

CITY OF LONG BEACH **ORD-35**

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

September 4, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Declare the ordinance designating the Espey/Lochridge Residence located at 302 Orizaba Avenue as a Long Beach Historic Landmark read the first time and laid over to the next regular meeting of the City Council for final reading. (District 2)

DISCUSSION

This is a recommendation from the Planning Commission to designate the Espey/Lochridge Residence as a Long Beach Historic Landmark. The Planning Commission approved the nomination on July 19, 2007. This request was also reviewed by the Cultural Heritage Commission and received a unanimous recommendation for designation on May 17, 2006.

The Espey/Lochridge Residence is located at 302 Orizaba Avenue and was constructed in 1914. The dwelling is designed in the Craftsman style and embodies the architectural characteristics of that style, including its design and composition, deep overhanging eaves and exposed rafter tails and knee braces, narrow clapboard and wood shingle siding, wood-frame fenestration, and primary entrance area. The property is most notably associated with Long Beach-based master architect and structural engineer Harvey H. Lochridge. Lochridge resided here during a highly productive period of his professional life (the early 1920s through 1945) when he was responsible for the design of a number of the City's major buildings.

The current property owners, Mikle Norton and Zaw Myint, have requested the landmark designation.

The attached Planning Commission staff report provides additional information and findings that support the proposed designation (Attachment 1).

Assistant City Attorney Michael J. Mais reviewed this report on August 8, 2007.

ENVIRONMENTAL ANALYSIS

In conformance with the California Environmental Quality Act (CEQA), the landmark nomination was issued Categorical Exemption CE 142-07 on June 25, 2007.

TIMING CONSIDERATIONS

None.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

BY:



SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF: GC: JO: sk

Attachments:

1. July 19, 2007 Planning Commission Staff Report, Agenda, and Minutes Ordinance



#1C

CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6864 FAX (562) 570-6610

CULTURAL HERITAGE COMMISSION

July 19, 2007

CONSENT CALENDAR

CHAIR AND CITY PLANNING COMMISSION
City of Long Beach
California

SUBJECT: HISTORIC LANDMARK DESIGNATION
Espey/Lochridge Residence
302 Orizaba Avenue (Council District 2)

APPLICANT: Mikle Norton/Zaw Myint
302 Orizaba Avenue
Long Beach, California 90814

RECOMMENDATION

The Cultural Heritage Commission recommends that the City Planning Commission recommend to the City Council the adoption of an ordinance designating the Espey/Lochridge Residence at 302 Orizaba Avenue as a Long Beach Historic Landmark.

BASIS FOR RECOMMENDATION

The Cultural Heritage Commission voted unanimously on May 17, 2006, to recommend the Espey/Lochridge Residence for historic landmark designation based upon the following criteria in the City Municipal Code, Section 2.63.050:

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.

The property's physical size and prominent corner location manifests and embodies the aspirations of a local tract developer during the 1910s. Therefore, it possesses notable characteristics and qualities expressive of the area's residential development and architectural heritage of the City during that time period.

C. It is associated with the life of a person or persons significant to the community, City, region or nation.

The property is most notably associated with Long Beach-based master architect and structural engineer Harvey H. Lochridge. Lochridge resided here during a highly productive

time period in the his professional life (the early 1920s through 1945) when he was responsible for the design of a number of the City's major buildings, including the Markwell Building (1917, demolished) as well as the three-story addition to the building after it became the Jergins Trust Building, the subterranean tunnel under Ocean Boulevard linking the north side of Ocean Boulevard to the Pike (through the Jergins Trust Building), the Middough's Boy's Shop Building a.k.a. Insurance Exchange Building (1924/25), an addition to the Virginia Country Club (1924), and the Minnie Butler Residence on Junipero Avenue (1932), among others. As a prominent local architect, Lochridge's designs significantly influenced the development of the City of Long Beach in the decades prior to the conclusion of World War II.

D. It portrays the environment in an era of history characterized by a distinctive architectural style.

The property successfully conveys the feeling of a Craftsman style dwelling within the setting of a relatively intact early twentieth century neighborhood in the Alamitos Beach Townsite area. While the Craftsman architectural style is well represented in the community, in comparison with other two-story Craftsman style dwellings in the Alamitos Beach Townsite area, the property is an unusually large and highly prominent example in its height, footprint, and corner location. Together, its unique design and incorporation of distinctive details and elements physically and visually portray a particular era in the City's important architectural heritage.

E. It embodies those distinguishing characteristics of an architectural type or engineering specimen.

The property embodies the distinguishing characteristics of the Craftsman architectural style, including its design and composition, deep overhanging eaves and exposed rafter tails and knee braces, narrow clapboard and wood shingle siding, wood-frame fenestration, and primary entrance area.

I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic.

The property is representative of a large, multi-story residence that is an established and familiar visual feature of the neighborhood due to its scale and prominent location at the northeast corner of 3rd Street and Orizaba Avenue since 1914.

BACKGROUND

The request for consideration of this nomination came from the current property owners Mikle Norton and Zaw Myint. The owners understand and appreciate the historic value of the property and wish to preserve it and care for it as responsible stewards of preservation. They have already taken great strides in rehabilitating the building using the treatment approaches recommended in the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing

Historic Buildings by Weeks and Grimmer, and would like to see that it is maintained for years to come. The property owners received preservation awards this year from both Long Beach Heritage and the Bluff Heights Neighborhood Association in recognition of their restoration work on the house.

The property is located within the Bluff Heights Historic Landmark District and is already identified as a contributor to this district. The Bluff Heights Neighborhood Association is aware of the nomination and is in support of the designation.

REQUIRED REVIEW

Per section 2.63.050(B) of the Municipal Code, the Director of Planning and Building, Suzanne Frick, has been advised of this nomination. She is supportive of the designation and her report is attached.

ENVIRONMENTAL REVIEW

It has been determined that this nomination will not adversely affect the environment and therefore Categorical Exemption CEP 142-07 has been issued.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Recommend that the City Council adopt an ordinance designating the Espey/Lochridge House located at 302 Orizaba Avenue as a Long Beach Historic Landmark.

RESPECTFULLY SUBMITTED,

LAYNE JOHNSON
CHAIR, CULTURAL HERITAGE COMMISSION

By:



Jan Ostashay
Historic Preservation Officer

Attachments

**w CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
July 19, 2007
CITY COUNCIL CHAMBER**

PUBLIC HEARING 5:00 PM

CALL TO ORDER

ROLL CALL Gentile, Greenberg, Jenkins, Saumur, Smith, Sramek,
Stuhlbarg

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

1C. **Historic Landmark Designation**

Mikle Norton/Zaw Myint
302 Orizaba Avenue (Council District 2)

(Jan Ostashay,
Neighborhood Preservation
Officer)

Historic Landmark Designation for the Espey/Lochridge
Residence at 302 Orizaba Avenue.

RECOMMENDATION:

Planning Commission recommend City Council adopt an
ordinance designating the Espey/Lochridge Residence as a
Long Beach Historic Landmark.
Recommended City Council adopt an ordinance designating
the Espey/Lochridge Residence as a Long Beach Historic
Landmark.

REGULAR AGENDA

2. **Case No. EIR 16-06**

Robert Swayze
Manager, Economic Development Bureau
Community Development Department
Approximately 41.4 square miles of land within 60 census
tracts in the City

(Craig Chalfant,
Project Planner)

Request Certification of Final Environmental Impact Report
(EIR 16-06) for the proposed Enterprise Zone (EZ)
designation.

RECOMMENDATION:

Planning Commission approve Resolution certifying Final EIR
16-06.
Approved Resolution certifying Final EIR 16-06.

3. **Update on Condominium
Conversions**

Department of Planning and Building
Citywide

(Steve Gerhardt,
Project Planner)

4. **Review of Standards Variances**

Received and filed.
Department of Planning and Building
Citywide

(Carolyn Bihn,
Zoning Administrator)

Received and filed.



Date: July 10, 2007
To: Jan Ostashay, Historic Preservation Officer
From: Suzanne Frick, Director of Planning & Building
Subject: Nomination of the Espey/Lochridge Residence, 302 Orizaba Avenue

This is in response to your request for my review of the proposed designation of the above referenced property.

I have reviewed the nomination and find it consistent with the General Plan and the requirements of the Cultural Heritage ordinance.

I do not have any objections to the designation of this property as a City of Long Beach landmark, and support its nomination.



CITY OF LONG BEACH NOTICE OF EXEMPTION

Department of Planning & Building
333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802
Information: (562) 570-6194 Fax: (562) 570-6068
www.longbeach.gov/plan

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Planning & Building
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Project Location/Address: 302 CRIZABA AVENUE

Project/Activity Description: HISTORIC LANDMARK DESIGNATION OF THE ESPEY/LOCHRIDGE HOUSE.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California
Applicant Name: CITY OF LONG BEACH - HISTORIC PRESERVATION OFFICE
Mailing Address: 333 W. OCEAN BLVD., 7TH FLOOR, LONG BEACH CA 90802
Phone Number: 562-570-6864 Applicant Signature: _____

(TO BE COMPLETED BY CITY STAFF ONLY)

Case Number: N/A Planner's Initials: [Signature]
Required Permits: N/A

THE ABOVE PROJECT HAD BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION CE-8

Statement of support for this finding: ACTIONS by REGULATORY AGENCIES FOR PROTECTION OF THE ENVIRONMENT (HISTORIC LANDMARK DESIGNATION - LOCAL LEVEL).

Contact Person: JAN OSTASHAK Contact Phone: 562. 570. 6864
Signature: [Signature] Date: JUNE 29, 2007

**CULTURAL HERITAGE
COMMISSION**

Layne Johnson, Chair
Kevin Motschall, Vice Chair
Julie Bartolotto, Member
Laura Brasser, Member
R. Michael Burrous, Member
E. Thor Carlson, Member
Kevin Doherty, Member
Doris Felix, Member
Karen Highberger, Member



**WEDNESDAY, MAY 17, 2006
MAIN LIBRARY
LOWER LEVEL MEETING ROOM
101 PACIFIC AVENUE
8:30 A.M.**

John Malveaux, Member
Anna Maria McGuan, Member
Dan Pressburg, Member
Brian Ulaszewski, Member
Kerrie Weaver, Member
William Wynne, Member
Stan Poe, Ex Officio Member

Jan Ostashay, Historic Preservation Officer

AGENDA

NOTICE: If unable to attend the meeting, please contact the City Clerk Department at 570-6438.

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF MINUTES

April 19, 2006

3. PUBLIC: Opportunity given to citizens to address the ruling body on non-agenda items within their jurisdiction. (Currently limited to two minutes, unless extended by the Chair.)

4. OLD BUSINESS

- a. Nomination of 302 Orizaba Avenue as City Landmark
- b. Nomination of 12 Virgil Walk as City Landmark

5. NEW BUSINESS

- a. Certificate of Appropriateness for new addition – 3943 E 5th Street
Applicant: Roger Peter Porter (Architect)
- b. Certificate of Appropriateness for removal and new construction – 732 Molino Avenue
Applicant: Roger Peter Porter (Architect)
- c. Certificate of Appropriateness for demolition and new construction – 3039-3049
E. Ocean Boulevard
Applicant: Joel and Annette Fruehan
- d. Certificate of Appropriateness for new construction – Electric Court
Applicant: Abdul Hoque

6. STAFF REPORT

- FY 07 Budget Presentation
- By-laws update report
- COA monthly issuance update report

7. COMMISSIONER'S ANNOUNCEMENTS

8. ADJOURNMENT

I, Nancy Muth, City Clerk Specialist, certify that the agenda was posted on May 11, 2006, not less than 72 hours prior to the meeting. _____

NOTE: A tape recording of this meeting is available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with Americans with Disabilities Act of 1990. If special accommodation is desired, or you need the agenda provided in an alternate format, please call Nancy Muth in the City Clerk Department 48 hours prior to the meeting at (562) 570-6438 or the Telecommunications Device for the Deaf (TDD) at (562) 570-6626. The City Clerk Department E-Mail address cityclerk@longbeach.gov is available for correspondence purposes.



Date: May 17, 2006
To: Cultural Heritage Commission
From: Staff
Subject: Nomination of 302 Orizaba Avenue as a City Landmark, Final Assessment

Ex Officio member Stan Poe submitted a nomination form for the Espey/Lochridge House (302 Orizaba Avenue) to be declared a City Landmark. This nomination was considered by the Commission at the January 18, 2006 Cultural Heritage Commission meeting. At that time, the Commission approved staff to proceed with the final survey assessment of the property to see if it satisfied the criteria for landmark designation upon evaluation.

A landmark survey assessment of the property was conducted by Peter Moruzzi, an architectural historian consultant for the City's Department of Planning and Building. The results of the survey, which was conducted per the California Office of Historic Preservation (OHP) methodology and the survey approach recommended by the National Park Service in their technical assistance bulletin entitled "Guidelines for Local Surveys: A Basis for Preservation Planning," is attached to this report.

Upon collecting and reviewing sufficient background research to place the property into proper context, the report concludes that the subject property is architecturally or historically significant and, therefore, is eligible for local landmark designation. The report, however, also concluded that the property did not possess sufficient historical or architectural significance for individual listing in the California Register or National Register.

In the January 18, 2006 staff report for this property, staff concluded that this property did appear potentially eligible for landmark designation, however, additional background research needed to be conducted in order to confirm this finding. At that time, staff recommended approval of the Espey/Lochridge House preliminary evaluation assessment based on the following conditions: 1) it should be clarified if the property owner(s) have been contacted/consulted regarding the nomination; 2) a final survey assessment report should be prepared by Staff for the Commission to further assess the property for historical significance and physical integrity; 3) a preliminary report, as stipulated in Section 2.63.060(A)(2) of the City's Historic Preservation Ordinance entitled "Cultural Heritage Commission," will be prepared by Staff; and 4) return to the Commission with a final survey assessment report for final approval or disapproval of the nominated property.

Staff has confirmed, through Stan Poe, that the property owners are aware of the nomination. The remaining stipulations are before you today. Staff recommends approval of the landmark

designation for the property located at 302 Orizaba Avenue based on satisfying a number of landmark criteria, including A, C, D, E, and I, as defined in the City's Historic Preservation Ordinance entitled "Cultural Heritage Commission," Section 2.63.050.

A regular meeting of the Cultural Heritage Commission convened at 8:30 A.M.

PRESENT: COMMISSIONERS: Julie Bartolotto
E. Thor Carlson
Doris Felix
Karen Highberger
John Malveaux
Ana Maria McGuan
Brian Ulaszewski
William Wynne
Kevin Motschall, Vice Chair
Layne Johnson, Chair

EX OFFICIO: Stanley E. Poe

ABSENT: " : Laura Brasser
Mike Burrous
Kevin Doherty (Excused)
Dan Pressburg
Kerrie Weaver

ALSO PRESENT: Jan Ostashay, Historic Preservation Officer
Shaine Klima, Historic Preservation Aide
Nancy Muth, City Clerk Specialist

Chair Johnson presiding.

APPROVAL OF MINUTES

There being no objection, Chair Johnson declared that the minutes of the meeting held April 19, 2006, be approved as submitted.

PUBLIC PARTICIPATION

John J. Chvostal, 315 W. Third Street, spoke regarding elastomeric paint removal at the historic Willmore building.

Commissioners Brasser and Weaver entered.

UNFINISHED BUSINESS

Nomination of 302 Orizaba Avenue as City Landmark

Jan Ostashay, Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Commissioner Wynne moved, seconded by Commissioner Malveaux, that the Espey/Lockridge House at 302 Orizaba be nominated for historic landmark designation under the Commission's criteria A, C, D, E, and I (Section 2.63.050 of the Cultural Heritage Commission ordinance). Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Carlson Felix,Highberger,Malveaux, McGuan,Ulaszewski,Weaver, Wynne,Motschall.
NOES:	"	: None.
ABSENT:	"	: Burrous,Doherty,Pressburg.
ABSTAINED:	"	: Johnson.

Nomination of 12 Virgil Walk as City Landmark

Jan Ostashay, Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Commissioner Burrous entered.

Commissioner Malveaux moved, seconded by Commissioner McGuan, that the Giebisch/Olson House at 12 Virgil Walk not be recommended for nomination as an historic landmark due to a lack of supporting criteria. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Felix, Highberger,Malveaux,McGuan, Ulaszewski,Weaver,Wynne.
NOES:	"	: Burrous,Carlson,Motschall.
ABSENT:	"	: Doherty,Pressburg.
ABSTAINED:	"	: Johnson.

NEW BUSINESS

Certificate of Appropriateness for New Addition, 3943 East Fifth Street

Jan Ostashay, Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Bluff Tracts

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Gray Lodge, House

P1. Other Identifier: _____
*P2. Location: Not for Publication Unrestricted _____ *a. Country _____

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 302/304 Orizaba Avenue, Long Beach City Long Beach Zip 90803

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)
L.A. County assessor's map book p. 7257 page 22 parcel 11
Home is sited on the Northeast corner of Third Street and Orizaba, facing Orizaba. There is a single garage facing Orizaba. This property was originally the Alamitos Beach Townsite prior to annexation by the city of Long Beach

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
The house is two stories with a third floor attic which contains storage and a servant's room. The main house contains 3,465 square feet. It is of frame construction with a covering of shiplap siding and square-cut shingles. All windows are 6 light over 6 single panel (double hung). There is a bowed 5 windowed bay to the right of the central porch element which has brick pillars and a brick wall in lieu of railing. This forms a projecting bay which carries a second floor room and steep gable. There are two end gable

*P3b. Resource Attributes: (List attributes and codes) _____
*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) view from Orizaba toward the east taken June 2005

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

*P7. Owner and Address: Mikle Norton & Zaw Myint
302 Orizaba Avenue
Long Beach, CA 90803

*P8. Recorded by: (Name, Affiliation, and address) _____

*P9. Date Recorded: October 2005

*P10. Survey Type (Describe) intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) _____

- B1. Historic Name: Espey / Lochridge house
- B2. Common Name: _____
- B3. Original Use: Single family Residence
- B4. Present Use: single family residence
- *B5. Architectural Style: Craftsman but with Tudor revival proportions
- *B6. Construction History: (Construction date, alterations, and date of alterations):

Originally constructed about 1907 by Charles Espey in a Tudor revival style (according to architectural rendering). Assessor's records show a duplex conversion in 1918, possibly by Harvey Lochridge the noted architect, and the house acquired its present appearance with the craftsman details. Outside of the cosmetic changes, little was done to alter the structure except to enclose a first floor porch and add a separate entrance to the stair hall, and a three story addition to the North.

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: unknown
- b. Builder: unknown
- *B10. Significance: Theme residential development Area Long Beach (was Alamitos Beach townsite)
- Period of Significance 1900 to 1930 Property Type home Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This house is significant as an excellent example of its architectural style, and the original home of Charles Espey who was a prominent developer in Long Beach, and especially as the residence and home studio of Harvey Lochridge who was an extremely prominent Long Beach architectural and structural engineer.

When the house was built Third Street was named Elliot, and Orizaba was named Ujai. Mr. Espey developed the large tract behind the house, which is the largest home in the neighborhood. In 1918, the home was divided into two flats and the North addition built with windows that slide up into the wall recesses. This room on the second floor became the office of Harvey Lochridge which has led to the belief that Lochridge designed the conversion as well as the room for his own purpose. Many architectural renderings were found in the attic above this room which represent some of his more important accounts. Lochridge lived here from 1918 to 1944 which were his most productive years.

- B11. Additional Resource Attributes: (List attributes and codes) _____ (see continuation sheet)

- *B12. References:
 - City Directories
 - Southwest Builder and Contractor
 - City Bldg. permits and assessor's records

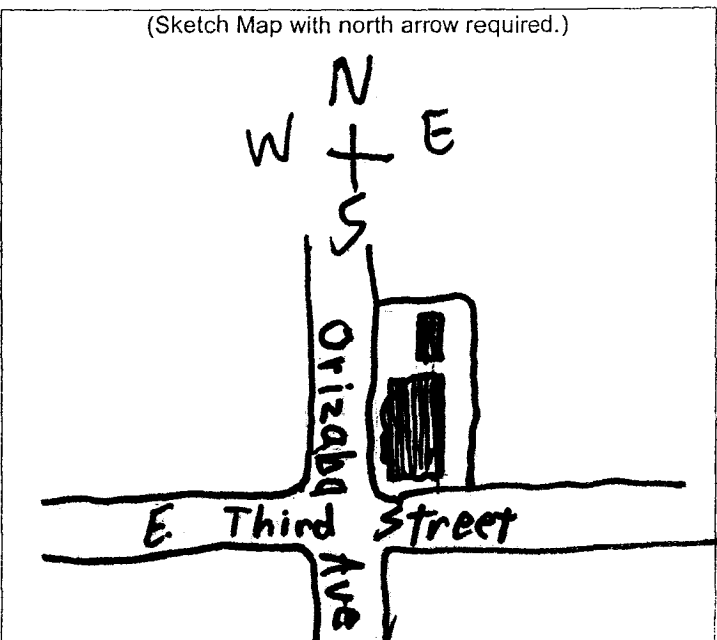
- B13. Remarks:

The house has been restored to a single family residence, and the secondary entrance

- *B14. Evaluator: Stanley Poe, Commissioner removed.

*Date of Evaluation: October 5, 2005

(This space reserved for official comments.)



*Recorded by:

*Date:

Continuation

Update

Type in here!

CRITERIA FOR DESIGNATION: Espey/Lochridge house, 302 Orizaba Avenue

- 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.

The house remains as a significant example of early 20th century development in East Long Beach and a remnant from the original Alamitos Beach Townsite. It also represents the ambitious architectural effort of a local developer as an example of the grand type of homes to be built in his community.

- C. It is associated with the life of a person or persons significant to the community, city, region or nation.

Harvey H. Lochridge was a master architectural engineer who designed many of the city's major structures and who left that signature on the city. He designed the Markwell Building at Ocean and Pine in 1917, and a later three-story addition to the building after it became the Jergins Trust Building, plus the subterranean tunnel under Ocean Boulevard linking the North side of Ocean to the Pike. With Horace Austin, he designed the second city hall in 1920. He designed many other commercial structures in the downtown area including a theater and offices at 6th and Atlantic. One surviving building is the Middough's Boy's Shop, a.k.a. Insurance Exchange Building, which is a designated City Landmark and has recently been converted to loft apartments (2005). He also designed an addition to the Virginia Country Club (1924), the Long Beach Sun newspaper building at 230 E. 3rd Street, and a large scale Dairy and Creamery at 2701 E. Anaheim Street. He also designed a multitude of private residences including the Minnie Butler house at 251 Junipero (designated historic landmark)

All of these commissions were created while in residence at 302 Orizaba.

- B. It is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural, or architectural motif.

It was part of the original Alamitos Beach Townsite which was a separate town from the City of Long Beach prior to annexation.

Page 4 of 4

*Resource Name or # (Assigned by recorder)
Espey/Lochridge House

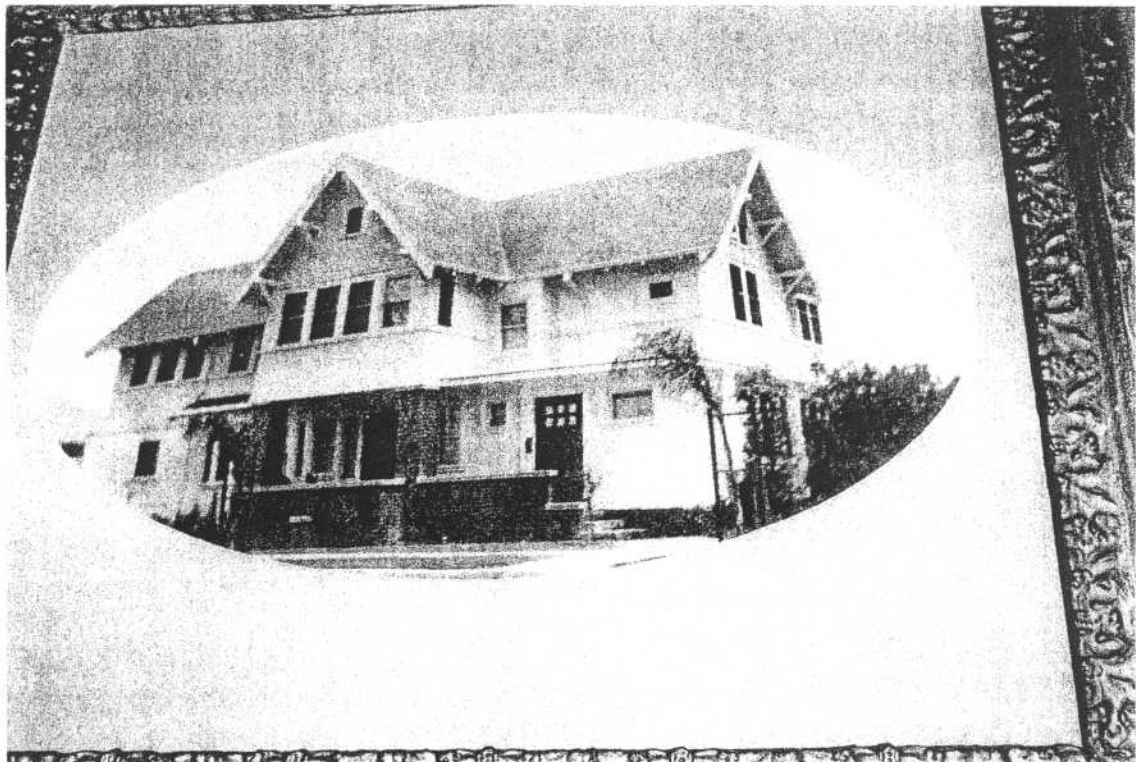
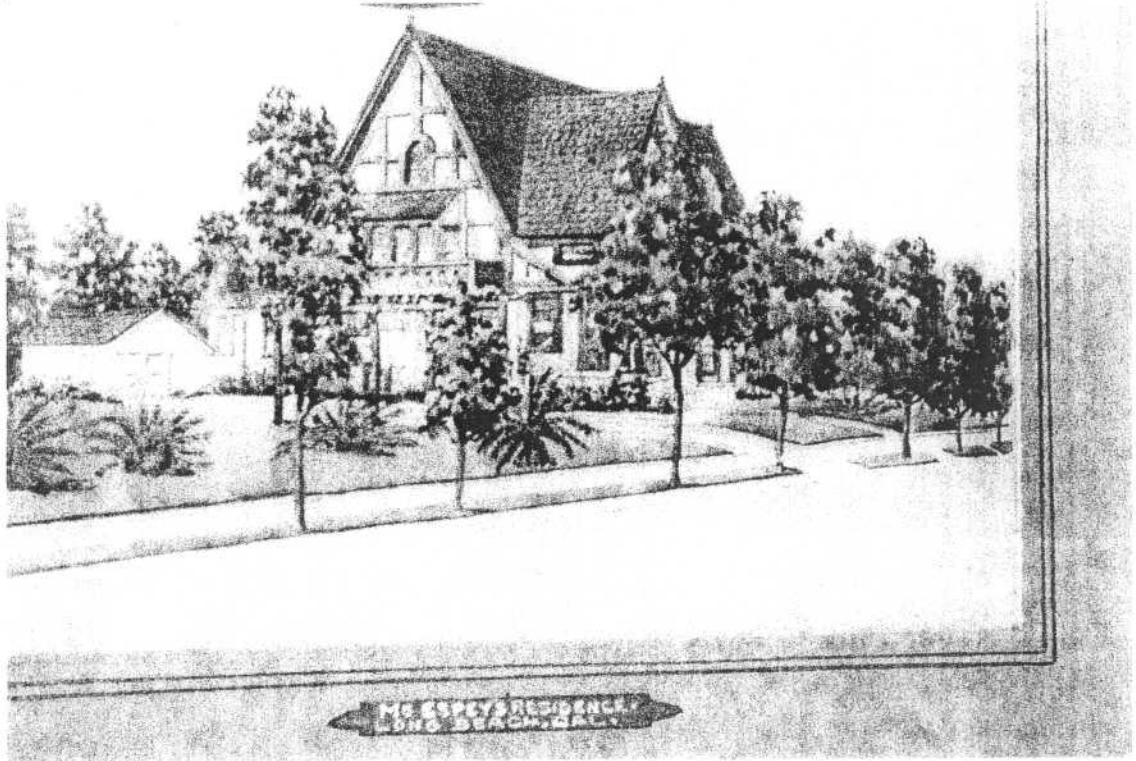
*Recorded by:

*Date:

Continuation

Update

Type in here!



CONTINUATION SHEET

Page 4 of 4

*Resource Name or # (Assigned by recorder)
Espey/Lochridge House

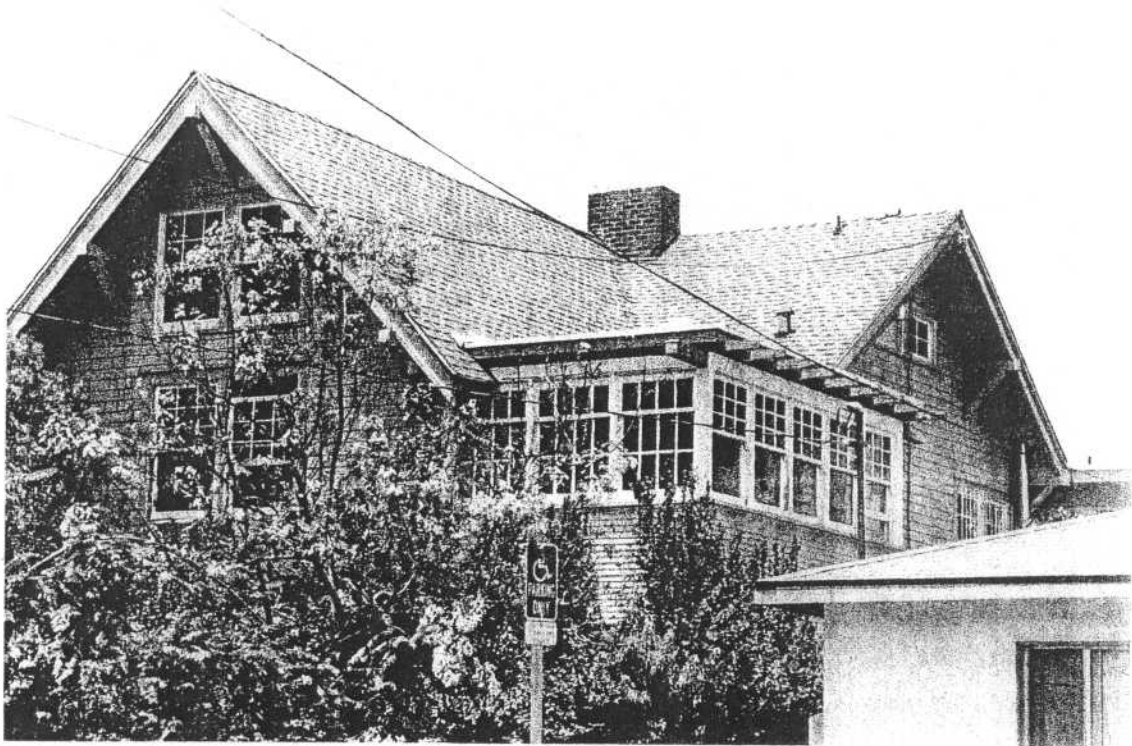
*Recorded by:

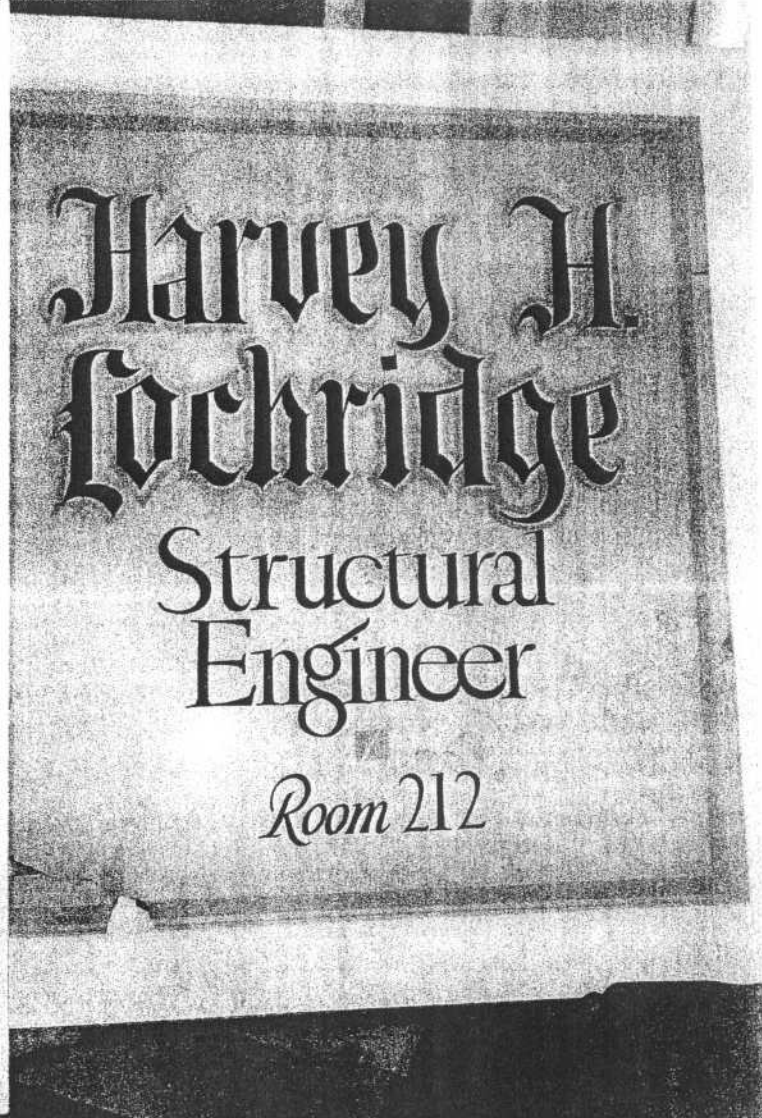
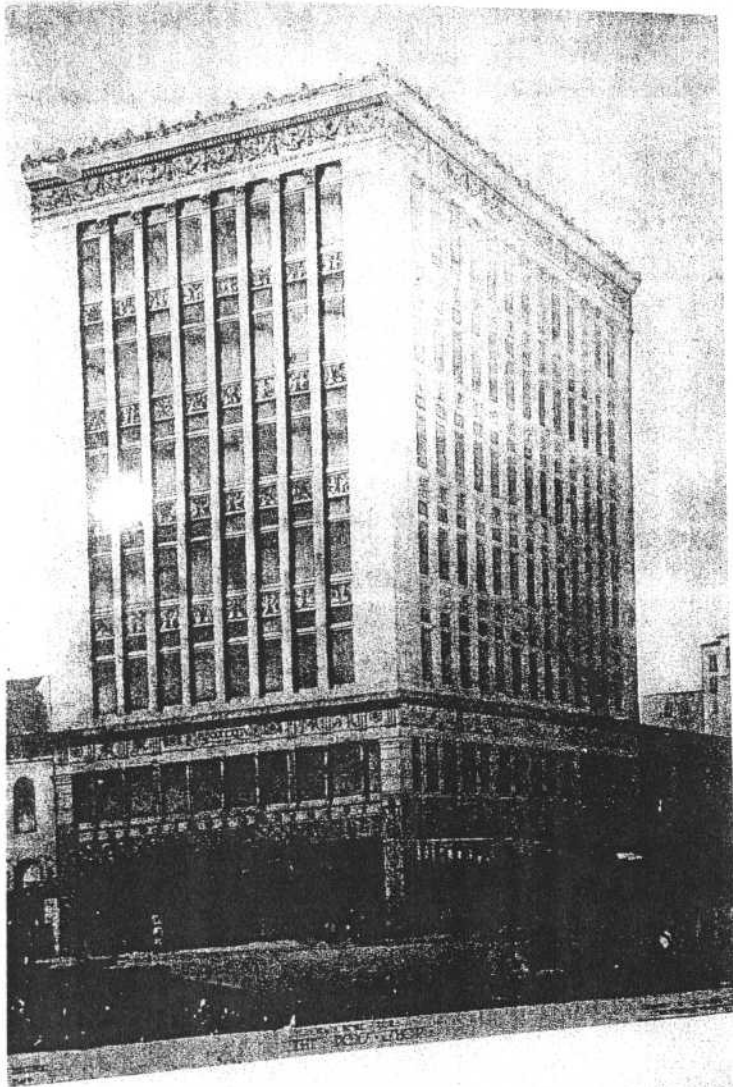
*Date:

Continuation

Update

Type in here!





1 historic landmark.

2 A. Location, description and reasons for designation.

3 The Espey/Lochridge House is located at 302 Orizaba Avenue, in the City
4 of Long Beach, California, and is identified as Los Angeles County Assessor's Parcel
5 Number (APN) 7257-022-011. Originally constructed in 1907, in a Tudor Revival style,
6 the two and one-half story wood-frame residence with detached two-car garage was
7 modified incorporating Craftsman style features when it was converted from a single-
8 family home to a duplex in 1919. An example of Craftsman architectural style residences
9 of the early twentieth century, the property includes key features such as deep
10 overhanging eaves, exposed rafter tails, triangular knee braces, wood shingle and
11 clapboard siding, fenestration, and entrance configuration. It is an unusually large home
12 located in the Alamitos Beach Townsite area.

13 The Espey/Lochridge House was the original home of Charles Espey, a
14 developer in Long Beach in the early 1900's. Even more significant, it was also the
15 residence and home office/studio of Harvey Lochridge who was an important Long Beach
16 architect and structural engineer responsible for designing a number of notable buildings
17 in the City of Long Beach. Harvey Lochridge substantially contributed to the economic
18 growth and development of the City in the decades prior to the conclusion of World War
19 II.

20 B. Rational for Historic Landmark Designation.

21 The City Council finds that relative to the designation of the
22 Espey/Lochridge House as an historic landmark, the following criteria is manifested as
23 set forth in Long Beach Municipal Code Section 2.63.050 based on the following
24 subsections:

25 A. It possesses a significant character, interest or value attributable
26 to the development, heritage or cultural characteristics of the city, the southern California
27 region, the state or the nation.

28 The Espey/Lochridge House is a significant example of early 20th century

1 development in East Long Beach and a remnant from the original Alamitos Beach
2 Townsite. It also represents the ambitious architectural effort of a local developer as an
3 example of the grand type of homes built in the community.

4 C. It is associated with the life of a person or persons significant to
5 the community, city, region or nation.

6 Espey/Lochridge House is most notably associated with two individuals, the
7 original owner Charles Espey and tenant Harvey H. Lochridge. The original owner was
8 Charles Espey, a partner in the development of the Andrews and Espey Tract in the early
9 1900's. Harvey Lochridge, a prominent Long Beach architect and structural engineer,
10 resided at the property during a highly productive time period in the architect's life during
11 the 1920s through 1945) when Lochridge was responsible for the design of several City
12 of Long Beach historical landmarks including the Insurance Exchange Building (1924/25)
13 and the Butler Residence (1932). Harvey H. Lochridge was a master architectural
14 engineer who designed many of the city's major structures and who left an impressive
15 signature on the city. He designed the Markwell Building at Ocean and Pine in 1917, and
16 a later three-story addition to the building after it became the Jergins Trust Building. He
17 also designed the subterranean tunnel under Ocean Boulevard linking the North side of
18 Ocean Boulevard to the Pike. With Horace Austin, they were widely recognized as
19 designing the second Long Beach City Hall erected in 1921 (since demolished). He
20 designed many other commercial structures in the downtown area including a theater and
21 offices at 6th Street and Atlantic Avenue. One surviving building is the Middough's Boy's
22 Shop, also known as the Insurance Exchange Building, which is a designated city
23 landmark and was recently converted to loft apartments in 2005. Harvey Lochridge also
24 designed an addition to the Virginia Country Club in 1924, the Long Beach Sun
25 newspaper building at 230 E. Third Street, and a large scale dairy and creamery at 2701
26 E. Anaheim Street, along with a multitude of private residences. Lochridge's portfolio of
27 work greatly contributed to the economic growth and development of the City of Long
28 Beach.

1 H. It is part of or related to a distinctive area and should be
2 developed or preserved according to a specific historical, cultural or architectural motif.

3 The Espey/Lochridge House was part of the original Alamitos Beach
4 Townsite which was a separate town from the City of Long Beach prior to its annexation.

5 C. General Guidelines and Standards for Any Changes.

6 The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic
7 Buildings" prepared by the United States Secretary of the Interior (Weeks and Grimmer,
8 1995), as amended, as well as the "Procedures for Administering the Certificate of
9 Appropriateness" found in Section 2.63.070 of the Long Beach Municipal Code are
10 incorporated herein by this reference. The guidelines are to be used as standards for the
11 Cultural Heritage Commission in making decisions about Certificates of Appropriateness
12 as required by Chapter 2.63 of the Long Beach Municipal Code. The guidelines are an
13 aid to property owners and others formulating plans for new construction, for
14 rehabilitation or alteration of an existing structure, and for site development. The goal of
15 the Certificate of Appropriateness review is to retain and preserve all original architectural
16 materials and design features; to encourage rehabilitation which restores original historic
17 fabric rather than remodels; and to ensure architectural compatibility between new and
18 old.

19 D. Standards and Guidelines.

20 1. Changes requiring a Certificate of Appropriateness from the
21 Cultural Heritage Commission are as follows:

- 22 (a) Alterations or additions to roof; change in roof materials.
- 23 (b) Additions.
- 24 (c) Alterations to structure including foundation.
- 25 (d) Alterations to windows.
- 26 (e) Changes to doors and doorways.
- 27 (f) Changes to exterior architectural materials or colors.
- 28 (g) Changes to exterior walkways or driveways.

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(h) Fences.

2. The following guidelines shall be standards to guide property owners, architects, contractors and the Cultural Heritage Commission in reviewing proposed changes:

(a) Additions shall be compatible in materials and design, and shall be subordinate in scale, to the existing building.

(b) Important architectural features which define the character of the historic style shall not be removed or obscured. These include roofline, exterior cladding, historic windows, portico, original doors, stencil decorative painting, and other original structural and decorative features.

Section. 3. (Uncodified) The City Clerk shall cause this ordinance to be recorded in accordance with the provisions of Section 5029 of the California Public Resources Code and Section 27288.2 of the California Government Code.

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 I hereby certify that the foregoing ordinance was adopted by the City Council of the City
2 of Long Beach at its meeting of _____, 2007, by the following vote:

3 Ayes: Councilmembers: _____
4 _____
5 _____
6 _____

7 Noes: Councilmembers: _____
8 _____

9 Absent: Councilmembers: _____
10 _____
11 _____

12 _____
13 City Clerk

14 Approved: _____
15 (Date) Mayor

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MJM:KJM; 8/27/07