facility for seniors. The project includes a six-story, 49-unit residential component, consisting of a mix of two- and three-bedroom shared suites. Resident amenities include a kitchen, medical rehabilitation spa, gym, art studio, and salon and barbershop. Residents will also have access to physical therapy offices, and a newly landscaped open space area on the rooftop. This development is expected for completion in spring 2017.



## KOFFEE POT CAFÉ

Renovation of the designated landmark property located at 957 E. Fourth St. was completed in August 2016. Formerly known as Hot Cha Café and later the Koffee Pot Café, this unique building in the East Village is one of the few remaining illustrations of programmatic architecture in Long Beach, a form based on an object representing the business within. The project includes preservation of the original building's Victorian style frame and the restoration of many of the site's historic elements, including the original coffee spout, stained glass art, and roofing pattern. Revitalization of this property restores life to a previously underused site and preserves a piece of Long Beach history for residents and visitors to enjoy for years to come.



## ***POW! WOW! LONG BEACH*** **WALL MURAL AT PSYCHIC TEMPLE**

A Certificate of Appropriateness to paint a mural along the west facing façade of the designated historic landmark Psychic Temple building was approved by the Cultural Heritage Commission in July 2016. Located at 228 E. Broadway, the former American Hotel building was recently renovated to accommodate retail and creative office space. The wall mural was painted as part of the Pow! Wow! Long Beach weeklong event, which celebrates culture, music, and art. Created by local artists, the vibrant wall mural extends to the full width and height of the building and consists primarily of several hues of blue and white colors, and free-flowing wavy shapes. The mural does not affect any of the original historic portion of the building, and could be removed in the future if necessary.

Photography by Caught in the Moment Photography,  
Liezl Estipona, Lindsey Photography, Meghan Bob Photography,  
Thomas Safran & Associates, We The Creative

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