

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

1 RESOLUTION NO. RES-19-0155

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH ESTABLISHING A HISTORIC
5 RESOURCES DESIGNATION FOR THE ALEXANDER
6 HOUSE LOCATED AT 5281 E. EL ROBLE STREET, AS
7 PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH
8 MUNICIPAL CODE TO BE RECORDED PURSUANT TO
9 THE AUTHORITY OF GOVERNMENT CODE SECTION
10 27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

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12 The City Council of the City of Long Beach does hereby resolve as follows:

13 Section 1. This Resolution is adopted pursuant to the authority and
14 mandate of California Public Resources Code Section 5029 in order to provide recorded
15 notice to current and future owners of the affected properties that such properties have
16 been designated as historical landmarks.

17 Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code,
18 the City Council of the City of Long Beach has adopted Ordinance No. ORD-19-0025
19 designating the property located at 5281 E. El Roble Street as a local historical landmark.
20 As a local historic landmark, the demolition, alteration, or relocation is restricted, subject
21 to controls and standards set forth in this resolution and in Chapter 2.63 of the Long
22 Beach Municipal Code, as may be amended from time to time.

23 Section 3. The legal description for the Alexander House located at 5281
24 E. El Roble Street is set forth on Exhibit "A", attached hereto and incorporated herein as
25 though set forth in full. The owners of the Alexander House are Leonard and Tanya
26 Farber.

27 Section 4. Designation as a Historic Landmark. Pursuant to the
28 provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the

1 recommendation of the Cultural Heritage Commission, the City Council of the City of
2 Long Beach hereby designates the property located at 5281 E. El Roble Street as a
3 historic landmark based on satisfying significance criteria "C", as defined in the City's
4 Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section
5 2.63.050). The designation of the Alexander House as a local historic landmark has been
6 codified in Section 16.52.2320 of the Long Beach Municipal Code.

7 A. Basis for Recommendation.

8 a. Property Description. The subject property is
9 located on Lot 83 of Tract 14674 in the Park Estates neighborhood of Long
10 Beach. This 1950-51 low-slung modern home recedes into the surrounding
11 landscape of trees and small hillocks. The footprint of the house "follows
12 the contour of the lot", using narrow red brick and wood siding, a flat roof
13 and large, low overhanging eaves. The roofline is one long continuous
14 plane, of shake shingles, even overhanging the driveway. Nearly every
15 room has a view of the outside, with the square living room set at angles to
16 the rectangular balance of the house.

17 The architect employed a dramatic use of natural materials
18 and a highly individual mastery of space. Landscape and structure are
19 integrated. The roofline evokes a flattened pyramid formation and the
20 hidden entries contribute to the recession of the built structure into the
21 natural surroundings.

22 The primary entrance, with an original flat blond-wood door is
23 recessed under the low-hanging roof, and off-center. This overhang follows
24 the entire length of the living room windows, creating a covered porch
25 effect. Most of the windows are floor-to-ceiling, with some bisected,
26 transom style.

27 An attached garage of similar design and materials is located
28 in the front of the property. A dramatic cantilevered overhang identifies the

1 driveway's access to the garage.

2 The landscaping consists of a low lawn, bordered by low
3 bushes. The walkway leading from the street/sidewalk is of brick to mimic
4 the brick on the house wall and siding. A poured concrete driveway is on
5 the southeast side of the house, bordering the far side of the garage.

6 The subject property appears to retain all aspects of integrity
7 (windows, doors, brick cladding, roof).

8 2. Significance.

9 a. Architectural Design. The subject property is
10 unique in its provenance and architectural style/craftmanship. The
11 residence was constructed as a custom-house and is well designed with a
12 high level of design detailing that includes the use of the unique and intact
13 brick façade, low-slung roof and cantilevered overhang, floor-to-ceiling
14 windows, and subject placement on the lot to the advantage of light and air.
15 The massing, size and detailing of the building contribute to the receding
16 nature of the house, seeming to disappear into the landscape. Yet, upon
17 entering the property, the landscape becomes a major attribute.

18 b. Original Owners. This custom mid-century
19 modern style home was designed for the first owners, Dr. George A. and
20 Grace F. Alexander by Los Angeles architect, John Lautner. The
21 Alexanders spent the majority of their married years in the home (ownership
22 was in the family from 1950-2010). George Alexander was a dentist, born
23 in California. He maintained an office in the Belmont Shore/Naples area.
24 He and his wife Grace were well known in Long Beach social circles.
25 Grace taught at Lincoln School for a number of years in the 1950s.

26 c. The Architect. John Lautner designed the house
27 with significant direction from his clients, the Alexanders. When meeting
28 with Lautner, Grace did not want to feel boxed in or restricted. She insisted

1 on an element of openness and stipulated no enclosed halls. Consequently,
2 Lautner designed the house so there are views of the house from nearly
3 any room. A wing of bedrooms ensure that even these private areas had
4 full access to light and the outdoors. The Alexander House is the only
5 commission he constructed in Long Beach. It's location in the exclusive
6 Park Estates section of the eastside is also important to its significance.
7 Lloyd Whaley's development was in its infancy at the time and when
8 Alexander hired John Lautner to design a home in Whaley's new
9 subdivision, it helped to put the neighborhood on the map and encourage
10 other innovative architects to seek commissions in the area.

11 B. Rational for historic landmark designation. The City Council
12 finds that relative to the designation of the subject property located at 3735
13 Pine Avenue as a historic landmark, the following criteria are manifested as
14 set forth in the Long Beach Municipal Code Section 2.63.050 based upon
15 the following:

16 "C." It embodies the distinctive characteristics of a type, period or
17 method of construction, or it represents the work of a master or it possesses high
18 artistic values. The residence was constructed in 1950-1951 as a custom-house.
19 John Lautner designed the house with significant direction from his clients, the
20 Alexanders. Lautner is a recognized architect throughout the world. The subject
21 property is unique in its provenance and architectural style and craftsmanship. It is
22 well-designed with a high level of design detailing. This residence is a nearly
23 pristine example of the work of master architect, John Lautner, and the only
24 Lautner-designed building in Long Beach.

25 Section 5. General guidelines and standards for any changes.

26 A. Any maintenance, repair, stabilization, rehabilitation,
27 restoration, preservation, conservation, or reconstruction work proposed for
28 the building shall be conducted in a manner consistent with the "Secretary

1 of the Interior's Standards for the Treatment of Historic Properties with
2 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
3 Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as
4 the "Procedures for Certificate of Appropriateness" (the "Standards") found
5 in Section 2.63.080 of the Long Beach Municipal Code.

6 B. The Standards are incorporated herein by this reference and
7 shall be used as the authoritative guidelines for reviewing and approving
8 any proposed exterior work on the building.

9 C. The provisions of this Resolution shall regulate the building's
10 exterior walls and other external features. There shall be no restrictions on
11 the building's interior.

12 D. Original historic fabric on the exterior of the building shall be
13 executed in a matter that does not materially impair in an adverse manner
14 those physical characteristics of the structure that account for its
15 designation as a City landmark. Any such work must be done in keeping
16 with the building's historic character, period, and architectural style.

17 E. No exterior changes to the building shall be allowed unless an
18 approved Certificate of Appropriateness has been applied for by an
19 applicant and is issued by the City authorizing such environmental change.

20 Section 6. Pursuant to the authority of the Public Resources Code
21 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a
22 certified copy of this Resolution to be recorded in the Official Records of the County of
23 Los Angeles.

24 Section 7. This Resolution shall take effect on the same date the
25 ordinance referred to in Section 2 of this Resolution becomes effective, and the City Clerk
26 shall certify the vote adopting this Resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of October 8, 2019, by the following vote:

Ayes: Councilmembers: Pearce, Price, Supernaw, Mungo,
Andrews, Uranga, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Austin.


City Clerk

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 83, of Tract No. 14674, in the City of Long Beach, County of Los Angeles,
State of California, as per Map recorded in Book 336 Pages 37 to 39 of Maps,
in the Office of the County Recorder of Said County.