

# CITY OF LONG BEACH

**C-2**

## City Planning Commission

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

December 19, 2006

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Authorize the City Manager to execute a Mills Act Historic Property contract with Kevin Poi and Thomas Hoehn, owners of 4242 Pine Avenue, a designated landmark generally referred to as the Henry Clock House. (Council District 8)

### DISCUSSION

The Mills Act Historic Property Contract for 4242 Pine Avenue was recommended by the Cultural Heritage Commission on September 20, 2006, and approved by the Planning Commission on September 22, 2006.

The Mills Act was enacted as state legislation in 1972 and amended in 1984. The Mills Act Historic Property Contract is a contractual agreement between the City and a property owner allowing a reassessment and reduction in property taxes in return for maintaining and rehabilitating a qualified historic property. The economic incentive of the Mills Act fosters the preservation of residential neighborhoods and the revitalization of commercial areas. The Mills Act is the single most important economic incentive program in California for the preservation, restoration, and rehabilitation of qualified historic buildings by private property owners.

To qualify, a property must be officially designated as historic, either as an individual landmark or as a contributing building in a historic district. In reviewing candidates for Mills Act contracts, the Cultural Heritage Commission seeks owners with a strong commitment to protect, preserve, and maintain their property in accordance with specific preservation standards and other conditions. The resulting tax savings from a Mills Act contract assist an owner with the financial burdens of preserving and restoring a historic building.

The subject property is an intact Monterey Revival style residence designed by Kirtland Cutter, a noted architect, for Mr. and Mrs. Clock. It is a very good example of the idiom and was designated by the City Council as a City Landmark in 1985 (Municipal Code 16.52.190). Since purchasing the house, the applicants have already begun to rehabilitate the property. Mr. Poi and Mr. Hoehn are very appreciative of the historical and architectural qualities of the

HONORABLE MAYOR AND CITY COUNCIL

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house, and have applied for a Mills Act contract in order to be able to afford the proper standards for historic restoration and preservation. The style, age and materials of the house make it a challenge to preserve and maintain. However, the owners are aware of the associated obligations and responsibilities under the contract and readily accept them.

The Mills Act program for this property is as follows:

- Term: Ten years
- Option to Renew: Renewed automatically annually, unless or until discontinued by either party.
- Rehabilitation Work Program: Over the next ten years the owners intend to repair the original cloth wall covering in the bedrooms; repair the sub-roof by removing and re-installing the original red clay tile roof; restore the original lighting and gates to the motor court; paint the exterior of the property in colors appropriate to the style and era; and general upkeep and maintenance according to the Secretary of the Interior's Standards.

TIMING CONSIDERATIONS

The Mills Act contract needs to be executed, finalized and recorded by the City Clerk by December 31, 2006, in order for the property owner to realize a tax savings benefit in 2007.

FISCAL IMPACT

The revenue loss to the City for the property tax reduction is estimated at \$1,746 annually.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

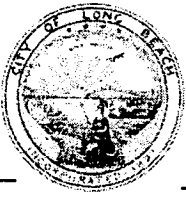
LESLIE GENTILE, CHAIR  
CITY PLANNING COMMISSION



By: SUZANNE FRICK  
DIRECTOR OF PLANNING AND BUILDING

SF/sk

Attachment: Planning Commission Staff Report 9/22/2006



# 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

September 22, 2006

## CONSENT CALENDAR

CHAIR AND CITY PLANNING COMMISSION  
City of Long Beach  
California

**SUBJECT:** Consideration of a Mills Act Historic Property Contract for the Property Located at 4242 Pine Avenue (Council District 8)

**APPLICANT:** Kevin Poi  
Thomas Hoehn  
4242 Pine Avenue  
Long Beach, CA 90807

### RECOMMENDATION

The Cultural Heritage Commission recommends to the City Planning Commission recommend that the City Council approve the execution of a Mills Act Historic Property Contract for the property located at 4242 Pine Avenue, which is a designated City Landmark generally referred to the Henry Clock House.

### BACKGROUND

The Mills Act Historic Property Contract is a state law allowing a property tax reassessment and reduction for designated historic landmarks and contributing buildings in designated historic districts in return for certain historic preservation obligations. A legal contract is executed between the City and a property owner, and is recorded on the property title. The Mills Act Historic Property Contract is the only opportunity the City has to support a preservation-minded homeowner who needs financial assistance to restore and maintain an historic property. The tax savings helps to alleviate the extra financial costs of historic restoration and contributes to the public good by preserving the heritage of the community.

Since 1993, when the City adopted the Mills Act Historic Property Contract program, a total of approximately 30 contracts have been enacted with individual owners of designated historic properties. Almost all of these are owner-occupied single-family homes; three are apartment buildings. The number of contracts enacted each year has been small, from two to four contracts annually.

The subject property was constructed in 1933 and is currently owned by Kevin Poi and Thomas Hoehn. This Monterey Revival style residence was designed by Long Beach based architect Kirtland Cutter for Mr. and Mrs. Clock. The dwelling is significant for several reasons including its association with Mr. Clock, who was a prominent local attorney and community

## CHAIR AND CITY PLANNING COMMISSION

September 22, 2006

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activist; its physical manifestation of the City's architectural heritage; its architectural styling as a well executed Monterey Revival style structure; and its direct connection with noted architect Kirtland Cutter. The Henry Clock House was designated a Long Beach Landmark by the City Council in June 1985. Attached is the Mills Act application with photos of the property.

Since purchasing the house, the applicants have already begun to rehabilitate the property. Mr. Poi and Mr. Hoehn are both very appreciative of the historical and architectural qualities of the house, and have applied for a Mills Act contract in order to be able to afford the proper maintenance for historic restoration and preservation of the property. The age and materials of the house make it a challenge to preserve and maintain. As part of the Mills Act contract, the owners anticipate the following work program over the next ten years:

- Paint exterior of house with appropriate colors of the style and era
- Repair, and as deemed necessary, replace original cloth wall covering in bedrooms
- Repair sub-roof damage by removing and re-installing original red clay tile roof
- Restore original lighting and gates to motor court
- General upkeep and maintenance to preserve and enhance the historic character of the building

The on-going commitment of the owners to historic preservation and the building's individual significance as a City Landmark makes it a good candidate for a Mills Act contract. Endorsement of this Mills Act application by the Planning Commission would allow it to continue through the approval process with ultimate submission to the Los Angeles County Recorder's office by the end of the year.

- The Mills Act contracts run for ten years; however, they are automatically renewed each year and can potentially continue in perpetuity, unless cancelled by either an owner or the City. There is a revenue loss for the City, equal to its share of the property tax. The County assumes most of the property tax loss. The concept behind the Mills Act is that the revenue loss is compensated by the public benefit obtained in maintaining and restoring a historic resource.

The Cultural Heritage Commission approved the execution of a Mills Act Historic Contract between the property owners and the City at their meeting of September 20, 2006.

The City Council must approve the execution of the Mills Act contracts. The City's Budget Officer considers the fiscal impacts of the action at that time.

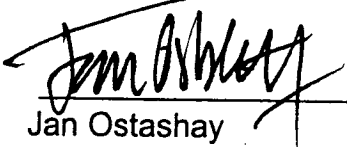
**IT IS RECOMMENDED THAT THE PLANNING COMMISSION**

Recommend that the City Council approve the execution of Mills Act Historic Property Contracts between the City and the owners of the property at 4242 Pine Avenue.

RESPECTFULLY SUBMITTED,

LAYNE JOHNSON  
CHAIR, CULTURAL HERITAGE COMMISSION

By:



Jan Ostashay  
Historic Preservation Officer

Attachments

LONG BEACH MUNICIPAL CODE

Title 16

Public Facilities and Historical Landmarks

Chapter 16.52

HISTORIC LANDMARKS

16.52.010 Jergins Trust Building, Pacific Coast Club, Villa Riviera, First Congregational Church, Rancho Los Alamitos and Rancho Los Cerritos.

16.52.020 Cooper Arms Apartments.

16.52.030 Drake Park/Willmore City Historic Landmark District.

16.52.040 Long Beach Community Hospital.

16.52.050 Scottish Rite Cathedral.

16.52.060 Insurance Exchange Building.

16.52.070 Recreation Park golf course clubhouse.

16.52.080 The Bembridge House.

16.52.090 Cherry Avenue Lifeguard Station.

16.52.100 William Benjamin Dearborn Simmons Tracker Pipe Organ.

16.52.110 Dr. Rowan Building.

16.52.120 Long Beach Municipal Auditorium Mural.

16.52.130 Heartwell/Lowe House.

16.52.140 St. Regis Building.

16.52.150 Fire Maintenance Station No. 10.

16.52.160 Leonie Pray House.

16.52.170 The Skinny House.

16.52.180 First National Bank of Long Beach Building.

16.52.190 Henry Clock House.

16.52.200 The Artaban Apartments.

16.52.210 The Broadlind Hotel.

16.52.220 The Masonic Temple.

16.52.230 The Matlock House.

16.52.240 The Moore House.

16.52.250 The Olan Hafley House.

16.52.260 The Willmore Building.

16.52.270 The Lafayette Complex.

16.52.280 The Linden House.

16.52.290 The Termo Company Building.

16.52.300 The Home Market Building.

16.52.310 The Farmers and Merchants Bank Office Tower.

16.52.320 The Long Beach Professional Building.

16.52.330 Bixby Ranch House.

16.52.340 The Houser Building.

16.52.350 The Harriman-Jones Clinic.

16.52.360 The Breakers Hotel.

16.52.370 The Ocean Center Building.

16.52.380 The Adelaide M. Tichenor House.

16.52.390 The Californian Apartments.

16.52.400 The Crest Apartments.

heritage committee or by the city planning commission upon appeal, authorizing such environmental changes. (Ord. C-6026 § 1, 1984).

16.52.190 Henry Clock House.

Pursuant to the provisions of Chapter 2.63 and with the recommendation of the planning commission, the city council designates the following building as an historic landmark in the city: Henry Clock House.

A. Location, Description and Reasons for Designation. Located at 4242 Pine Avenue, the Henry Clock House is a "Monterey Revival" style house, constructed in 1933, and designed by Kirtland Cutter.

The house has a floor area of five thousand two hundred thirty-three square feet and has an irregular floor plan consisting of an attached triple car garage at the south end with a swimming pool off of the living room near the side yard on Locust Avenue. It is a two-story structure with a Monterey style balcony and decorative wood rafter supports and railing. The lower floor has stucco siding with the second story clad with board and batten wood siding. It has a red clay tile hip roof, fireplace and a brick wall surrounding the garage entry. The double-hung windows are accented with stationary shutters. It rests on a concrete foundation.

Henry Clock was an attorney and an outstanding leader in Long Beach. He was born in Iowa in 1908. Two years after his birth, his father, Ralph H. Clock, moved the family to Long Beach and started the legal firm of Clock, McWhinney and Clock, one of the oldest in Long Beach. Henry attended Stanford and Southwestern Law School. In 1932 he married Frances Terry, daughter of a prominent surgeon, Roy A. Terry. He joined his father's firm, which shortly became Clock, Waestman and Clock, upon Mr. McWhinney's retirement. He served as a member of the National Boys Club of America and was past president of the Boys Club of Long Beach and received the Golden Boy Award in 1960. He also served as president of the Long Beach Area Boy Scouts of America; the Avalon Tuna Club; the Memorial Hospital Medical Center, and served on the Board for the Long Beach Bar Association for many years. He was a member of the American Bar Association and the State Bar Association of California; the American College of Probate Counsel and founder of the Lincoln Club. Henry Clock died in 1976.

B. General Guidelines and Standards for Any Changes. The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" prepared by the Secretary of the Interior (February, 1978), as amended, are incorporated by reference, and the following additional guidelines and standards as recommended by the cultural heritage committee are adopted:



Any alterations, modifications, or repair of the Henry Clock House shall be done so in keeping with its historic character.

No environmental changes shall be allowed unless a certificate of appropriateness has been applied for and approved by the cultural heritage committee, or by the city planning commission upon appeal, authorizing such environmental changes. (Ord. C-6154 § 1, 1985).

16.52.200 The Artaban Apartments.

Pursuant to the provisions of Chapter 2.63 and with the recommendation of the planning commission, the city council designates the following building as an historic landmark in the city: The Artaban Apartments.

A. Location, Description and Reasons for Designation. Located at 10 Atlantic Avenue and constructed in 1922, this building is a very good example of a large scale apartment building from the 1920/1930 era. As was common at this time in Long Beach, this building was built as cooperative apartments and included such amenities as a built-in refrigeration plant, laundry room, meeting and game rooms. The exterior of the building is concrete with many decorative touches added. There is a decorated band between the second and third floors and plain bands between each of the remaining floors. These bands are on the south and west sides of the building. The south side of the building features balconies under the center windows on the second through eighth floors and two side balconies on the seventh floor, all these balconies face the ocean. On the west side are two individual balconies on the fifth and seventh floors. Although the roof is flat, a decorative band running atop the south and west sides of the building simulates an overhanging roof. The entrance to this building is on the west side and is surrounded by a decorative arch and the recessed doorway is surrounded by a very decorated entrance. The lobby of the building is very beautiful and well maintained, the ceiling is a very colorful fresco with many details. The mantle around the fireplace shows scenes of Artaban travelers looking for Jesus.

B. General Guidelines and Standards for Any Changes. The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" prepared by the Secretary of the Interior (February, 1978), as amended, are incorporated by reference, and the following additional guidelines and standards as recommended by the cultural heritage committee are adopted:

Any alterations, modifications or repair of the Artaban Apartments exterior or interior lobby artwork (ceiling, molding, fireplace, etc.) shall be done so in keeping with their historic character.