PARSONAGE RESIDENCE
640 PACIFIC AVENUE
LONG BEACH, CALIFORNIA 90813

HISTORIC STRUCTURE REPORT

REPORT COMPLETED BY:

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on behalf of
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for

FAMCO

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INTRODUCTION

This evaluation pertains to the historic Parsonage residence associated with First Congregational Church, identified at present as 640 Pacific Avenue in the city of Long Beach, California.

The historic Parsonage building (the Parsonage) was designated a City of Long Beach Historic Landmark on February 28, 2000 as outlined in Section 16.52.2010 of Chapter 16.52 of the Long Beach Municipal Code. The building is believed to have been built in 1887, and was constructed on what is today the southwest corner of 3rd Street and Cedar Avenue in the city of Long Beach, California. The building, constructed to serve as the Parsonage residence for what became First Congregational Church, was built as a two-story residence in the Stick Style with Shingle, Italianate, and Queen Anne elements. First Congregational Church operated the building as its Parsonage residence until 1914 when the building was relocated off-site.

The Parsonage building has always been residential. However, the building was converted from single-family to multi-family residential in the 1920s. In 2006, the present owner purchased the property identified as 640 Pacific Avenue with the intent to sell the property to a real estate developer as part of a greater redevelopment project on the southeast corner of 7th Street and Pacific Avenue.

Since the initial sale of the property, the current property owner has expressed interest in preservation of the historic resource, and has taken steps to begin the relocation process in order to avoid demolition. The project as proposed would result in relocation of the building to 326 W 10th Street, a residentially-zoned parcel located in the Willmore City Historic District of the city of Long Beach, California, and would entail preservation of the exterior historic character-defining features throughout the property, as well as a respectful renovation of the interior of the building to repair damage to the historic resource resulting from the relocation process.

Relocation, the act of physically moving a building or structure from one location to another, is a viable method of practicing historic preservation when the act does not cause harm to the subject resource or when the act of relocation will cause less harm to the resource than keeping the resource in its present location. To proceed with relocation, thorough research, documentation, and precautionary measures must be undertaken. The act of relocation requires a collaborative process involving a series of trained professionals in a variety of industries including historic preservation, construction, house moving, and structural engineering. In order to undertake a relocation, a project manager working on behalf of the property owner, a general contractor, or a historical architect, should assemble a team of qualified professionals. These professionals should collectively produce as-built drawings documenting the building in its current condition, a historic structure report or other assessment documenting and making a plan for the building prior to relocation, a disassembly plan (if applicable) as well as a transportation plan to navigate public streets (if applicable) in order to move the building to its future site, and a structural assessment to evaluate the building's structural components and an assessment to validate the disassembly plan. Following the preparation of these items, the involved parties may then proceed to apply for a building relocation permit from the applicable local governments. If relocation involves the resource traveling down state or local highways, the state transportation authority must also issue a transportation permit. Following receipt of permits, the relocation may be scheduled and executed according to the plan formed by the project team and approved by local government agencies. Once the resource is relocated, it may be positioned above the desired location for a new foundation and said foundation may be laid beneath

the resource before it is lowered down over the course of several weeks. Alternatively, a new foundation may be constructed by the project team prior to relocation and the resource can be lowered onto a readied foundation over the course of several hours or days.

Over the course of the last several months, involved parties have worked to prepare a comprehensive and structurally-safe approach to relocation, document and assess the needs of the Parsonage as a historic resource, and prepare to the relocation and rehabilitation of the resource to a future site at 326 W 10th Street.

In regards to historic preservation, assessment of the Parsonage has been particularly complex. Very little documentation, aside from an early photograph, exists of the building. Permit records and early records of First Congregational Church yield little documentation of its physical history. In an effort to complete accurate and thorough research, Keaotamai completed in-depth investigations of the collections at the Historical Society of Long Beach, the Long Beach Public Library, and First Congregational Church. Though a designated historic resource, the City of Long Beach itself has limited documentation of the Parsonage. In an effort to assist the City and ensure documentation of the resource is accurate, Keaotamai has provided an updated assessment of the building's historic significance under relevant criteria in this report which both supplements and corrects the limited knowledge applied to the original documentation and designation of the building completed by City staff in 1999.

The following is a detailed account of the Parsonage since the earliest recorded days of its existence, providing historic context for the resource in order for an informed determination of effect to be made in regards to the proposed relocation.

NARRATIVE

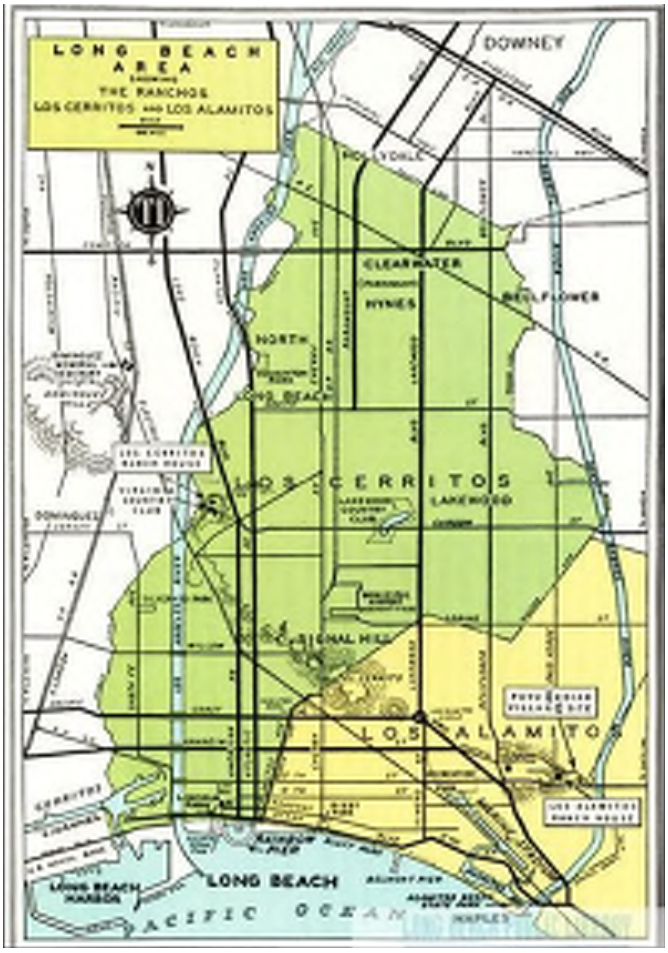
Historic Context Statement

The Parsonage residence (the Parsonage) is believed to have been constructed in 1887 on what is today the southwest corner of 3rd Street and Cedar Avenue in the city of Long Beach. The building was later was relocated twice, ultimately resulting in its placement at the present location of 640 Pacific Avenue.

First Congregational Church in Early Long Beach (1834 - 1912)

The land which became the city of Long Beach was taken forcibly from the native Gabrielino people by the Spanish government in the Eighteenth century, and was divided into a series of Spanish Land Grants managed most predominantly by Corporal Manuel Perez Nieto.[1] Nieto came to control 300,000 acres of land, which was later divided by Governor Jose Figueroa in 1834 while the land was part of the territory of the nation of Mexico.[2] The land that came to be known as Rancho Los Cerritos was included in this motion, and ultimately was purchased by Jonathan (Juan) Temple, who later sold the land to the Flint, Bixby and Co. in 1866 for $20,000.[3]

[1] Richard DeAtley, *Long Beach: The Golden Shore: A History of the City and the Port* (Houston: Pioneer Publications, Inc.), 1988, 20
[2] *Long Beach: The Golden Shore*, 22.
[3] *Long Beach: The Golden Shore*, 27.



Map documenting the boundaries of Rancho Los Cerritos and Rancho Los Alamitos. *Source: Long Beach Public Library.*

The Bixby family had first arrived in Long Beach in 1851 when Lewellyn Bixby, Amasa Bixby, Jr., and their cousin Dr. Thomas Flint traveled from Maine to visit California during the Gold Rush in search of prosperity.[4] The family gained early success in retail establishments, catering to miners. Additional members of the family, including Jotham Bixby, joined their relatives out west in the years following.

Jotham began working in the real estate industry prior to the 1870s, and began further dividing Rancho Los Cerritos into parcels for sale in 1880.[5] During this time, community organizations in Long Beach were developing. The First Methodist Church established its presence in the community as early as 1884 when Reverend George W. Elwood expanded upon the church's popular services taking place in Compton.[6]

Jotham Bixby and his wife Margaret became highly active in the community, and they provided the funds to construct Cerritos Hall in 1886. Cerritos Hall was located on the southwest corner of 3rd Street and Cedar Avenue, and functioned as a community gathering space. According to

[4] *Long Beach: The Golden Shore*, 28.
[5] *Long Beach: The Golden Shore*, 30.
[6] "Historic 1st Methodist Church to 'Build Again in Faith,'" Independent Press-Telegram, January 20, 1968, Accessed January 3, 2018, 15. ; "Business Topics" in the *Los Angeles Times,* January 30 1887 confirms that G.W. Elwood was present and working in Long Beach at this time. (Accessed January 3, 2018 via Newspapers.com.)

many, it was the first public building in Long Beach.[7] Among its other uses, the space housed Congregational church services, a personal interest of the Bixby's. However, services were infrequent and there was no formally-recognized Congregational church, so ministers were asked to travel to Long Beach from Los Angeles when needed.

In 1887, Jotham and Margaret Bixby recognized the need for a residence where visiting ministers could stay while presiding over Long Beach services. They provided funding to construct the Parsonage residence next door to Cerritos Hall on the southwest corner of 3rd Street and Cedar Avenue. The building eventually did become a full-time residence, perhaps when the Congregational Church at Long Beach held its first meeting on January 25, 1888.[8] The inaugural minister to the church was Reverend A.J. Wells, who likely resided in the Parsonage.

Earliest known photograph of the Parsonage residence (left) in its original location next to Cerritos Hall (right), 1887. *Source:* Long Beach Public Library.

The early years of the Congregational Church brought immense growth, in correlation with the growth of the city of Long Beach. The city formally incorporated on March 2, 1888.[9] In 1901, the church's leadership committee determined that they could no longer continue to offer services out of Cerritos Hall. The building had been deeded to the church by the Bixby family before the start of the twentieth century, and so the church made a decision to undertake construction of a new church building to house their growing congregation. The new church building was constructed on the same

[7] Historic Preservation Committee at First Congregational Church, Interview by author, Long Beach, CA, January 8, 2018.
[8] Faith Annette Sand, ed. *A Tower of Faith in the Heart of the City:1888-1988, Centennial History of the First Congregational Church of Long Beach, California,* Pasadena: Hope Publishing House, 1988, 16.
[9] *Long Beach: The Golden Shore*, 38.

site in 1902, and to accommodate its construction the Parsonage was relocated to the northern boundary of the parcel. Although it is known that the Parsonage was relocated at this time, no details about the relocation are known to exist.[10]

Now fronting onto 3rd Street, the Parsonage continued to be lived in by the church's ministers including Revered Charles Pease who presided over the congregation from 1899 to 1907.[11] The last minister to reside in the Parsonage was Reverend Thomas B. Hunter, who named the Parsonage at 324 W. 3rd Street as his place of residence beginning in 1911.[12] In this period, the church again encountered a growing congregation. They recognized the dramatic growth in Long Beach - growth that would cause the city's population to grow by over 450 percent over the next 20 years.[13] In response, what had become known as First Congregational Church undertook their second capital campaign to construct an even larger home for their congregation. In 1912, new plans were introduced which required the Parsonage building to be relocated a second time.[14]

The Parsonage Residence in a Changing Long Beach (1914 - 1945)

The exact date of relocation is unknown, but research completed for the purposes of this report has confirmed that the Parsonage was relocated to its present location at 640 Pacific Avenue around 1914.[15] Initially the home was resided in by James Rhea, a widower, and his daughters Edith and Lela. James was re-married shortly after and moved to a new residence, leaving the property on Pacific under the ownership of Edith.

The Rhea sisters responded to the city's growth in population, particularly in Downtown Long Beach, by constructing additional units on the parcel. Around 1920, Edith built an apartment above a garage on the rear of the property, and by 1921 the Parsonage had been divided into two separate residences.[16]

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[10] A thorough exploration of archives at the Historical Society of Long Beach, First Congregational Church, and the City of Long Beach have yielded no details on the relocation of the Parsonage which occurred around 1902. However, church records and the change of address of the building in city telephone directories after this year confirm that the relocation did take place.

[11] *A Tower of Faith in the Heart of the City,* 91.

[12] *Long Beach Telephone Directory*, 1911.

[13] Long Beach City Telephone Directories report a population of 53,000 persons in 1916, and an increased population of 165,195 in 1933. Long Beach City Telephone Directories, 1916 (Page 11) and 1933 (Page 10).

[14] *A Tower of Faith in the Heart of the City*, 38.

[15] This finding contradicts Section 16.52.2010, Section 2(B)(1) of the City of Long Beach Municipal Code which states that the Parsonage "...was moved again off-site in 1914 when the present landmark building for the First Congregational Church was built, and a third time in 1927 to the current location of 640 Pacific Avenue." Although members of First Congregational Church confirm that the building was relocated multiple times, and the landmark designation in the city Municipal Code does indicate a third relocation prior to its relocation at the present site, no documents have been identified which confirm this third relocation.
Rather, extensive research for the purposes of this report has indicated that the Parsonage was relocated twice prior to its relocation to its present site, which appears to have taken place in 1914 by Isaac A. McCrary, a local house mover. McCrary was the business partner of Guy Parkinson. While McCrary resided at 628 Pacific Avenue, Parkinson resided at 640 Pacific Avenue (the current site of the Parsonage) until his untimely death in 1910. As co-owners of McCrary & Parkinson Movers, McCrary became the administrator of Parkinson's estate. It is possible that as a house mover, McCrary offered his services to First Congregational Church (who sought to relocate the building due to their construction plans) to relocate the Parsonage to his own property. In 1914 McCrary declared bankruptcy, which would align with the sale of the Parsonage that same year. No formal record (permit record or otherwise) has been identified to confirm the date or method of relocation for any prior relocation of the building. City of Long Beach Telephone Directories 1908, 1909, 1911, 1912, 1913, 1914. "Damage Action," Los Angeles Times, January 25, 1911 (Accessed January 13, 2018.)

[16] Long Beach Telephone Directories, 1912, 1913, 1914, 1915, 1916, 1918, 1921.

The Parsonage residence in its current condition, 2017.

In 1933, the Long Beach Earthquake devastated the region, resulting in greater than $12.1 Million in material damages.[17] It seems the Parsonage was not heavily damaged by the quake, as building permits to repair earthquake damage or make renovations to the building were not pulled in this period. Following the earthquake, Downtown Long Beach experienced great change.

Earthquake damage prompted the City to renovate City Hall in the popular Art Deco style of the period. Throughout the city, buildings were frequently replaced and reconstructed in this style, ushering modernity and the mentality of modern living that came with the introduction of the Navy and Aerospace industries to the city in the early 1940s.

Between 1940 and 1965, Long Beach and neighboring Lakewood experienced further growth, which can be largely attributed to the presence of the United States Navy and the Aerospace industry. These industries created jobs for upper and upper-middle class families in Long Beach. Long Beach's Roosevelt Naval Base was dedicated on September 1, 1941, and became a fixture in the region with the United States' entry into World War II. It was said that "Long Beach eclipsed all other West Coast Navy towns in size and prominence."[18] Due to the enactment of the National Housing Act of 1934, housing developers were given ample opportunity to construct federally-sanctioned Minimal Traditional Style housing with affordable loans available to working-class and middle-class families,

[17] *Long Beach City Telephone Directory*, 1933, Page 11.

[18] Tina Griego, "Shipping Out Once the Biggest Business in Town, the Downsizing of the Navy Hits at the Very Heart-and Soul-of Long Beach," Los Angeles Times, January 13, 1994, Accessed December 19, 2017.

and low-cost loans available to veterans and military personnel.[19] These loans enabled the dramatic growth in housing stock in Long Beach as the region grew with the new Naval Base in the early 1940s. With the construction of neighboring Lakewood in 1950, an entire city developed around the convenience of the Federal Housing Administration (FHA). Long Beach and its surrounding communities became increasingly suburban and domestic as a result.[20] Many families relocated outside of city centers, and left those like Downtown Long Beach struggling to attract residents. In addition, a large number of churches, parks, and schools were constructed near suburban developments to accommodate the exodus from downtowns. With older schools and fewer public facilities, downtowns like that of Long Beach containing multi-family residences such as the Parsonage experienced a decline.

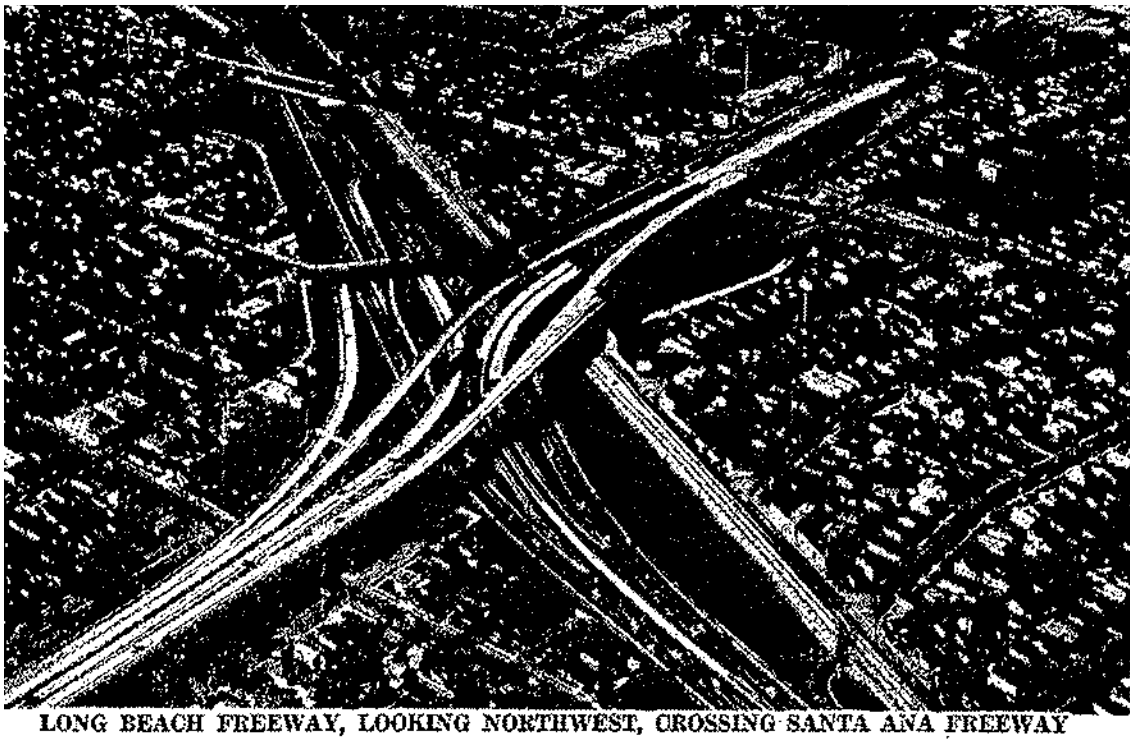
Typical Minimal Traditional Style Residence in Long Beach

With fewer residents, Downtown Long Beach became less of a priority and crime increased in the neighborhood. This was not uncommon in downtowns following the increased affordability of suburban single-family homes, and as a result the California State Legislature passed the Redevelopment Act in 1945.[21] With this act, "cities and counties were given the authority to declare as blighted and in need of urban renewal."[22]

[19] Dolores Hayden, *Building Suburbia: Green Fields and Urban Growth, 1820-2000* (New York: Vintage Books: A Division of Random House, Inc., 2003), 123.
[20] *Building Suburbia*, 138.
[21] Casey Blount, Wendy Ip, et. al. "Redevelopment Agencies in California: History, Benefits, Excesses, and Closure," U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2014, 1.
[22] "Redevelopment Agencies in California," 1.

The Parsonage in an Era of Redevelopment (1945 - 1990)

The impact of the Redevelopment Agencies started small. However, their operation coincided with other public infrastructure projects in the state and led to high levels of investment within 20 years.[23] One of these projects was the 710 Freeway, which offered a connection between Downtown Long Beach and the Santa Ana Freeway when it opened in 1958.[24] At the time, the *Long Beach Independent* stated that "for the first time, Long Beach [had] a direct connection to the downtown Los Angeles area and all the other freeways in the Greater Los Angeles Freeway System."[25]



Opening of the Long Beach Freeway. *Source: Los Angeles Times.*

Within five years of the freeway opening, the city and other government agencies invested heavily in Downtown Long Beach. For example, in 1959 Southern California Edison opened their new regional office at 100 Long Beach Boulevard. One year later, the City completed construction of the new Long Beach Public Safety Building and County Building complex - homes for the local county courthouse and police department. This investment drew from an effort to combat the exodus of residents and visitors resulting from increased accessibility and attractions in suburban neighborhoods. To boost tourism and regain its footing, the City of Long Beach elected to bid as the host city for the 1967 World's Fair.[26] By 1961, the City intended to host the event and began numerous infrastructure projects in preparation, including ocean infill near Downtown to build a new pier, 2

[23] "Redevelopment Agencies in California," 1.
[24] "Finished Freeway Means Problems," Long Beach Independent, April 2, 1958, Accessed January 13, 2018.
[25] "Finished Freeway Means Problems."
[26] "California World's Fair '$200 Million Project'," Los Angeles Times, October 21, 1962, accessed December 20, 2014.

miles long.[27] The event was short-lived, as the City removed itself from the running by discontinuing a tax proposal which would have afforded more infrastructure investment in preparation in 1964.[28]

Tourism did continue in Downtown Long Beach through additions like the Queen Mary in 1967. However, residential neighborhoods not conveniently accessible from the Waterfront continued in decline. Despite another wave of investment in public infrastructure in the 1970s, including the construction of the Long Beach Civic Center in 1976, conditions in adjacent residential neighborhoods worsened.

As crime increased, wealthier and more engaged residents chose to relocate out of Downtown's adjacent neighborhoods. "In 1970, [residents] were 93% white. A decade later, they were 74% white."[29] Leading into the 1980s and 1990s, Long Beach struggled with crime. Downtown Long Beach in particular became recognized for its dangerous streets, and investment declined greatly.[30] In 1982, the *Los Angeles Times* reported that "in addition to extreme Northwestern Long Beach, [downtown and the residential areas stretching into the central and western portions of the city]... show the highest levels of deteriorated housing and associated social ills."[31] In this time, the surroundings of the Parsonage shifted.

In the late 1970s, the city's Redevelopment Agency razed homes located across the street from the building, presumably in an attempt to fight blight. A parking lot was placed on the site, and in 1983 a sizable multi-family housing complex replaced a corner that had formerly housed two-story residential and mixed-use buildings.[32] Prior to 1980, a single-family residence and gas station which were located next door to the Parsonage between 644 Pacific Avenue and the 7th Street boundary were both demolished and replaced with a parking lot.[33]

While some buildings, like the Parsonage, along Pacific Avenue remained relatively untouched, the feeling of the corridor began to change in this period. In 1990, Metro began service on its Blue Line, which provided a direct connection by light rail between Downtown Long Beach and Downtown Los Angeles.[34] Beginning in this year, the Parsonage fronted onto the Blue Line, which was placed within the center median of Pacific Avenue between 8th and 1st Streets.

[27] "California World's Fair '$200 Million Project'," Los Angeles Times, October 21, 1962, accessed December 20, 2014.
[28] "Long Beach Rules Self Out as Location of World's Fair," Los Angeles Times, September 2, 1964, accessed December 20, 2014.
[29] Robert J. Gore, "Issues: Hearings to focus on L.B. Housing Needs and Priorities," Los Angeles Times, January 17, 1982, accessed January 13, 2018.
[30] Chris Woodyard, "Voters in Long Beach View Crime, Drugs as City's Top 2 Problems," Los Angeles Times, May 15, 1988, accessed December 24, 2017.
[31] "Issues: Hearings to focus on L.B. Housing Needs and Priorities."
[32] City of Long Beach Building Permit Records, 639 Pacific, 661 Pacific.
[33] City of Long Beach Building Permit Records, 646 Pacific, 656 Pacific.
[34] "Whittier Resident Heads RTD Rail Operations," Los Angeles Times, April 30, 1989, accessed January 13, 2018.

Metro Blue Line passing the Parsonage residence, 1996. *Source:* Metro.

Resource Description

The Parsonage is a two-story multi-family residence, constructed at the southwest corner of 3rd Street and Cedar Avenue in 1887. The building was relocated to 324 W. 10th Street in 1902 to accommodate expansion of First Congregational Church, and research has indicated the building was again relocated in 1914 to its present site of 640 Pacific Avenue for a second expansion by the church.

The Parsonage is located on a single parcel bound by Pacific Avenue to the west, 7th Street to the north, Solano Court to the east, and Cobre Way to the north. The building occupies the street-facing portion of the parcel and is oriented west towards Pacific Avenue, with the remaining square footage allocated to a small yard and garage with apartment above.

The building is designed in the stick style by an unknown architect or designer. Within the framework of the City of Long Beach Historic Preservation Ordinance, the building bears historic significance under Criterion A for its affiliation with the early development of Long Beach, under Criterion B for its affiliation with significant individuals in the city's history, and under Criterion C for its distinctive architectural features. Additional insight into the building's historic significance can be found under the Review of Significance section of this report, found on page 25.

Constructed in 1887 on the Southwest corner of 3rd Street and Cedar Avenue, the building maintained this affiliation and use until at least 1913. The exterior of the building has been only slightly modified over its 131 years.

Technical Description

- Original and Subsequent Owners:
  1887: Jotham Bixby
  1897: First Congregational Church

1914: Isaac McCrary (unconfirmed)
1914: Rhea Family (Isaac Rhea, Edith Rhea, Lela Rhea)
1977: Albert Fugate
2006: FAMCO

- Alterations and Additions:
  Few exterior alterations have been made to the building since its initial construction. The building was fitted with a contemporary asphalt roof, and although this roof maintains the shingle placement of the original roof, the material has been changed. The ornamental cresting which once lined the roof gables has been removed. In addition, a window within the porch on the first story was replaced with a door when the building was divided into two units in 1921. Lastly, the left hand rail on the building was replaced in an unknown year, and the right hand rail was removed in an unknown year.
  The footprint of the building has been changed as well through the addition of a kitchen on the first floor. It is unlikely the building originally had a kitchen (for details see page 28 of this report.) The current kitchen was added to the building on its current site after its relocation, and was constructed in 1921. The addition projects on the rear (east-facing) elevation, and has consistent cladding and windows to ensure it is visually compatible with the remainder of the building. Though consistent in its exterior cladding and use of windows, the addition is plain on the interior and is inconsistent in characteristics including window frames, door frames, and doors. This addition does not date to the period of significance.

- Architectural Character and Materials:
  The building is designed in the Stick Style (in fashion from 1860 - 1890) and has additional elements influenced by the Shingle (1880 - 1910,) Italianate (1840 - 1885,) and Queen Anne (1880 - 1910) Styles. Distinctive features which were used to identify the building as Stick Style are its Gabled roof, Horizontal and vertical bands dividing the first and second stories (raised from wall surfaces for emphasis,) and the use of a Box-Bay window with rectangular, ornamental panels above. The use of shingle cladding only on the second story is consistent with the Shingle Style, as well as the plain, wood-post-supported porch on the first story. The building's design incorporates bracketed rectangular windows derivative of the Italianate style, and finally roof cresting typically seen in Queen Anne style residences.
  The building is wood-frame with a combination of wood shingles and clapboard siding, and an asphalt roof. Below the building is a concrete foundation. The building materials are range from fair to good condition, with the clapboard siding and roofing on the west and south elevations sporadically impacted by electrical fixtures, utilities, and cable utilities added after the period of significance.

- Description of Exterior:
  - Overall Dimensions:
    The building has a generally square plan, measuring approximately 32 feet 1 inches deep, and 31 feet wide. The addition on the rear elevation of the first story adds an additional 12 feet 1 inches of depth, and is 13 feet 4 inches wide.

- Foundations:
  The building is on a poured concrete slab foundation which has the same dimensions as the building footprint.
- Walls:
  The walls are wood-framed. The overall plan of the building is square with four walls visible from the exterior. The walls are cladded in wood shingle and clapboard siding. On the interior, walls have a wood lath frame and are clad in plaster.
- Structural System:
  For a structural assessment of the Parsonage, refer to Attachment B.
- Porches:
  The porch on the primary (west-facing) elevation of the building contains a simple, wood porch with roof projection above. The porch is square with square, wood ornamental trim lining its roof.
- Openings:
  i. Doorways and Doors:
    - On the primary elevation, there are two entrances. Both are located within the porch. The northernmost door on the primary elevation is wood, with wood panels on the lower half and a leaded-glass, decorative window above. It is in fair condition, and is not believed to be original to the building.
      The southernmost door on the primary elevation is wood, with wood panels on the lower half and a fixed window above. The door contains a mail slot in the center as well as other period hardware, and has a metal doorknob with an ornate, metal backplate. The backplate has been painted. It is in good condition, and is believed to be original to the building.
      On the rear elevation, there is one entrance. The entrance leads to the kitchen, an addition to the building. The door to the entrance is wood with a single, fixed lite within its upper portion. The door is not original to the building.

  ii. Windows and Shutters:
    - 5 rangular, vertically-oriented single-hung wood windows on the building are adorned with a bracketed covering. They are found on the west, north, and south elevations. Within these, 3 windows are adorned with a more emphasized bracketed covering and 2 windows have a subdued bracketed covering.
    - On the northwest corner of the first story is a Box-Bay window comprised of four wood, single-hung windows.
    - On the north elevation, on the first story, is a grouping of three wood windows. The center window is rectangular, single-lite, fixed in the lower portion and at the top has leaded glass ornament. The two windows which flank the center window are rectangular and oriented vertically, and are single-hung.
    - Throughout the building, there are 22 vertically-oriented, rectangular wood windows with no covering which are found on all elevations.

Within these 22 windows there are four variations. The most prominent is evenly divided, with two vertically-divided panes on the upper sash and two on the lower sash. The second has a single fixed lite on the lower sash and a vertically-divided lite with two panes on the upper sash. In the third observed, the second variation is reversed with a fixed lite on the upper sash and a vertically-divided lite with two panes on the lower sash. In the final example, both sashes contain a fixed lite.

- 2 fixed, horizontally-oriented rectangular wood windows are located on the east elevation. One is on the upper story and one is on the lower story. Both are found in bathrooms.
- One contemporary window is found on the porch added to the kitchen. This window, which faces east, is wood. It is rectangular and oriented horizontally.

- Decorative Features and Trim:
  Original decorative cresting which once lined the roof gables of the building has been removed. Photographic documentation from the period of significance provides insight into this lost feature.
  Plain porch supports with a simplistic rectangular frieze running beneath the porch roof is original, and is made of wood. Marking the divide between the first and second stories are horizontal and vertical bands made of wood, raised from wall surfaces for emphasis. Within the porch is diagonal wood panelling, which covers the lower two feet of the walls.
  Above the windows, within the Box-Bay window and grouping of three windows on the first floor (north elevation and northwest corner) are ornamental wood panels.
- Roof:
  The roof of the building is asymmetrical with a distinguished gable on the primary elevation, and cross gables on both the north and south elevations. Bracketed roof elements exist over select windows on the west, north, and south elevations. Roof projections are observed over the grouping of three windows on the north elevation, and over the Box-Bay window on the northwest corner of the first story. In addition, there is a roof projection from the primary elevation over the entry porch.
  The cross gables on the north and south elevations have an open-eave roof-wall junction.

- Description of Interior:
  - Floor Plans:
    As-built drawings have been produced and can be found in Attachment A of this report.
  - Flooring:
    The building has carpeted flooring in all common areas on both the first and second stories, including throughout the staircase which provides access to the second story. In all kitchens and bathrooms, linoleum or tile flooring exists which is not original to the building.

- Wall and Ceiling Finish:
  All walls and ceilings throughout the interior of the building are wood lath with plaster. In addition to plaster, select walls upstairs and downstairs are clad with wood panelling.
  This panelling is found in the hallway of the second story, which provides access to the bathroom areas and kitchen. It was likely added in the mid-20th century. The upstairs shower is pre-fabricated, and the walls surrounding it are covered with 4 inch wide, vertically-oriented wood paneling or wainscoting, which has been painted.
  The east-facing wall in the kitchen on the first story is clad with narrow, 2 inch wide vertically-oriented painted wood wainscoting. On the north wall of the closet in one bedroom, there is 4 inch wide, vertically-oriented painted wood wainscoting.
- Openings:
  i. Doorways and Doors:
     - Upstairs there is one plain, painted wood open door frame. In addition, there are five wood-panel doors which are original. These doors have four decorative inset panels which are rectangular and vertically oriented. All of the five doors are painted, and two have original metal door knobs with plain back plates. There is one door clad with 2 inch wide vertically-oriented painted wood wainscoting, which is consistent with other wainscoting observed on the interior.
     - On the first story, three types of doorways are observed. There are six open door frames. All are original. While five are unpainted wood, one is painted. Four are ornamented with a decorative crown with darts at each upper corner. One of these ornamented door frames is attached to a built-in cabinet that is original. This door frame likely housed the back door to the residence in its period of historic significance.
       There are four wood-paneled doors, two of which are original and match the panel sequence observed on the second story interior doors. Two of these doors have original hardware with porcelain door knobs and metal decorative backplates, which are unpainted. There is one large open door frame, which divides the parlor room and dining room. This door frame used to house wood doors, and is unpainted. The door frame has a decorative crown with darts at each upper corner.

  ii. Windows:
     - All second-story interior windows are set in simple, wood surroundings which are painted. On the first story, all windows in common areas have a decorative crown with darts at each upper corner. This includes a window within the stairwell leading to the second story. The window within the stairwell has been painted. One window in each bedroom also bears this same ornament. The kitchen window and a window in one bedroom closet have simple, wood surroundings which are painted.
- Decorative Features and Trim:
  6 inch wood base boards which are painted are observed throughout common areas

on the first and second stories. Horizontal bands dividing the upper portion of the wall in the parlor on the first story are made of wood, and are raised from the wall surface for emphasis. In the dining room on the first story there is a built-in cabinet, which is original. The cabinet is incorporated in the decorative crown of an open door frame next to it, which leads to the kitchen. The upper left corner of the cabinet and upper right corner of the door frame have dart ornament, consistent with that found throughout door frames and window frames in the residence.

- Hardware:
  Two doors on the second story have original hardware from the period of historic significance. This hardware is a metal or porcelain knob with a simplistic metal backplate. Both knobs have been painted.
  On the first story, two doors have original hardware from the period of historic significance. This hardware is a porcelain knob with a decorative metal backplate. In addition, original hardware is observed on the built-in cabinet. This cabinet contains original hinges at the corner of its doors, an original fastener to close the cabinet doors, and six original drawer pulls on its lower three drawers.
- Mechanical Equipment:
  i. Heating, Air-Conditioning, Ventilation:
  The building has no contemporary heating, ventilation, or air-conditioning units. However, the residence retains an original fireplace in the parlor room on the first floor, which is made of painted brick and has a painted wood mantle above. The fireplace is non-functioning, as its chimney was removed (likely after its relocation to its present location.)
  ii. Lighting:
  Light fixtures in the Parsonage are contemporary, and simplistic in nature. No original light fixtures are observed throughout the residence.
  iii. Plumbing:
    - Constructed in 1887, prior to city-wide sewer systems, it is unlikely that the Parsonage was built with indoor plumbing.
    - A restroom outfitted with contemporary plumbing components is off of the dining room on the first floor. This room was most likely used for storage of dining supplies and minor food preparation in the period of historic significance.
    - On the second story, a linen closet has been converted to a half bath with a contemporary toilet and pedestal sink. A larger storage closet has been converted to a shower room, and has been outfitted with a contemporary bathtub and square tile surround.

- **Site**
  - General Setting and Orientation:
    The parcel on which the building is located is approximately 4,862 square feet, and is located in Long Beach, California. The parcel is oriented west on Pacific Avenue between 7th Street and Cobre Way.
    Located next to the building on its north-facing elevation once stood a single-family residence, followed by a gas station. The parcel has been a parking lot since at least

1980. In the rear of the residence is a garage with an above residence, constructed by the Rhea family on the parcel containing the Parsonage in 1920.
Located next to the building on its south-facing elevation is a single-story Craftsman Style residence built after the relocation of the Parsonage to its present site. In the rear of this residence is an additional single-story Craftsman Style residence.

- Historic Landscape Design:
  A photograph from the period of historic significance shows low-level plant life in the front yard of the Parsonage, likely containing vegetables or other edible foods and flowers. A climbing evergreen vine surrounds the front porch of the residence.

Historic Photograph of the Parsonage, ca. 1888. Source: Long Beach Public Library.

Elevations

A. Primary (West) Elevation

Parsonage Residence, Primary Elevation, View Northeast, Photo: 2017.

B. North Elevation

Parsonage Residence, North Elevation, View South, Photo: 2017.

C. East Elevation

Parsonage Residence, East Elevation, View Southwest, Photo: 2017.

D. South Elevation

Parsonage Residence,South Elevation, View Northwest, Photo: 2017.

Existing Condition Description

Physical inspection of the exterior and interior of the building has indicated that individual historic character-defining features and additional features of the building range from poor to fair condition. Additional detail on the condition of specific features can be found in Attachment E.

A recent structural assessment of the building produced by Melvyn Green & Associates, Inc. determined, in regards to the building's structural integrity, that "The general condition of the building is good. No noticeable major items of deterioration or safety were noticed. Previous changes to make this a two family dwelling should be reworked. This would include the kitchen and upstairs bath as well as the electrical and plumbing. The building could be rehabilitated and used for a dwelling."[35]

Period of Historic Significance

1887 - 1914

The Parsonage is significant for its affiliation with the Bixby family, and for its use as the Parsonage by First Congregational Church. Constructed in 1887 on the Southwest corner of 3rd Street and Cedar Avenue, the building maintained this affiliation and use until at least 1913.

Throughout its period of historic significance, the Parsonage was used intermittently for residential use at the election of reverends associated with First Congregational Church, and was used for religious events.[36] The building was first moved in 1902 in order to accommodate the construction of the first home for First Congregational Church. At this time, the building was relocated within the parcel and fronted north onto 3rd Street, taking on the address of 324 W. 3rd Street.

In 1912, First Congregational Church voted to carry out a capital campaign to build a larger venue to accommodate its growing congregation. It was at that time the building was relocated to its present site of 640 Pacific Avenue, which at the time seems to have been the property of Isaac A. McCrary, house mover. McCrary became the administrator to the estate of Guy Parkinson, fellow house mover and business partner, who had resided on that parcel until his untimely death in 1910. It is likely that McCrary offered his services to First Congregational Church, who sought to relocate the building due to their plans for expansion, to relocate the Parsonage to his own property. In 1914, McCrary declared bankruptcy, which aligns with the sale of the Parsonage that same year.

Following McCrary, the Parsonage came under the ownership of the Rhea family, who began constructing additional units around the building and also divided the building into multiple units in the early 1920s to produce additional income. Substantial research has not yielded any evidence that the Rhea family had any relationship to the Bixby family or to First Congregational Church, nor that they ever utilized the Parsonage in a fashion consistent with its original use.

Though this period of significance is short considering the overall lifespan of the building to date, no research has yielded evidence that additional tenants, owners, or physical surroundings of the Parsonage at its present site can be considered historically contributive.

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[35] "Building Condition," Structural Assessment of the Parsonage Residence, Melvyn Green & Associates, 2018, page 3.

[36] City of Long Beach telephone directories show Reverend Charles Pease listing the Parsonage as his address in 1902, as well as Reverend Shelton Bissell in 1910 and Reverend Thomas B. Hunter from 1911 to 1913. Marriage ceremonies like that of Ruby Reaksecker and John L. Walker in 1908 were performed in the building. *Los Angeles Times*, July 19, 1908, accessed January 13, 2018.

The Rhea family, who resided in residences surrounding the Parsonage as well as the Parsonage itself between 1912 and at least the late 1960s, played the largest role in shaping the property into its current iteration. It was Edith Rhea, a court stenographer for the City of Long Beach, and her sister Lela Rhea, employed by a local law firm, who together divided the Parsonage into multiple units in the early 1920s.[37]Alterations as a result of this effort included adding a second entrance on the primary elevation and creating a dividing wall separating the staircase with access to the second floor from the entrance to first floor common areas, within the entrance foyer. As a result of the second unit, and in an effort to modernize the structure with indoor plumbing, the Rhea family converted spaces, including a food preparation room off of the dining room on the first floor and storage cabinets and closets on the second floor, into restroom areas. A room on the second floor was additionally converted into a kitchen to service the upstairs unit following division of the residence. In the rear, a garage with apartment above was constructed in the early 1920s. While Edith and Lela most likely managed tenants in the Parsonage, they recorded their personal addresses as being that of this apartment in the rear. In regards to the surroundings of the residence, a storage shed was constructed behind the Parsonage in 1967 by Edith Rhea.[38]

Over the course of its active lifespan as a multifamily dwelling, many individuals resided in the Parsonage. City telephone records document Henry W. Leonard, a sanitation worker, and his wife Margaret resided in one portion of the building in 1930.[39] In 1933, relatives Lina Rhea, a dressmaker, and Anna Rhea were recorded as residing in the building's other unit.[40] Following in-depth research, there is no indication that members of the Rhea family, nor any other tenant residing in the Parsonage following its relocation to 640 Pacific Avenue made any substantial contribution to the City of Long Beach or its history. Their physical alterations to the property may be valuable in illustrating the evolution of a building in the modern era. In particular, the alteration of closet and storage spaces into restrooms due to the availability of indoor plumbing, and the subsequent addition of a kitchen area, illustrate this evolution. However, these alterations of the property are largely symbolic in their value, and the specific fixtures and spaces themselves do not effectively communicate this evolution in their current condition or placement.

The Secretary of the Interior's Standards for Rehabilitation indicate that "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." Alterations to the Parsonage, such as the kitchen addition on the east elevation of the building, are to be considered in this regard. Although the exterior cladding and windows of the addition were matched for consistency with the remainder of the building, an inconsistent interior and lack of defining feature through any form of design or indication of use demonstrate the lack of this addition's contribution to the overall significance of the resource.

Since these alterations are typical of any evolution of a lived-in property over an extensive period of use, and do not reflect the character of the Parsonage itself, there is no indication that the

[37] Though there are no permit records or other records to indicate the separation of the residence, activities at the Parsonage property indicate this activity in the first years of the 1920s. In 1920, Edith and Lela Rhea constructed the garage with above apartment at 646 Pacific Avenue, and relocated from the Parsonage to that apartment as illustrated by their named address in telephone directories. Beginning in 1921, numerous individuals list 640 and (new address) 642 Pacific Avenue as their address in telephone directories. As such, it is believed that the Rhea family modified the Parsonage at the same time construction took place to construct the rear residence around 1920/21.

[38] City of Long Beach building permit record, 1967.

[39] 1930 telephone directory

[40] 1933 telephone directory

alterations nor the presence of those who created the alterations qualifies for inclusion within the period of historic significance.

In terms of its surroundings, the area around the Parsonage progressively experienced higher density development throughout the course of the last half of the twentieth century. Housing projects sprung up around the site, including the residential development presently located at 645 Pacific Avenue and an additional development located at 714 Pacific Avenue. The addition of the Metro Blue Line loop surrounding the northern portion of Pacific Avenue between 1st and 8th Streets solidified Pacific's reputation as a high-density commercial and residential corridor. Throughout this period of development, largely initiating in the 1970s, the Parsonage remained one of a small number of single or two-story residential buildings along the avenue. In regards to the historic features and events surrounding the Parsonage, no event or development in the building's setting indicates a tie-in with the resource directly. Additionally, none of these surrounding circumstances appear to build upon the historic character of the resource or provide any further connection to the residents of the Parsonage while at 640 Pacific Avenue or affiliated individuals or agencies connected to the residence prior to its relocation to that site. As such, research for the purposes of this report has shown no evidence that the period of historic significance of the building should consider its operation or activities at the present site.

The Parsonage residence retains significant amounts of physical evidence of its historic period, and bears a great deal of historic value in connection with the early development of the City of Long Beach, early influencers in the city and business operations throughout the region, and the architectural characteristics of an ecclesiastical building in the late nineteenth century. Each of these components of the history of the Parsonage occurred in the first thirty years of its existence. Considering this, the activity at the building from its most recent relocation to present, and the surroundings of the building and their evolution during this same period, it can be determined that the historic value of the building lies in its earliest period - from its construction 1887 through 1914 at latest, when the relocation to 640 Pacific Avenue was completed at the request of First Congregational Church. This relocation and the end of the institution's involvement marks the close of its period of historic significance.

Review of Significance

Substantial research for the purposes of this report has yielded new information regarding the Parsonage residence. The below review of significance is provided to supplement and continue the initial research done into the property prior to its designation as a City of Long Beach Historic Landmark in 1999.

Below summarizes the significance held by the Parsonage within each of the four criteria outlined by the City of Long Beach.

A. The resource is associated with events that have made a significant contribution to the broad patterns of the City's history:

The roots of real estate development in Long Beach can be traced back to the mid-nineteenth century when Jotham Bixby began to subdivide the land which comprised Rancho Los Cerritos. Much of this land, and the land of Rancho Los Alamitos, became what it is

today the jurisdiction of the City of Long Beach.

It was Jotham's wife Margaret who believed a Congregational Church was needed in the community. After division of the land began, she and Jotham provided funds to construct Cerritos Hall, and later the Parsonage, on the southwest corner of 3rd Street and Cedar Avenue, near the blossoming Willmore City.

Throughout its lifespan, no significant events greatly influencing way of life and further development within the city of Long Beach are known to have taken place at the Parsonage. However, its early construction and investment from the Bixby family at a time when that family was determining the economic future of the city indicates that the Parsonage has played a substantial role in Long Beach's history. As such, the Parsonage does appear to be associated with events which have made a significant contribution in the broad patterns of the city's history, and therefore qualifies for historic landmark designation as a City of Long Beach Historic Landmark under Criterion A.

B. The resource is associated with the lives of persons significant in the City's past:

The Parsonage is most recognized for its association with the Bixby family, who provided funds to construct it in the late 1880s. While Jotham Bixby is most reputably associated with the building, his wife Margaret and relatives Lewellyn Bixby and Amasa Bixby, Jr. also played a role in its early construction and management of the land the building was built upon.

Margaret was instrumental in the establishment of First Congregational Church in 1888, which went on to utilize the Parsonage until 1914 when the building was relocated and ceased its affiliation with the church. Though no members of the Bixby family resided in the Parsonage, the building operated under the supervision of the church council throughout this time. The council often included members of the Bixby family, ensuring the building's affiliation with the Bixbys continued through 1914.

Research has not yielded any evidence that other individuals associated with the Parsonage residence have played a significant role in the city's history. As such, the resource is associated with the life of Jotham Bixby, Margaret Bixby, and other members of the Bixby family who are collectively significant in Long Beach's past, and therefore qualifies for historic landmark designation as a City of Long Beach Historic Landmark under Criterion B.

C. The resource embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of a master or it possesses high artistic values:

The Parsonage does embody distinctive features of a period, as seen in its Stick Style with Shingle Style, Italianate Style, and Queen Anne Style influence.

The building is designed in the Stick Style, despite prior evaluations stating that the building is designed in Queen Anne Style. The designer of the Parsonage is unknown. Distinctive features of the Stick Style comprise the majority of its character-defining forms, and can be seen in the building's asymmetrical gabled roof, horizontal and vertical wood bands dividing the first and second stories, which are raised for emphasis, Box-Bay window, and use of wood panels above select windows as a form of ornamentation. Additional styles are, however, influential in the design of the building and are seen in additional features

including shingle cladding on the second story only, and the plain porch on the building's primary elevation, which were common in implementation of the Shingle Style. The building demonstrates Italianate Style through the use of bracketed window coverings, and Queen Anne Style in its original roof cresting which has since been removed.

The roof of the building is asphalt tile, and its structure is wood-framed. The building's walls are also wood-framed, and are clad on the exterior with wood shingles on the upper story, and clapboard siding on the lower story. Below the building is a concrete foundation. The exterior building materials are generally in good condition.

Modifications are observed in the removal of decorative roof cresting, which was likely made of metal, and in the elimination of a multi-tone color scheme which was utilized to accent character-defining features on the exterior in the period of historic significance. In addition, a window within the porch area was replaced with a second entrance when the building was divided into two units in 1921. This conclusion is supported by photographic documentation, permit, and telephone records, which are available for reference in the collection of the Long Beach Public Library and City of Long Beach and were referenced in preparation of this report.

The property contains two buildings - the Parsonage and a garage with unit above in the rear of the parcel. The Parsonage is generally square in plan, with a front porch projection on the primary elevation and a kitchen projection, which was added to the building after relocation to its current location, on the rear of the building. The first building is comprised of five primary areas:

- Foyer: The foyer greets visitors to the residence after entering through the front door. Prior to the division of the building into multiple units, the foyer was rectangular in nature and housed the stairwell to access the second story in its south side. Today the foyer has been divided by a wall, and is a square area. The foyer contains two doors, one of which accesses a hallway to bedrooms, which can be closed. The second door is an open doorway, which leads into the parlor of the building.
- Parlor: The parlor was used for entertaining in the building's period of historic significance. A brick fireplace rests in the southeast corner of the parlor, and diagonally opposite the fireplace is a collection of windows which together form the Box-Bay window on the first story.
- Dining Room: The dining room and parlor were originally separated by a set of large, wooden doors. These doors, potentially, were ornamented to complement the ornamentation observed in the wood door frames and window frames throughout the first floor entertaining area. Today the doors are longer in the building, but their frame remains and separates the two rooms. The dining room houses a built-in china cabinet which is original to the building on its east wall. Adjacent to the china cabinet is a closing door, which leads to a room off of the dining room. The room was converted to use as a bathroom when indoor plumbing was implemented in the building. A second door off of the dining room, which closes, leads to a hallway containing entrances to two bedrooms.
- Downstairs Hallway/Bedroom Area: The downstairs hallway and bedroom area houses two bedrooms, which each have a closet.

- Upstairs Rooms: The upstairs rooms are accessible by stairwell. The stairwell leads to a central hallway, which provides access to three rooms, each of which is believed to have served as a bedroom in the period of significance. Through a hallway is another room, which could have served as a bedroom or as a common area for the upstairs. This room was converted to a kitchen when the building was divided into two units in 1921.

Entrances to the building are generally consistent, taking the form of a square door frame housing a wood door with a single lite in its upper portion.

Windows throughout the property are rectangular and are vertically oriented. Windows are comprised of a single lite above with divided lite with two panes below (or are reversed with this same composition,) have a single lite above and single lite below, or have a divided lite with two panes above and the same below. All windows are single hung, save for two fixed rectangular windows in restrooms, and one fixed window in the parlor room with a decorative panel in its upper portion.

Ornament consistent with the building's design is found in the posts of the stairwell, and in window frames and door frames throughout entertaining areas on the first story. Ornament is only observed in areas that would have been visited by guests to the residence, and is not found in bedroom areas aside from one ornamented window frame in each of the two bedrooms on the first floor.

In its design, the Parsonage does not represent the work of a master or possess high artistic value. Regardless, it is a remarkable example of late 19th century architecture as observed in the city of Long Beach, and embodies distinctive characteristics consistent with its use in the period of its construction and historic operation.

The arrangement of rooms within the interior of the Parsonage, perhaps more than any other aspect, embodies the character of a period in the city's history. In 1886, the Bixby family provided funds for the construction of Cerritos Hall, a public building, which among other uses would be able to serve as a space for local Congregational church services. As members of the Congregational community, the Bixbys ensured that suitable ministers from Los Angeles were brought down to Long Beach to preside over services. However, travel to Long Beach at the time was an investment, and ministers needed a place to stay while in the area. Shortly after Cerritos Hall became a space for Congregational church services, the Bixbys provided the funds to construct the Parsonage and the building was completed in 1887.

The residence was built without indoor plumbing. In addition, the residence was constructed without a full kitchen. It was designed to serve as a place of temporary stay for visiting ministers, and at the time it was common for church-goers to invite ministers over to their homes for meals, and to deliver hot meals to the residence. In its original design, the need for a full kitchen was not anticipated.

The building's plan and design indicates that it was designed near-entirely for entertaining, which is consistent with this conclusion. All doorways, doors, door hardware, and windows between the foyer and the dining room demonstrate ornamentation, and the doorways which divide the foyer, parlor, and dining room can be closed to section off living quarters from entertaining areas. The parlor of the residence, which would have been used for entertaining, gatherings, and marriage ceremonies during the period of historic significance,

contains a fireplace. Dividing the parlor and dining room were a set of substantial wood doors which are now removed, though their frame remains between the two rooms.

The dining room contains the only built-in item throughout the residence - a china cabinet. Off of the dining room, with a door able to be closed, is a small room. This room was most likely used for simple food preparation, most likely the plating of food delivered to ministers by church-goers. There is no indication that a stove ever existed in the residence. A door frame adjacent to the built-in cabinet likely housed what was once the back door, but has since been removed due to the addition of a full kitchen in 1921 on the current site.

The upstairs of the building has several bedrooms, all of which have original closing doors and none of which are more prominent than another. This, again, is consistent with the conclusion that the Parsonage was designed for lodging, and not as a full-time residence. Throughout the twenty-six years the Parsonage served First Congregational Church, only three ministers ever listed the building as their permanent address in city telephone directories: Reverend Charles Pease in 1902, Reverend Shelton Bissell in 1910, and Reverend Thomas B. Hunter from 1911 to 1913. Throughout the remainder of its historic lifetime, the building seems to have been used for church functions, as indicated by wedding announcements like that of Harvey E. Riser and Hazel Crew, who were married in Long Beach “at the Congregational parsonage” in 1904 according to the *Los Angeles Times*.

Over the building’s 131 years the use of the building has changed substantially. Indoor plumbing was added in the early twentieth century, which required the reconfiguration of space. The only common room in the upstairs area was converted to a kitchen when the building was subdivided in 1921, and hall closets in the upstairs unit were altered to add a shower, toilet, and hand sink. Downstairs, the storage/food preparation room off of the dining room was converted into a restroom, and a kitchen was added to the building in the form of a rear addition.

Features indicating the intent for minister lodging and entertaining of churchgoers in the initial design are significant, and embody the nature of the Parsonage’s purpose in the Long Beach community in the late Nineteenth century. These features include the ability to section off living quarters from gathering spaces on the first floor through closing doors with ornamentation, the lack of a kitchen in the residence during its period of historic significance, and the uniform nature of all upstairs rooms with a singular gathering area. However, changes made to the residence after its period of historic significance now play a role in conveying this important history of the Parsonage. Though no specific items or features of these changes are considered to have historic significance, the changes themselves, including the conversion of hall closets and the storage/food preparation room into restrooms and the conversion of the common area upstairs to a kitchen, should be considered valuable in their own right for conveying the original intent for use of the Parsonage.

With this in consideration, the Parsonage does embody distinctive characteristics of a type of design, a period of Long Beach history, and a method of construction, and as a result the building is eligible for designation as a City of Long Beach Historic Landmark under Criterion C.

D. The resource has yielded, or may be likely to yield, information important in prehistory or

history:

This criteria has not been determined to be applicable to the building in question.

HISTORIC PRESERVATION OBJECTIVES

Description of Proposed Project

Introduction to the Project

A project is proposed by Holland Partner Group to construct a residential development on the northwest corner of 7th Street and Pacific Avenue in Long Beach - the present location of the Parsonage building. As a condition of approval for this development, the City of Long Beach has requested that the Parsonage be relocated to ensure its conservation.

Beginning in the summer of 2017, a project team was assembled to plan and execute a successful relocation of the Parsonage. To comply with standards of practice in the field of preservation and ensure a thorough and successful project in the eyes of the Long Beach community, all members of the project team have been selected based upon their ability to demonstrate competence and experience in the field of historic preservation, or their ability to be supervised by a practitioner meeting the Secretary of the Interior's Professional Qualification Standards. Outside of Holland Partner Group and FAMCO, the property owner, additional members of the project team include: Keaotamai, LLC (as project manager and historic preservation consultant,) Hansen House Movers (as house mover,) Melvyn Green & Associates (as historical architect and structural engineer,) Bell Construction Services (as general contractor,) and Chsung Lam (as structural engineer.)

In order to ensure a successful relocation, the project team has approached this undertaking as outlined on page 41 of this report. After considering appropriate settings for the Parsonage as a historic resource, and viability of relocation, a parcel has been purchased at 326 W. 10th Street in the nearby Willmore City Historic District of Long Beach. The resource will be relocated to this site, and converted to use as a single-family residence. In this conversation, exterior features of the residence will be preserved and alterations completed after the period of historic significance will be replaced with a new design prepared to replace those alterations in a manner compatible with the original design of the building. Interior alterations will be made to reconfigure restrooms and other interior spaces for this new use,while respecting historic character-defining features. Relocation is anticipated to take place in the late summer or early fall of 2018, pending consent and authorization of applicable city commissions and departments.

Project Description

The proposed project to relocate the Parsonage from its present site at 640 Pacific Avenue to a future site of 326 W. 10th Street, to repair the building following relocation, and furthermore to complete a respectful rehabilitation of the resource according to the Secretary of the Interior's Standards for Rehabilitation will involve a complex network of working professionals who collectively perform services under the monitoring or supervision of a qualified historic preservation consultant in order to complete the project.

The future site identified as 326 W. 10th Street is a parcel which is currently vacant. The parcel is 100' in depth by 50' in width, and fronts onto 10th Street on the southwest corner of 10th Street and Del Rey Court. Along the eastern border of the parcel is Del Rey Court (an alleyway,) and along the

western border and southern border are neighboring single-family residences. Beyond the 100' length of the parcel is an additional rear parcel which is 50' long by 50' wide. This additional parcel is legally tied to the parcel which will house the Parsonage, yet is distinctly separate. Above the northernmost boundary of this rear parcel are utility and telecom lines which provide service to neighboring residences. These lines will not interfere with the placement of the Parsonage on the future site, and at this time this rear parcel is excluded from the present scope of work. When placed on the future site, the Parsonage will be positioned to front onto 10th Street in alignment with the neighboring residence to the west, and will observe standard setbacks according to the City of Long Beach PD-10 plan applicable to the Willmore City Historic District. These setbacks will require that the building be 15' from the property line on 10th Street, 4' on both the east and west boundaries of the property line, and 20' from the rear of the property line.

Future site location at 326 W 10th Street, View Southwest, Photograph: July 2017

The relocation of the Parsonage to this parcel will not pose an adverse effect to the Willmore City Historic District. The historic district, portions of which were formally recognized by the City of Long Beach as early as 1980, expressly welcomes relocated historic resources so long as those resources are architecturally compatible with existing residences throughout the Willmore City neighborhood.[41] Residences throughout the district were largely constructed between 1896 and 1925, and are primarily from the Victorian era or are Craftsman or Mission in nature.[42] As such, the

[41] "16.52.030 - Drake Park / Willmore City Historic Landmark District," City of Long Beach Municipal Code. ; "Willmore City Planned Development Plan (PD-10,) City of Long Beach, July 24, 2006.
[42] "Willmore City Planned Development Plan (PD-10.)

Parsonage is compatible with the district in both design and period. Its placement between two single-family residences along W. 10th Street will not aesthetically interrupt the character of the district.

Prior to relocation, the Parsonage has been thoroughly assessed to gain an understanding of its history in the Long Beach landscape, as well as its significance as a historic resource. Prior to this project, records on the building were minimal. This includes limited knowledge about the building possessed by the City of Long Beach, the property owner, and First Congregational Church (an affiliation for which it is significant.) Katie Rispoli Keaotamai, on behalf of Keaotamai, LLC has assessed the resource by completing extensive historic research, communicating with community organizations, evaluating features of both the exterior and interior, and documenting both the exterior and interior of the building through photography at various stages of the project to date. Keaotamai possesses a Master's degree in Heritage Conservation, and has worked in the field of historic preservation for over five years. As such, Keaotamai meets the Secretary of the Interior's Professional Qualification Standards. To date and moving forward throughout the course of the project, Keaotamai has supervised work completed by additional parties, and will continue to monitor performance and products to ensure compliance with the Secretary's Standards as applied to the project and with City of Long Beach expectations.

Currently, the project team comprised of Keaotamai, FAMCO, Holland Partner Group, Bell Construction Services, Hansen House Movers, Melvyn Green & Associates, and Veng, Inc. engineering. Additional services have been provided by PPM Measured Drawings and Thienes Engineering. These firms collectively have performed services to assess the Parsonage in its current condition and prepare for the undertaking of the proposed project with supervision provided by Keaotamai. In order to prepare for relocation, Holland Partner Group will work directly with Hansen House Movers and Melvyn Green & Associates to provide necessary documentation and receive permissions from applicable government agencies, with Keaotamai supervising work as it is completed. Preparations for relocation, beyond permit applications and noticing of nearby residents, will include physical preparation. Physical preparation will involve the disassembly of the building by separating the building's first and second stories, and loading these portions of the building onto separate dollys to be transported to the future site. This work will be completed by way of the following approach formulated and supported by Melvyn Green & Associates:

> "Once the utilities are disconnected from the structure and the existing kitchen portion of the house that is not relocating is removed the preparation to the structure for transport can begin. First areas of the interior and exterior wall finishes will need to be removed to provide access for the hoisting and transport steel beam and wood timber assemblies to be installed.
>
> - Interior – The stucco wall finishes of the second story will need to be removed to approximately 4 feet above the floor line. This will need to occur on all perimeter and interior partition walls.
> - Exterior - The wood siding will need to be removed from the perimeter of the first story at the floor elevation down to the foundation to allow the house moving team to disconnect the structure from the foundation walls and to allow for the steel support and hoisting beams to be installed. A twelve-inch strip of wood siding will need to be removed from the perimeter of the second story approximately eighteen to twenty-four inches above the floor line to allow for the wood stud wall framing to be

exposed. Within this exposed area, the second story upper section of the structure will be separated from the lower after all support and hoisting members are installed. Furthermore, square openings will be cut in the wood siding to facilitate the installation of the support and hoisting steel beams that will support the second story of the house.

- The beams that will support the first story of the house will be installed within the areas of wood siding removed to expose the connection points to the foundation…

After the interior and exterior wall finishes are removed the installation of the 12x12 and 8x8 steel H Beams can begin for the second story. The 12x12 main beams will be installed from East to West approximately twenty-four inches above the second story floor line through the openings cut in the wood siding. This elevation will be just above the gable roof line of the bay window pop outs of the first story. This is also the location that the wood stud wall framing of the second story will be cut separating the first and second story. The 8x8 cross member beams will be installed from North to South directly above the 12x12 main beams through the openings cut in the wood siding. Once installed, the main beams and cross member beams will be fastened together at the intersecting points with beam clamps. Following the installation of the steel beams, wood bracing assemblies made up of 4x12 and 2x10 wood timbers will be bolted to the wood stud wall framing of the second story. The installation will occur on the North and South elevations of the second story at designated locations above the 8x8 cross member beams. The 4x12 and 2x10 members will be installed to sandwich the wood stud wall framing and will be attached to the structure by thru-bolting 5/8" threaded bolts to the wood stud wall framing of the second story. This assembly is installed where wood siding is still in place. A ¾" hole will be made in the wood siding at each attachment point. This wood bracing assembly will also be installed at designated locations of the interior partition walls to provide support to the walls…"[43]

Following preparations, the act of relocation will begin. Hansen House Movers will undertake the physical act of relocation following the above plan by Melvyn Green & Associates and under supervision of Keaotamai. Additional procedures for the act outlined by Melvyn Green & Associates in their recent Sequence of Operation plan dictate:

"Once all hoisting / support beams and wood bracing assemblies are installed the second story can be separated from the first story and hoisted onto the transport dollies. As noted in the previous section the wood stud wall framing will be cut within the twelve-inch strip where the wood siding is removed above the roof gables of the bay window pop outs of the first story. After cutting the wood stud framing and the second story is supported by the steel beams a 500-ton crane will be set up in the parking lot to the North of the Parsonage House. The second story will be rigged and hoisted by the 12x12 main beams and lowered onto the dolly system also in the parking lot. The second story will remain on the transport dollies until the first story is prepped, loaded, and transported to the new location on 10th Street...
The first story will be loaded onto the transport dollies directly from the foundation and does not require a crane. When ready the wood framing of the house will be separated from the foundation walls and supported by the steel beam assembly. The steel beams are lifted using

[43] "Building Condition," Structural Assessment of the Parsonage Residence, Melvyn Green & Associates, 2018, 3-4.

a jack and cribbing system to allow for the dollies to be positioned. Once positioned, the beam assembly is lowered onto the transport. Once loaded onto the dollies and secured the first story is ready to be transported to the new location on 10th Street…

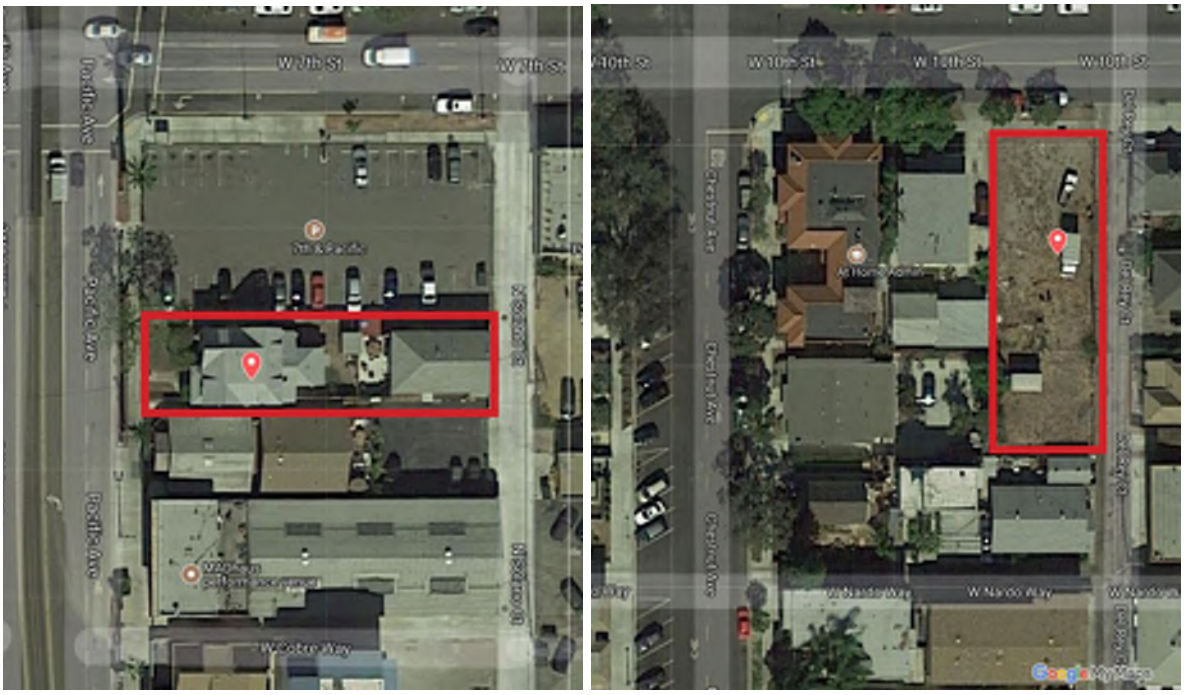
Each move will occur on its own night to ensure there is enough time to reopen the streets and the Blue Line."[44]

Though this work is expected to be extensive, assessments completed by qualified engineers, as well as conversations with Metro and City of Long Beach staff indicate that there is no reason this approach should not be considered feasible.[45] Successful completion will ultimately rely on collaboration, communication, and willful consent of these entities to accommodate project activities and provide necessary guidance as needed leading up to and during the act of relocation.

Aerial of Downtown Long Beach showing origin location at 640 Pacific Avenue (bottom right pin) and future site location at 326 W 10th Street (top left pin), Photograph: Google Maps

[44] "Building Condition," Structural Assessment of the Parsonage Residence, Melvyn Green & Associates, 2018, 5.

[45] Los Angeles County Metro Transportation Authority, meeting with Holland Partner Group and City of Long Beach Public Works, Long Beach, CA, April 12, 2018.



(Left) Aerial of current site, with outline of parcel referred to as 640 Pacific Avenue ; (Right) Aerial of future site, with outline of parcel referred to as 326 W. 10th Street, Photographs: Google Maps

Once the Parsonage is delivered to its future site of 326 W. 10th Street, reassembly and reconstruction may begin under supervision of Keaotamai. While the first story will be placed over the location of the new foundation using the jack and cribbing system, the second story will be transported and subsequently hoisted over and reattached to the first story. While the building settles and is secured, and while the new foundation below is constructed and readied, temporary structural supports will hold the building components in place. Upon completion of the new foundation, the building will be lowered atop the foundation appropriately. After lowering, Melvyn Green & Associates will return to the building to inspect its condition and verify structural stability.

A construction fence with a visual barrier will be installed around the future site following relocation to reduce the likelihood of entry by unwelcome parties. After the building is successfully reassembled and deemed structurally stable, rehabilitation will commence. After reassembly, the building may be mothballed (or wrapped) if necessary due to a re-evaluation period assessing the building's condition prior to the commencement of rehabilitation work.

All work completed to rehabilitate the Parsonage will be done in accordance with the Secretary of the Interior's Standards for Rehabilitation. These standards and alignment of the project with each standard are as follows:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.** Following relocation, the building will be converted to a single-family residence and the wall dividing the entrance foyer of the Parsonage (which divides the building into two residential units) will be removed. In addition, the second entrance on the front of the building, added when the building was divided into multiple units in the 1920s, will also be removed. Considering that the Parsonage was originally used as a home for multiple church employees,

its conversion to a single family home will be a new use. This new use, however, is highly compatible with the building's historic design. From the exterior, the building will appear as it did in its period of historic significance. Interior spaces, though reconfigured in some areas, will respect the defining characteristics of the building.

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
   All identified historic character-defining features of the Parsonage will be retained on the exterior and preserved following relocation. Any removal of materials due to an inability to be repaired will result in those materials being replaced with in-kind new materials.
   In addition to the building's own features, its setting is an additional feature that characterizes the resource and the removal of the resource from its present setting should be addressed through the lens of these standards.
   In its lifetime, the Parsonage has been relocated at least twice previously. In its most recent relocation to its present site, relocation resulted in the significant loss of historic context. In its current location, the building has little to no ability to convey its historic significance. There are few opportunities to interpret the history of the building, and it is not in close proximity to other buildings and structures from the time period which can establish a sense of historic context. Relocating the building to 326 W. 10th Street will enhance the building's ability to convey its historic significance, as the building will be located with the city's Willmore City Historic District. This placement will ensure the building has additional levels of protections for the foreseeable future.
   Location within the Willmore City Historic District will provide new opportunities for interpretation which can benefit the historic resource. Historic walking tours and other tourism activity in the Willmore City neighborhood can encourage interaction with this historic resource and awareness of its important history in the city of Long Beach. In addition, its placement in this district offers a setting which conveys its historic nature and provides context, as Willmore City is the city's oldest residential neighborhood.
   As the building will remain within the boundaries of Long Beach and its current location does not pose a stronger benefit to the interpretation of the building's significance, relocation of the resource will not eliminate historic context that cannot be interpreted at the future site and as a result will allow the project to further comply with these standards for Rehabilitation by minimizing the impact of an alteration which mischaracterizes the property.

3. **Each property shall 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 architectural elements from other buildings, shall not be undertaken.**
   No conjectural features or architectural elements from other buildings will be included in the design for the rehabilitation of the Parsonage following relocation. In the opening formed on the rear of the residence resulting from the removal of the kitchen on the current site, a new wall will be constructed with a roofline mirroring that above. This decision has been made to ensure new designs draw from existing typologies and visual trends throughout the building, but is not intended to assume the original appearance of this portion of the building prior to

the kitchen addition. As a result, the wall on the rear of the building with a new rear entrance will be like yet differentiated from the existing elements of the building. To review this design, see Attachment F included with this report.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
   Indeed the Parsonage has evolved since its earliest days of construction. Alterations made include an additional entrance on the primary facade to provide access to a secondary unit, a dividing wall in the entrance foyer to divide the building into two residential units, and the addition of a more modern kitchen in the rear of the building. Though these changes are worth considering to determine whether they have gained their own significance, extensive research has yielded no indication that their role in the property over its recent past decades of use has been substantial, or that those responsible for creating these alterations have played any role in the property or its surroundings worthy of recognition. For additional insight into the period of significance of the building and additions and alterations planned for removal as part of the proposed project, refer to page 25 of this report.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
   As part of this effort, distinctive features of the property considered character-defining will be preserved. To gain insight into treatment approaches and identification of specific features, refer to Attachment E.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
   Throughout the course of relocation, it is expected that historic features (to an unpreventable extent) will suffer damages. Those features which can be protected will be protected prior to relocation. However, those which are damaged in the process or which are presently in poor condition and will require repair following relocation, will be repaired as opposed to seeking replacement. Those features, including wood siding and shingles, which are replaced due to damage beyond repair, will be sourced to match the original if the original feature is known and can be documented without conjecture. Missing features unsubstantiated by hard evidence or clear photography will not be replaced.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
   Throughout the course of rehabilitation, contractors will consider the sensitivity of historic features and materials when selecting treatments in order to complete necessary work on behalf of the project. All physical work completed will be performed under the supervision of a

qualified historic preservation consultant meeting the Secretary of the Interior's Professional Qualification Standards.

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
   It is not anticipated that any archaeological resources will be identified or impacted by the undertaking of this project. If it is determined that this standard applies at any point in the project, work will cease immediately until appropriate communication can be made with the City of Long Beach to receive direction in order to move forward.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
   No new additions will be performed following relocation of the Parsonage. However, exterior alterations made will be made with the sole intent of respecting the historic features of the building and successfully communicating the building's historic significance.

10. **New additions and adjacent or related new construction shall 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.**
    All work completed on the Parsonage following its relocation will be reversible. This will include interior alterations, which will involve simple reconfiguring of spaces and re-routing of utilities to specific interior areas. In regards to exterior elevations, alterations will not impede the ability of the property to communicate its historic value, and will be able to be removed in the future without impairing such an ability.

Project Constraints

Relocation of the Parsonage from its current location to the intended future site of 326 W. 10th Street is a undertaking in itself, which is further complicated by the presence of the Metro Blue Line (the Blue Line) directly west of the residence along Pacific Avenue. Aside from the Blue Line, however, additional constraints exist. These include the presence of telecom lines along 7th and 10th Streets at a height of roughly 17' 10", which inhibit the building's ability to be transported intact regardless of other height obstacles along the path of travel which could be overcome.

In July 2017, the project manager contacted Southern California Edison (Edison) to investigate the possible re-routing of these telecom lines to accommodate intact relocation. Though Edison expressed a willingness to accommodate such re-routing, the effort involved would have been cost-prohibitive and an extensive inconvenience to residents in a wide territory. To re-route power would have meant temporary power outages to residents in (potentially) the entire Willmore City neighborhood on multiple occasions, and a minimum of over $100,000 in fees to complete this work. In essence, doing so is possible but would be economically infeasible and may pose real inconveniences to residents in the surrounding area. As such, it was determined that re-routing of

power lines was not feasible and the building would not be able to be relocated in portions exceeding 12' in height in order to account for the height of dollys and other relocation equipment which must pass under these telecom lines in addition to the building itself during relocation.

In 1990, construction was completed on the Metro Blue Line, which provides a direct connection between Downtown Los Angeles and Downtown Long Beach. The Blue Line's light rail infrastructure encloses the Parsonage in the transit loop, which runs south on Long Beach Boulevard, west on 1st Street, north on Pacific Avenue, and east on 8th Street. There is no pathway out of the transit loop which does not require the Parsonage to cross light rail infrastructure. The Blue Line's catenary cables are 19' in height, with lower voltage lines at 17' 10" in height. Due to the nature of these catenary cables the cables cannot be disassembled or temporarily disabled. More modern cables have been introduced since these cables were installed. These more modern cables allow for partial disassembly for maintenance, without causing interruption to the entire line. At present, Metro plans to disassemble the portion of the Blue Line near the Parsonage in early 2019 in order to replace the existing cables with more modern catenary cables. It would be possible to relocate the building in this time frame to avoid further restricting the height of building components and relocation equipment to 17' 1" loads pass below the blue line. However, this would not allow the building to relocate intact as the building will still need to pass below telecom lines on any path of travel to its future site. Though weight limits also apply while crossing Blue Line infrastructure, conversations in the summer of 2017 between Metro staff and the project team indicated that any potential loads involved with this relocation would not exceed those weight limits.

Metro Blue Line Path of Travel Through Downtown Long Beach with Parsonage Residence Location in Red, Photograph: Metro

The proposed relocation plan developed by the project team has been carefully determined by assessing the condition of the building at present and constraints placed upon the relocation effort by obstacles along all feasible paths of travel. The aforementioned conversations with Edison and

Metro, as well as meetings with city staff in Public Works and Planning have helped the project team develop a relocation approach that considers the historic resource and navigates the setting through which the building will travel.

Project Actions

In order to successfully carry out the project, the following actions will need to be taken in order listed. As of the date of this report, the italicized items have been completed.

1. *Historic preservation consultant secured to assess the building in its current condition, as well as oversee the relocation and ultimate reuse of the Parsonage.*
2. *Preliminary outreach conducted to notify relevant government agencies and utilities (City of Long Beach, Edison, Metro) about the planned relocation, and to seek their feedback in order to determine project constraints and a path of travel*
3. *As-built drawings of building in its current location commissioned*
4. *House mover secured to perform relocation*
5. *Meeting with involved city departments (Public Works, Planning) in order to assess the project and ensure project plans are aligning with city expectations*
6. *Civil/ALTA survey completed on future site to prepare for a new foundation which will eventually support the Parsonage post-relocation*
7. *Grading plans produced by a civil engineer and submitted to the City of Long Beach in order to obtain a permit to proceed and ready the future site for construction of a new foundation*
8. *Initial Historic Structure Report prepared by historic preservation consultant, and presented to the City of Long Beach Cultural Heritage Commission as a step towards obtaining a Certificate of Appropriateness for the project*
9. *Disassembly plan produced, outlining approach for disassembly of the building in order to meet project constraints and ensure a successful relocation*
10. *Relocation and travel plan produced, outlining the approach for relocating disassembled components of the building and their path of transport to the future site*
11. *Structural assessment of the building in its current condition, including an assessment of the disassembly and relocation plan, completed by a structural engineer experienced in historic preservation*
12. Structural drawings produced and submitted to the City of Long Beach in order to obtain a permit to construct the new foundation at the future site
13. Forensic paint analysis completed to determine the color scheme(s) of the building during its period of historic significance
14. Engagement of a landscape designer, and completion of landscape drawings to present to the City of Long Beach for approval and realization at the future site following relocation
15. Receipt of a Certificate of Appropriateness and related permits from the City of Long Beach in order to proceed with the act of relocation
16. Notification of applicable agencies and utilities of receipt of permits in order to coordinate and schedule a date for relocation (these agencies may include Edison, Metro, Caltrans, California Highway Patrol, the Long Beach Police Department, and the County of Los Angeles)
17. Completion of grading work at future site to prepare for the laying of new foundation and building relocation

18. Completion of required noticing to notify residents of parking requirements during the move, once scheduled
19. Disassembly and relocation of the building
20. Placement of the building components at the future site. First story of building to be positioned above foundation area prior to final laying of concrete
21. Pouring of the foundation, and waiting period to ensure stability of new foundation
22. Lowering of the first story of the building onto readied foundation, and subsequent bracing of the first story
23. Lowering of the second story onto first story, and subsequent bracing of the second story
24. Completion of necessary repairs to the interior and exterior of the Parsonage in accordance with the treatment plan outlined in Attachment E of this report, and with the Secretary of the Interior's Standards for Rehabilitation in order to repair damage incurred during the relocation process and ready the building for a final rehabilitation
25. Completion of full rehabilitation and in accordance with the treatment plan outlined in Attachment E of this report, and with the Secretary of the Interior's Standards for Rehabilitation
26. Completion of landscaping according to landscape design plans approved by the City of Long Beach

Possible Mitigation

In the event the project is implemented, but faces obstacles in terms of successfully completing the act of relocation, or successfully reassembling the resource, or there is a delay in the reassembly of the resource, the following acts of mitigation should be undertaken:

- In the event relocation is unsuccessful:
  Prior to the beginning of disassembly, the building must be documented according to HABS (Historic American Building Survey) standards through digital photography by a qualified professional. This will ensure that, in the unlikely event relocation is unsuccessful, such documentation may be submitted to applicable agencies and organizations able to archive and communicate the historic nature of the Parsonage prior to the effort to relocate.

- In the event there is a delay longer than one month in beginning rehabilitation work following reassembly on the future site:
  Immediately following relocation, a construction fence with a visual barrier must be installed around the perimeter of the future site. If rehabilitation work on the building will not commence for more than one month following relocation due to unexpected obstacles or other assessment needs, the following actions must be taken in an effort to protect the resource by act of mothballing[46]:
    - Small building components, including windows, which are removed and transported separately will be housed in a temporary container on the future site to prevent contact with the elements and protect them from theft or vandalism.

[46] These actions were selected based upon suggested steps to protect historic resources by mothballing according to National Park Service Preservation Brief 31. Sharon C. Park, AIA, *Preservation Brief 31: Mothballing Historic Buildings* (National Park Service, 1993).

- Large building components will be inspected for moisture challenges, as well as pests.
- These large building components will be wrapped by a qualified contractor to protect them from moisture and pests while awaiting reassembly.
- Any trash or hazardous materials, including flammable liquids and paints, will be removed from the site.
- All of this work will be performed under the monitoring of a preservation consultant determined to meet the Secretary of the Interior's Professional Qualification Standards. This consultant will additionally visit the site twice weekly to monitor the building components while awaiting reassembly.
- In the event the grounds become overgrown, the fence is damaged, or other components are deemed vulnerable, the consultant will notify the property owner and the City of Long Beach and provide direction for appropriate action.

Treatment Approach

In order to identify all features of the building, including remaining historic character-defining features, the existing building was thoroughly examined and compared with historic photographs of the building's exterior taken during the period of historic significance. The interior of the building was thoroughly searched to identify historic character-defining features which survive.

In the matrix outlining direction for treatment over the course of the project, submitted with this report and identified as Attachment E, all features outlined fall into the following categories:

- Historic Character-Defining:
  These features date to the building's period of historic significance (1887 to 1914)

- General Features:
  These features characterize the building and/or its present site, but do not date to the period of historic significance

- Lost Features:
  In order to determine lost historic character-defining features, the existing building was thoroughly examined and compared with a historic photographs of the building's exterior taken during the period of historic significance.

Additionally, Attachment E identifies which component of the project will directly engage each feature. In alignment with the project description on page 31 of this report, the following project components are referred to in the attachment:

- Relocation Preparation:
  Physical efforts to prepare for relocation at the present site of 640 Pacific Avenue. These efforts will begin once permission is granted to proceed with the project from the City of Long Beach, and will continue up to the date of relocation.

- Relocation:
  The act of relocating building components. This includes all actions taken from the beginning of transport through placement of building components on the future site of 326 W. 10th

Street.

- Reassembly:
  The act of re-assembling building components on the future site. This includes the placement of each story of the building over a newly-constructed foundation, and the bracing of those building components.

- Rehabilitation:
  The act of rehabilitating the building once reassembled in order to convert the building to a single-family residence, preserve, repair, and rehabilitate exterior features, and rehabilitate the interior in order to bring the building to a livable condition.

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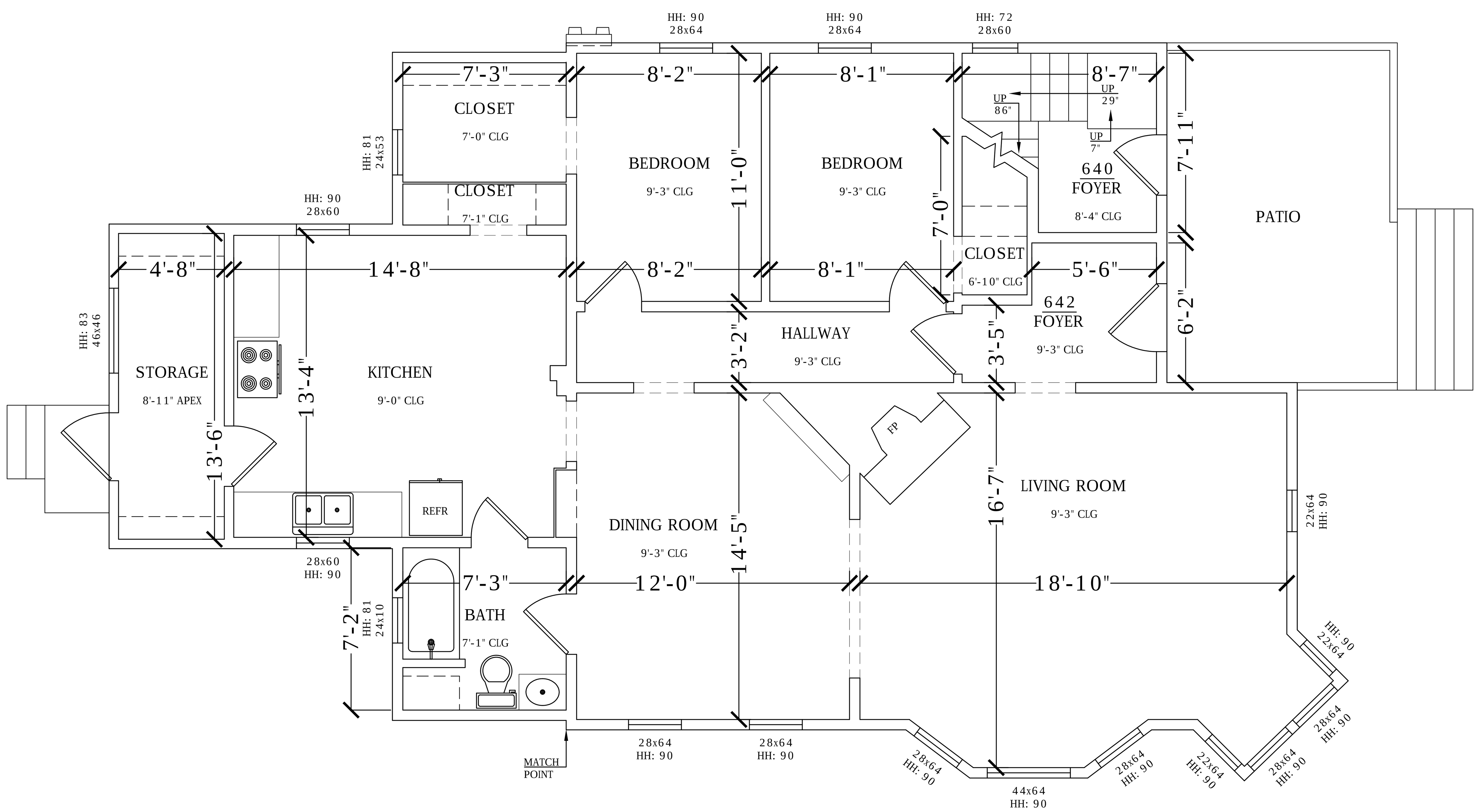
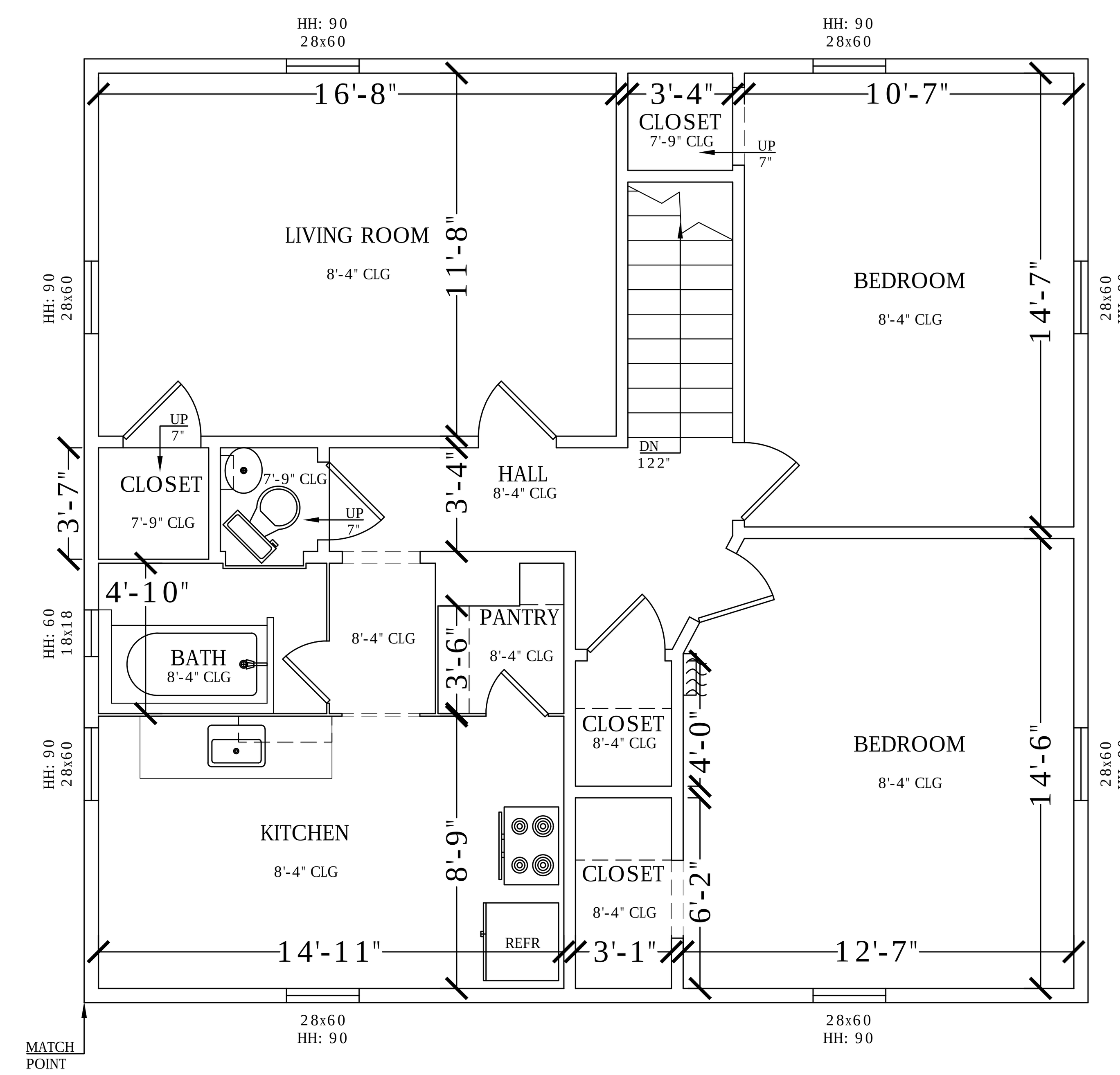


FIRST FLOOR



SECOND FLOOR

LEGEND
COUNTER
UPPER CABINET
FULL HEIGHT CABINET
CLG = CEILING HEIGHT

Attachment A

PPM
PRECISION PROPERTY MEASUREMENTS
3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET
A BETTER PLAN

PREPARED FOR
KATIE KEAOTAMAI

PROJECT TYPE
FLOOR PLAN

PROJECT NAME
PACIFIC AVENUE RESIDENCE

PROJECT ADDRESS
640 + 642 PACIFIC AVENUE
LONG BEACH, CA 90813

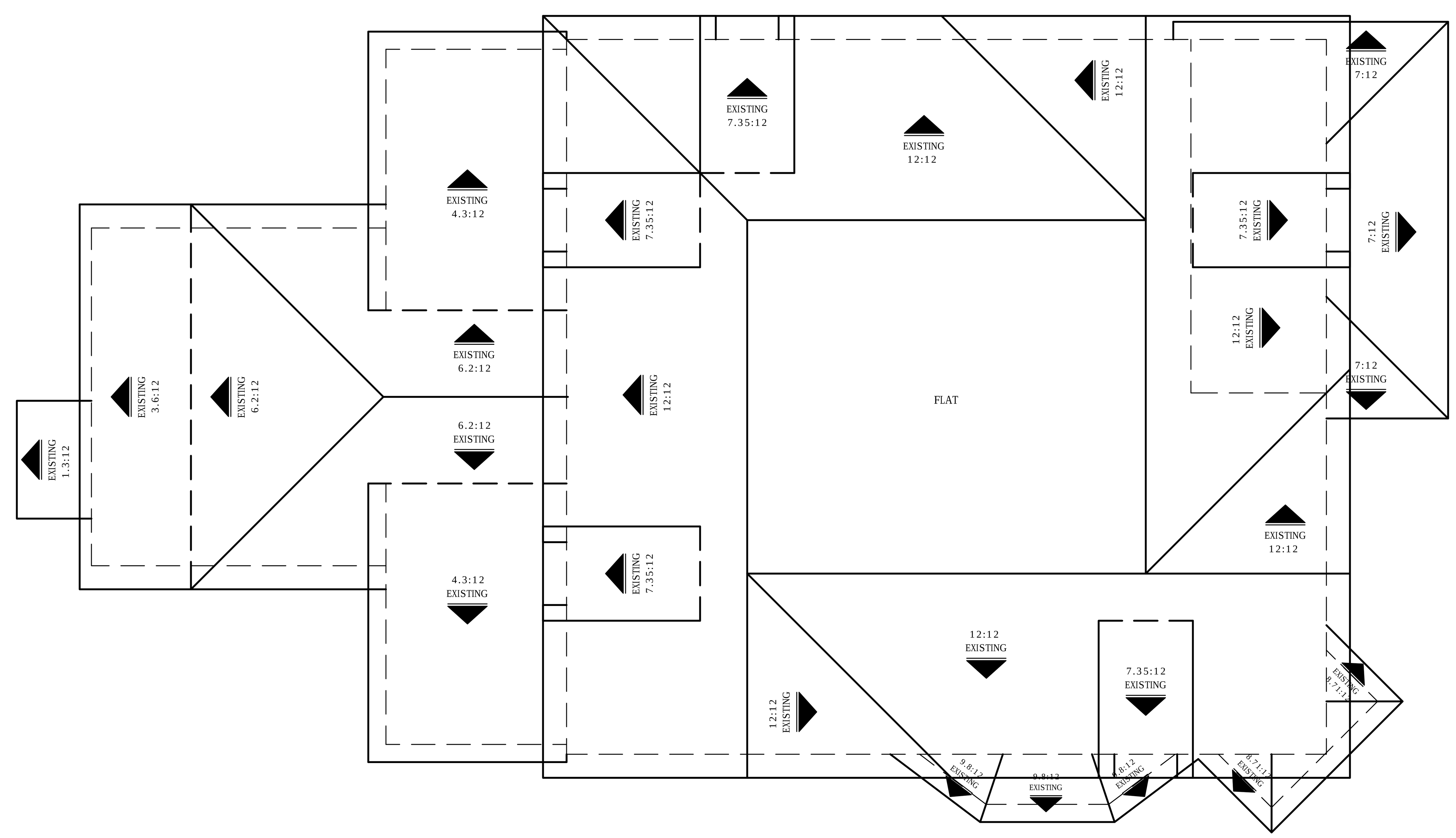
SCALE
$\frac{1}{4}$" = 1'-0"

PROJECT
14441

APPROVED BY
AM

DATE
06/15/17

SHEET
1 of 3



LEGEND

CHIMNEY

STRUCTURE FOOTPRINT

Attachment A

PPM

PRECISION PROPERTY MEASUREMENTS

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

A BETTER PLAN

PREPARED FOR

KATIE KEAOTAMAI

PROJECT TYPE

ROOF PLAN

PROJECT NAME

PACIFIC AVENUE RESIDENCE

PROJECT ADDRESS

640 + 642 PACIFIC AVENUE
LONG BEACH, CA 90813

N

SCALE
1/4" = 1'-0"

PROJECT
14441

APPROVED BY
AM

DATE
06/15/17

SHEET

SOUTH

EAST

NORTH

WEST

LEGEND

FINISHED GRADE (ALONG BUILDING LINE)

FINISHED FLOOR

= ROOF PITCH (RISE/RUN)

Attachment A

PPM
PRECISION PROPERTY MEASUREMENTS

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

A BETTER PLAN

PREPARED FOR

KATIE KEAOTAMAI

PROJECT TYPE

EXTERIOR ELEVATIONS

PROJECT NAME

PACIFIC AVENUE RESIDENCE

PROJECT ADDRESS

640 + 642 PACIFIC AVENUE
LONG BEACH, CA 90813

SCALE
¼" = 1'-0"

PROJECT
14441

APPROVED BY
AM

DATE
06/15/17

SHEET

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& Associates Inc

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May 14, 2018

Mr. Ryan Guthrie
Project Manager
Holland Partner Group
5000 E. Spring Street, Suite 500
Long Beach, CA 90812

Re: Relocation of the Historic Parsonage Residence

Dear Mr. Guthrie:

This letter and the attached summarize my review of the proposed relocation of the above noted building.

I inspected the building in the field to observe conditions and its construction. I also reviewed the building mover's plan for cutting and bracing the building for moving.

The plan submitted by the mover, included in this report, is the appropriate and conventional procedure.

It is my opinion that the building can be successfully moved using the bracing and support methods proposed.

Please feel free to contact me if you have any questions.

Yours truly,

Melvyn Green
Structural Engineer

Attach.

Attachment B

Parsonage – Dwelling Relocation Project
640 and 642 Pacific Avenue
Long Beach, CA

Melvyn Green, Structural Engineer
May 14, 2018

Structural Review of Relocation Project
The intent of this report is to review the proposed method of moving the building at 640/642 Pacific Avenue, Long Beach, to a new site on 10th Street in Long Beach. This letter reviews the building's current condition and recommendations regarding the preparation for relocation.

The building is a two story wood frame structure measuring about 32 feet east to west and 31 feet north to south. The first floor height is 9 feet 3 inches and the second floor is 8 feet 0 inches.
Pacific Avenue, on which the building faces, is a major road and has the Metro Blueline running in the center of the street. Besides "normal" relocating issues such as lights, trees, and signals, this building will move across the tracks which have electrified wires for the light rail trains. Under these conditions the building must be split horizontally with each story moved separately.

Investigation Procedure
To determine the approach to moving the building it was inspected visually by the engineer, mover, and buyer. Investigation to determine whether the studs were full height required minor removal of plaster on the second floor. No other physical testing was conducted. In addition a historic study was reviewed to provide guidance on primary historic fabric and exterior restoration needs.

Building Description

Foundation
The building has an exterior concrete foundation extending above grade to the underside of the first floor.

First Floor
The first floor appears to be framed with piers and posts supporting wood girders. The girders support floor joists spaced at 16 inches on center. (Sizes were not noted due to lack of access. The size does not matter for this move.) The floor finish is wood sheathing. It is not clear whether the sheathing is double layer or a single layer.

Wall Construction
The walls are constructed of wood studs spaced 16 inches on center. The studs are full height, extending from the foundation to the attic level. The exterior walls are sheathed with 1 x 6 horizontal boards. The interior finish is wood lath and plaster.

Second Floor Framing
The second floor is framed with 2 x (est. 12 inch) wood joists at 16 inches on center. These joists span from the exterior wall to hallway walls. The hallway walls, on each level, are bearing walls. The joists are topped with floor sheathing. Whether it is one layer or two is not significant for this move.

Roof
The roof framing for this style of roof is typically complex and a combination of hips and gable framing. Typical roof framing would be 2 x 6 at 24 inches on center. Kickers from the roof members will typically be placed at an angle down to the interior bearing walls.
Roof sheathing is 1 x spaced sheathing.

Building Condition
The general condition of the building is good. No noticeable major items of deterioration or safety were noticed. Previous changes to make this a two family dwelling should be reworked. This would include the kitchen and upstairs bath as well as the electrical and plumbing. The building could be rehabilitated and used for a dwelling.

Relocation Approach
In order to move the building it will have to be cut horizontally to keep the height in a range that can get under the light rail wires.

Supporting the Second Floor
It is proposed to place a series of 8 inch steel beams across the building just above the second floor line. The beams will be spaced between 5 and 6 feet apart. Perpendicular to these 8 inch beams will be two 12 inch steel beams that will span from east to west across the building. These will be under the 8 inch steel beams and used for the dolly's that will move the structure.
When the steel beams are in place the second floor studs will be cut and the building supported on the steel. A crane will lift the second floor down and the dollies will be placed to move it.

First Floor
In as similar manner the first floor will have a series of 8 inch beams placed across it followed by the 12 inch steel beam placement. The structure will be cut loose from the foundation. In this case the dollies will be placed under the structure so it can be moved. No crane will be necessary.
The entire structure will then be placed on the new site. The sequence will almost be a reverse of the moving preparation. After moving the building a new foundation will be constructed under it and the house placed on it. Then exterior and interior rehabilitation will take place.

Summary
As noted above, the building is in reasonably good condition. The plumbing and electrical will require rework due to changes to make this a duplex.
The proposed method of moving the building follows conventional practice for this type of building. In my opinion it is acceptable as proposed by the mover and described above.

Parsonage House Relocation – Sequence of Operation

As a condition of approval for the development of the Pacific Pine Project, the historic building known as the "Parsonage House", located at the corner of 7th Street and Pacific Avenue must be preserved. The Parsonage House will be relocated from its current location at 640 Pacific Avenue to a new location in the Willmore City Historic District of Long Beach at 326 W. 10th Street. Due to overhead clearance constraints along the transport route the structure will need to be separated into two pieces and transported separately to the new location. Once the Parsonage House is positioned at the new 10th Street location the house will be mended back together to allow for restoration work to occur. This document outlines the procedures necessary to relocate the structure only.

Preparation to the structure to allow separation into two pieces

Once the utilities are disconnected from the structure and the existing kitchen portion of the house that is not relocating is removed the preparation to the structure for transport can begin. First areas of the interior and exterior wall finishes will need to be removed to provide access for the hoisting and transport steel beam and wood timber assemblies to be installed.

- Interior – The stucco wall finishes of the second story will need to be removed to approximately 4 feet above the floor line. This will need to occur on all perimeter and interior partition walls.
- Exterior - The wood siding will need to be removed from the perimeter of the first story at the floor elevation down to the foundation to allow the house moving team to disconnect the structure from the foundation walls and to allow for the steel support and hoisting beams to be installed. A twelve-inch strip of wood siding will need to be removed from the perimeter of the second story approximately eighteen to twenty-four inches above the floor line to allow for the wood stud wall framing to be exposed. Within this exposed area, the second story upper section of the structure will be separated from the lower after all support and hoisting members are installed. Furthermore, square openings will be cut in the wood siding to facilitate the installation of the support and hoisting steel beams that will support the second story of the house.
- The beams that will support the first story of the house will be installed within the areas of wood siding removed to expose the connection points to the foundation.

Support and hoisting assembly second story

After the interior and exterior wall finishes are removed the installation of the 12x12 and 8x8 steel H Beams can begin for the second story. The 12x12 main beams will be installed from East to West approximately twenty-four inches above the second story floor line through the openings cut in the wood siding. This elevation will be just above the gable roof line of the bay window pop outs of the first story. This is also the location that the wood stud wall framing of the second story will be cut separating the first and second story. The 8x8 cross member beams will be installed from North to South directly above the 12x12 main beams through the openings cut in the wood siding. Once installed, the main beams and cross member beams will be fastened together at the intersecting points with beam clamps.

Following the installation of the steel beams, wood bracing assemblies made up of 4x12 and 2x10 wood timbers will be bolted to the wood stud wall framing of the second story. The installation will occur on the North and South elevations of the second story at designated locations above the 8x8 cross member beams. The 4x12 and 2x10 members will be installed to sandwich the wood stud wall framing and will be attached to the structure by thru-bolting 5/8" threaded bolts to the wood stud wall framing of the

second story. This assembly is installed where wood siding is still in place. A ¾" hole will be made in the wood siding at each attachment point. This wood bracing assembly will also be installed at designated locations of the interior partition walls to provide support to the walls.

Hoisting second story onto transport

Once all hoisting / support beams and wood bracing assemblies are installed the second story can be separated from the first story and hoisted onto the transport dollies. As noted in the previous section the wood stud wall framing will be cut within the twelve-inch strip where the wood siding is removed above the roof gables of the bay window pop outs of the first story. After cutting the wood stud framing and the second story is supported by the steel beams a 500-ton crane will be set up in the parking lot to the North of the Parsonage House. The second story will be rigged and hoisted by the 12x12 main beams and lowered onto the dolly system also in the parking lot. The second story will remain on the transport dollies until the first story is prepped, loaded, and transported to the new location on 10th Street.

Support and hoisting assembly first story

The installation of the 12x12 main beams, 10x10 cross member beams, and the wood bracing assembly for the first story will begin once the second story is secured on the transport. Main beams and cross member beams will be installed below the floor of the first story. The 12x12 main beams will be installed from East to West passing under the house in the area where the siding is removed to expose the connection of the structure to the foundation. The 8x8 cross member beams will be installed from North to South in the same area between the wood joist of the first story floor. Once installed the main beams and cross member beams will be fastened together at the intersecting points with beam clamps. The wood bracing assembly of 4x12 and 2x10 timbers will be thru-bolted to the wood wall framing of the first story above the floor line at designated location of the exterior North and South elevations and interior partition walls. A ¾" hole will be made in the wood siding at each attachment point. After all the steel beams and wood bracing assemblies are installed the first story will be ready to load onto the dolly transport.

Loading first story onto transport

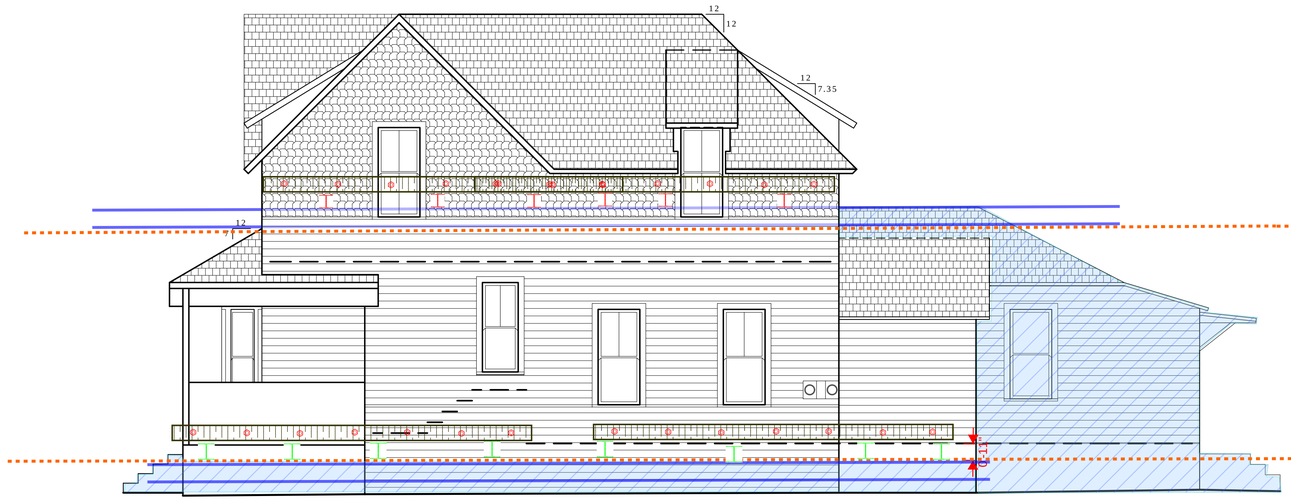
The first story will be loaded onto the transport dollies directly from the foundation and does not require a crane. When ready the wood framing of the house will be separated from the foundation walls and supported by the steel beam assembly. The steel beams are lifted using a jack and cribbing system to allow for the dollies to be positioned. Once positioned, the beam assembly is lowered onto the transport. Once loaded onto the dollies and secured the first story is ready to be transported to the new location on 10th Street.

Transporting the Parsonage House

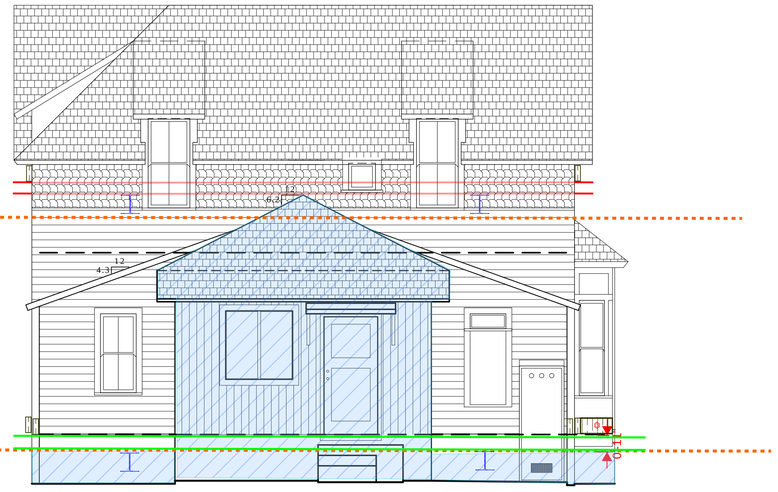
After all authorities having jurisdiction review and approve the transport route, the relocation of the structure (first and second story) will occur. To avoid affecting the Blue Line Metro Schedule the transport will occur overnight. Each move will occur on its own night to ensure there is enough time to reopen the streets and the Blue Line.

The first story will be transported to the new site on 10th Street and positioned over the location of the new foundation. After the first story is removed from the transport using the jack and cribbing system, the second story will be transported to the new site. The second story will then be hoisted and reattached to the first story. All temporary structural support used to move the structure will be removed and the restoration of the building will commence.

Attachment B



SOUTH



EAST

Area not to be relocated

Wood bracing assembly

12x12 H-Beam side view

10x10 H-Beam side view

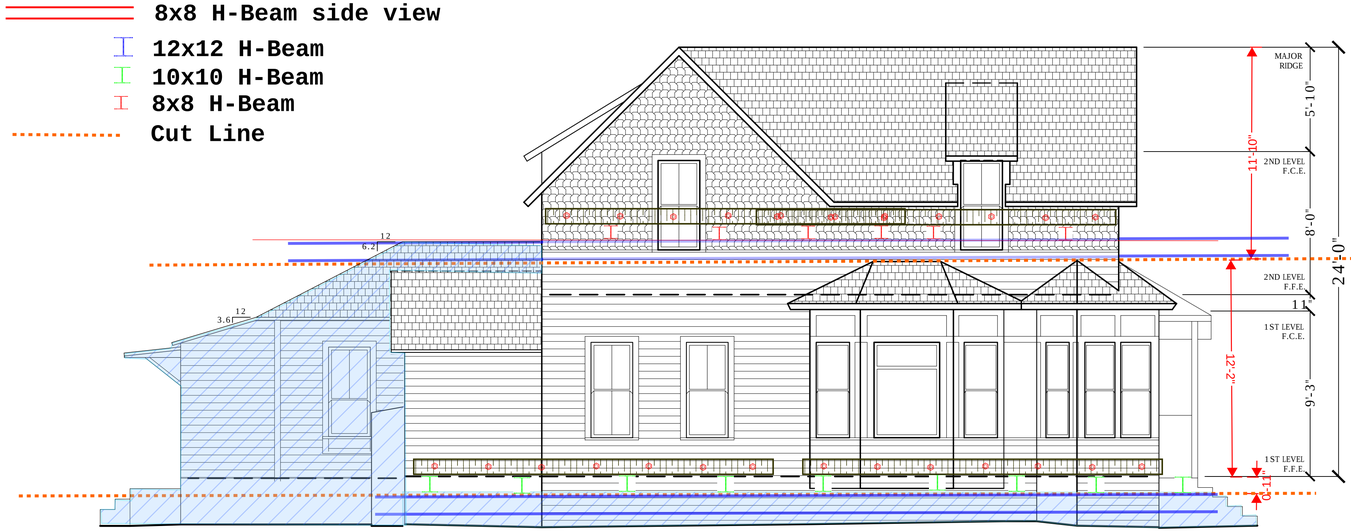
8x8 H-Beam side view

12x12 H-Beam

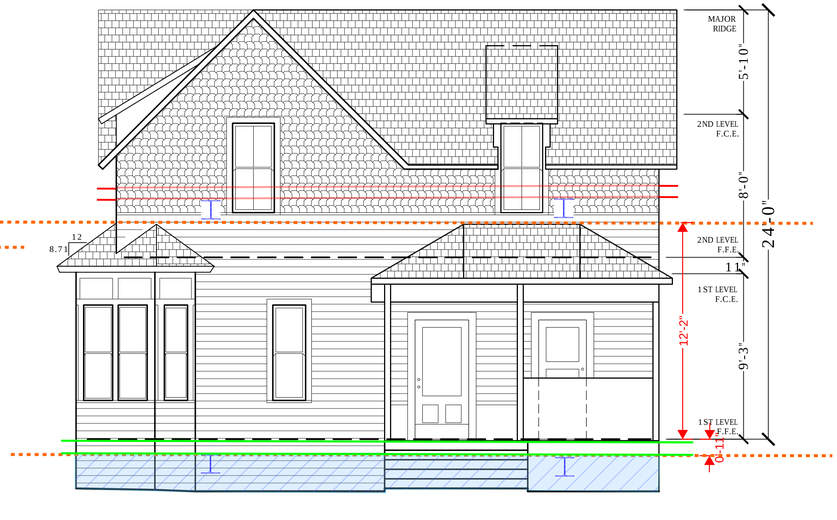
10x10 H-Beam

8x8 H-Beam

Cut Line



NORTH



WEST

Attachment C

PROJECT TYPE

PARSONAGE HOUSE RELOCATION

PROJECT NAME

PACIFIC AVENUE RESIDENCE

PROJECT ADDRESS

640 PACIFIC AVENUE
LONG BEACH, CA 90813

SCALE

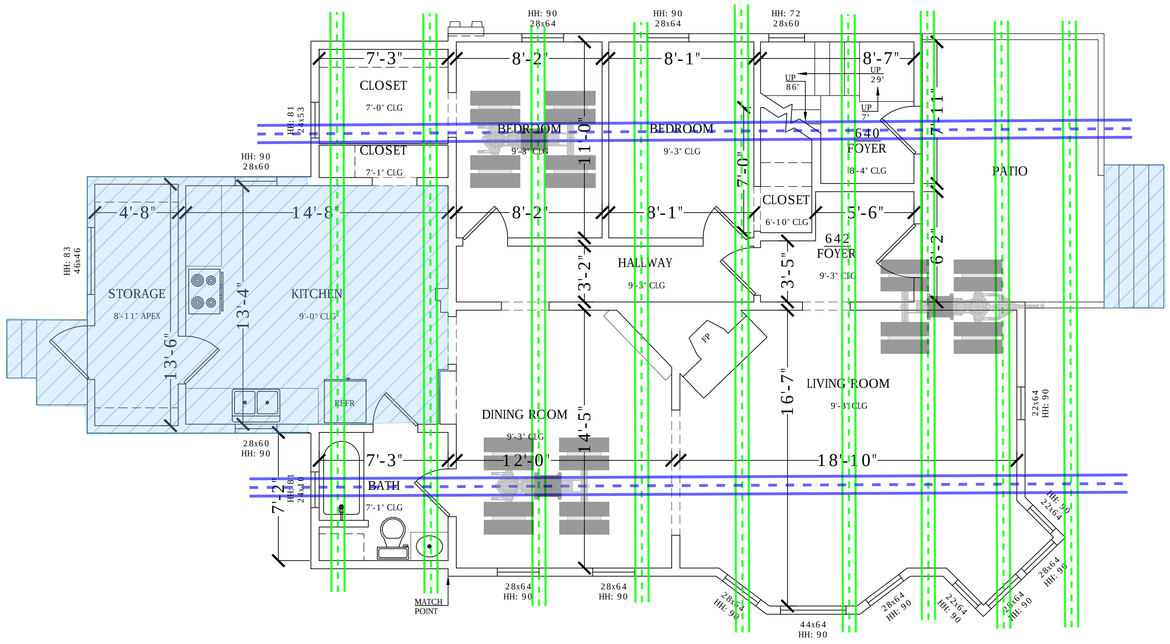
1/4" = 1'-0"

DATE

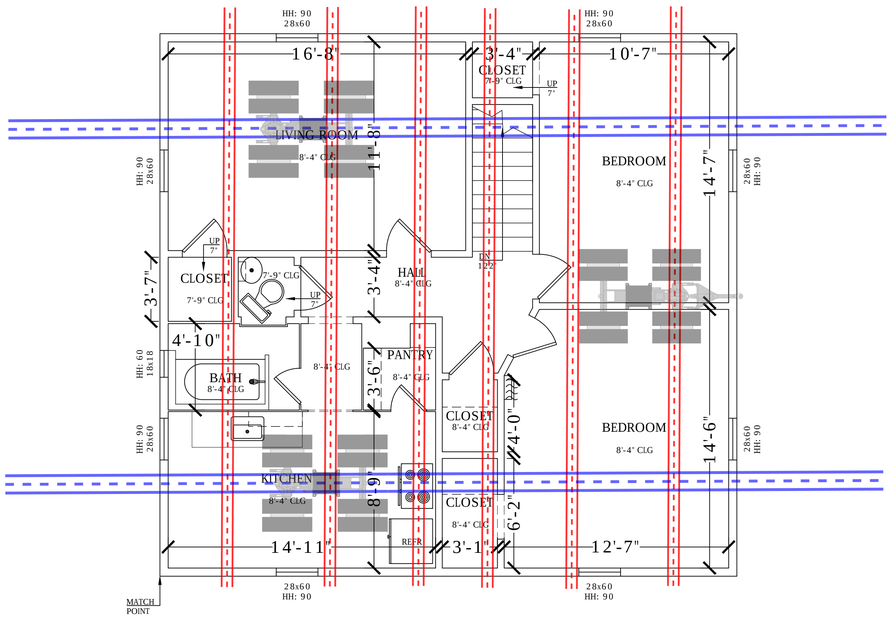
05.04.2018

SHEET

1 of 3



FIRST FLOOR



SECOND FLOOR

Area not to be relocated

12x12 H-Beam top view

10x10 H-Beam top view

8x8 H-Beam top view

Attachment C

PREPARED FOR

PROJECT TYPE

PARSONAGE HOUSE RELOCATION

PROJECT NAME

PACIFIC AVENUE RESIDENCE

PROJECT ADDRESS

640 PACIFIC AVENUE
LONG BEACH, CA 90813

SCALE

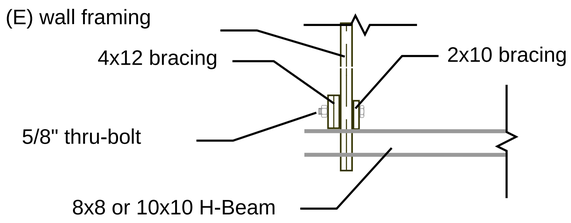
1/4" = 1'-0"

DATE

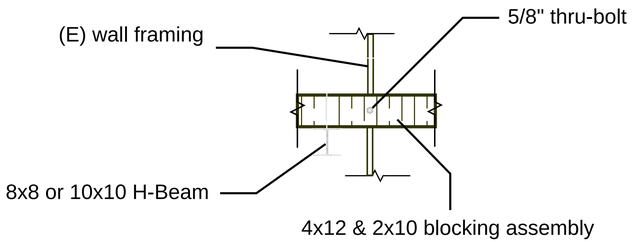
05.04.2018

SHEET

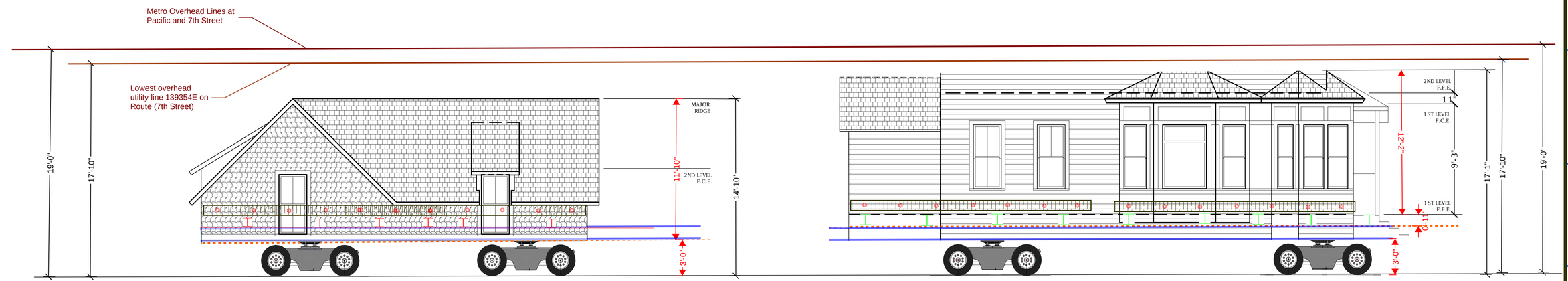
2 of 3



Cross Section of Wood Bracing Assembly | 1



Side Elevation View of Wood Bracing Assembly | 2



2ND LEVEL

Direction of Travel

1ST LEVEL

Direction of Travel

Wood bracing assembly

12x12 H-Beam side view

10x10 H-Beam side view

8x8 H-Beam side view

12x12 H-Beam

10x10 H-Beam

8x8 H-Beam

Attachment C

PROJECT TYPE

PARSONAGE HOUSE RELOCATION

PROJECT NAME

PACIFIC AVENUE RESIDENCE

PROJECT ADDRESS

640 PACIFIC AVENUE
LONG BEACH, CA 90813

SCALE

$\frac{1}{4}$" = 1'-0"

DATE

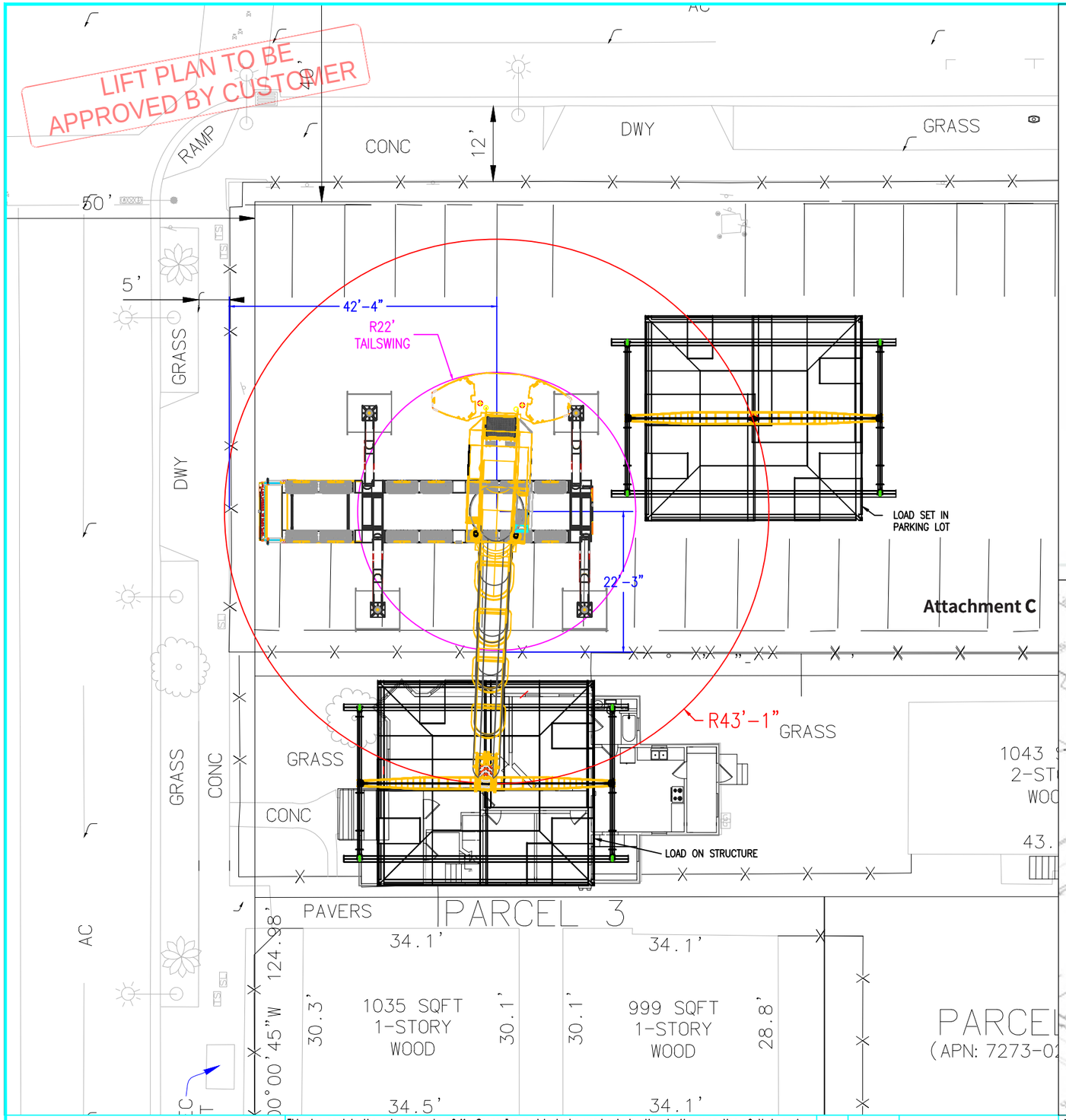
05.04.2018

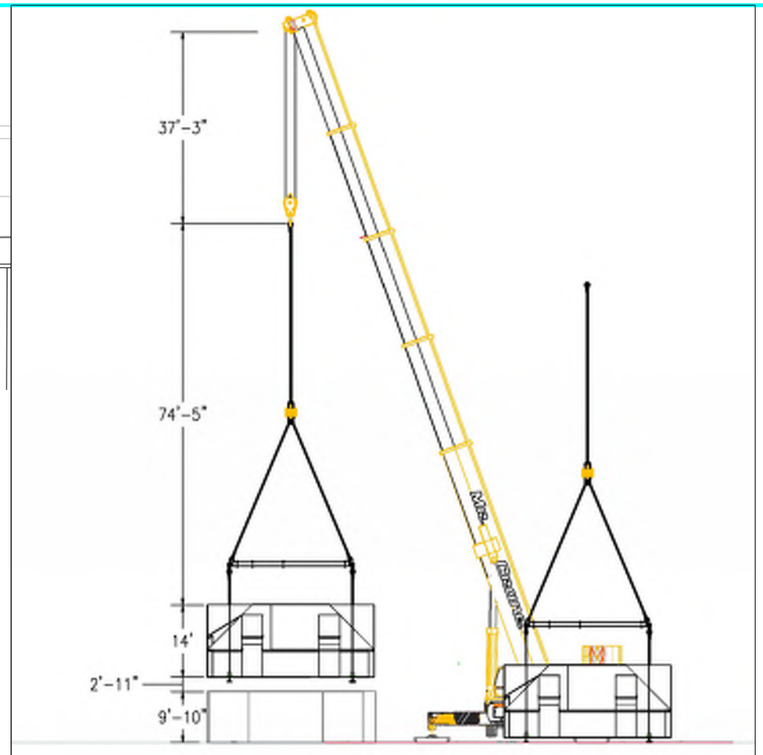
SHEET

3 of 3

3

LIFT PLAN TO BE APPROVED BY CUSTOMER





LTM1400-7.1 ALL TERRAIN CRANE
135' MAIN BOOM [46+46+46+92+]
220,500 LBS CTWT
FULL OUTRIGGERS
360° CHART

LIFT OF UPPER HOUSE SECTION

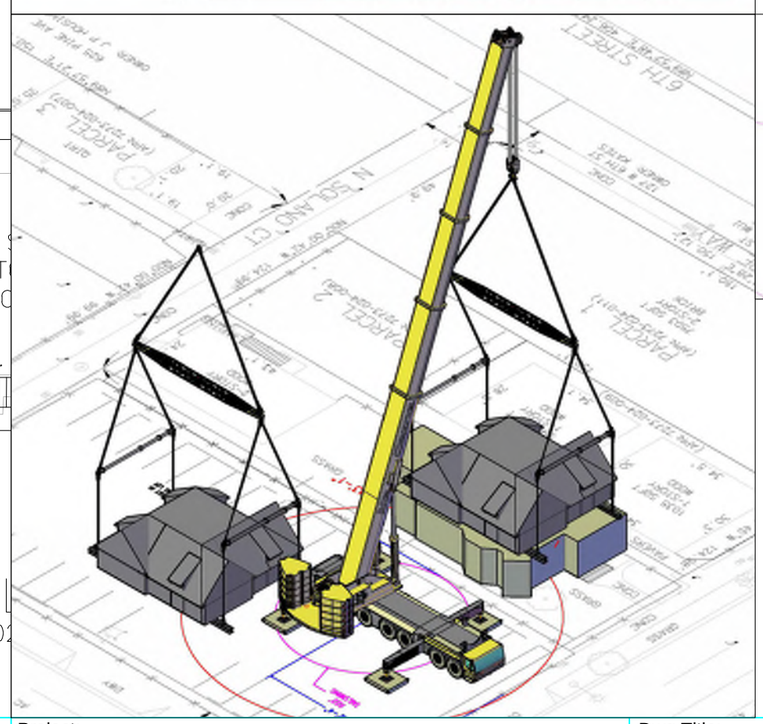
PICK WEIGHT:	90,000 LBS
HOOK BLOCK:	4,050 LBS
RIGGING:	8,268 LBS
LOAD LINE:	280 LBS
TOTAL WEIGHT:	102,598 LBS

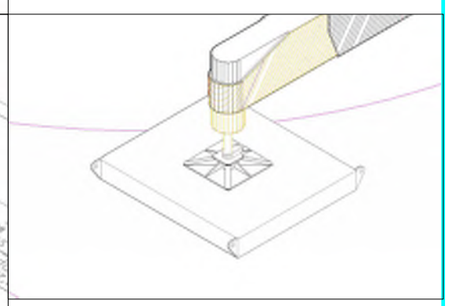
AT PICK OFF OF STRUCTURE

CAPACITY @ 43'-1":	147,900 LBS
PERCENT CAPACITY:	69.4%

AT SET IN PARKING LOT

CAPACITY @ 43'-1":	147,900 LBS
PERCENT CAPACITY:	69.4%





MAX. OUTRIGGER JACK
FORCE: 195,000 LBS
PAD IS 7'x6' (42 SQFT)

PRESSURE UNDER MAT
195,000 / 42 = **4,643 PSF (32.2 PSI)**

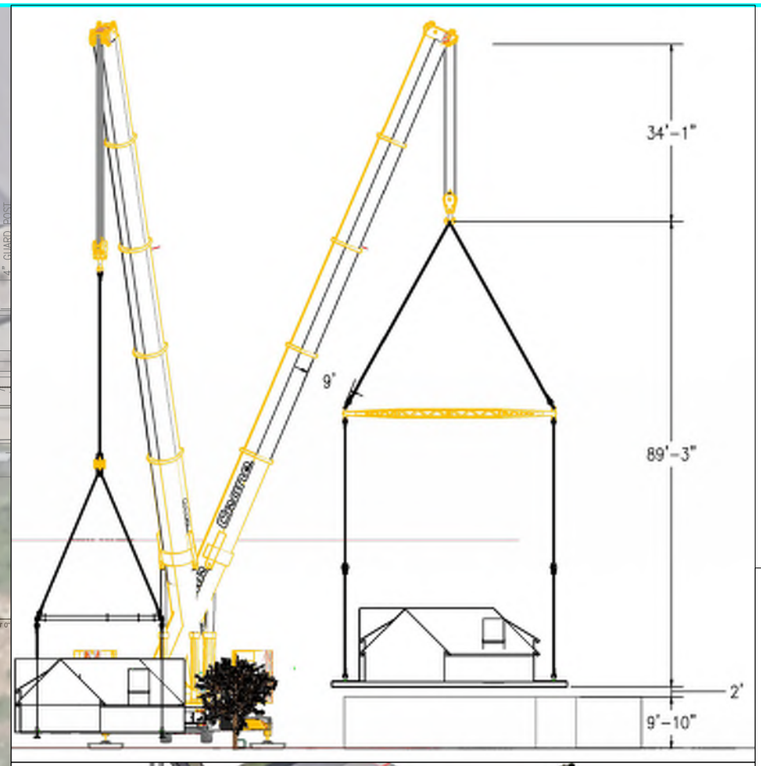
MR. CRANE
LIFTING AND RIGGING SOLUTIONS
647 NORTH HARITON STREET . ORANGE, CALIFORNIA 92868-1311
PHONE: 714/633-2100 FAX: 714/633-6901
FED I.D. NO. 95-3007071 A California Corporation

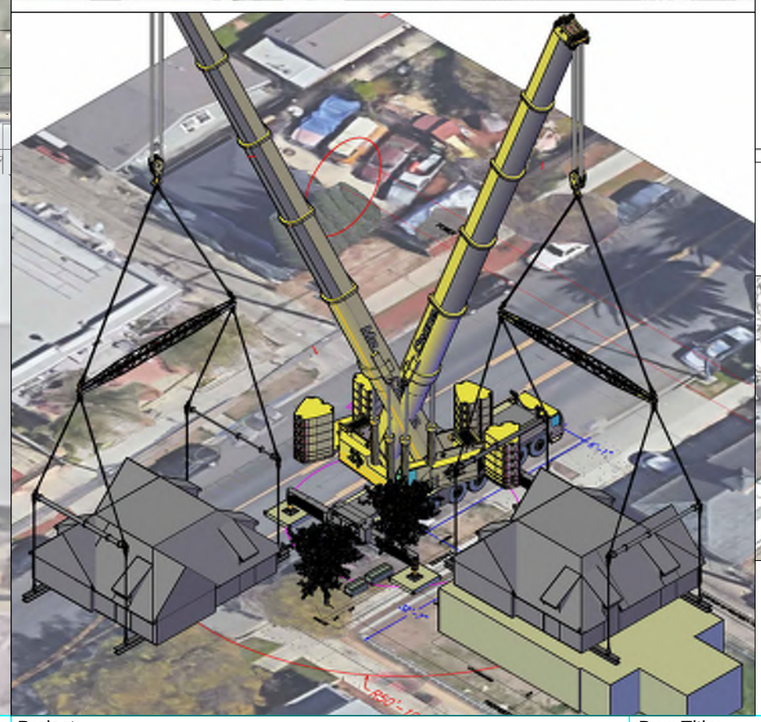
No.	Date	Revision
1	4.16.18	ISSUE FOR REVIEW
2		
3		
4		
5		

Project:
PARSONAGE HOUSE RELOCATION
LIFT FROM CURRENT LOCATION

Dwg Title:
LTM1400-7.1 ALL TERRAIN CRANE
135' MAIN BOOM
220,500 LBS CTWT
FULL OUTRIGGERS

Date:	4.16.18	Drawn By:	MS	Scale:	NTS	Dwg No.:	MC28115HL	Sht No.:	1



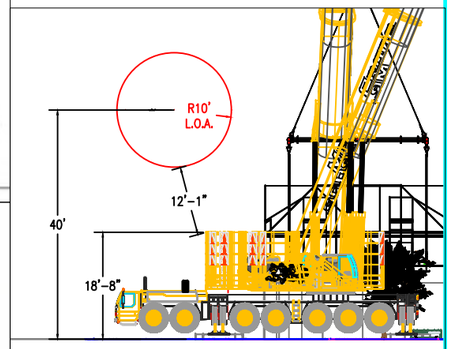


LTM1400-7.1 ALL TERRAIN CRANE
135' MAIN BOOM [46+46+46+92+]
220,500 LBS CTWT
FULL OUTRIGGERS
360° CHART

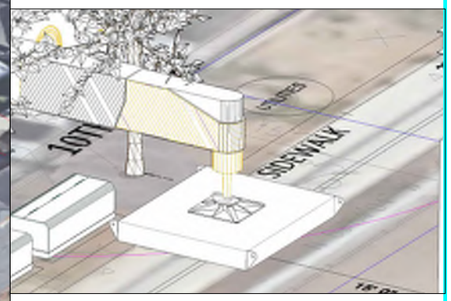
LIFT OF UPPER HOUSE SECTION	
PICK WEIGHT:	90,000 LBS
HOOK BLOCK:	4,050 LBS
RIGGING:	8,268 LBS
LOAD LINE:	280 LBS
TOTAL WEIGHT:	102,598 LBS

AT PICK OFF OF TRANSPORT	
CAPACITY @ 50'-10":	133,800 LBS
PERCENT CAPACITY:	76.7%

AT SET IN NEW LOT	
CAPACITY @ 50'-10":	133,800 LBS
PERCENT CAPACITY:	76.7%



POWER LINE CLEARANCE.
VOLTAGE TO BE VERIFIED.



MAX. OUTRIGGER JACK
FORCE: 221,000 LBS
PAD IS 7'x6' (42 SQFT)

PRESSURE UNDER MAT
221,000 / 42 = **5,262 PSF (36.5 PSI)**

MR. CRANE
LIFTING AND RIGGING SOLUTIONS
647 NORTH HARITON STREET . ORANGE, CALIFORNIA 92868-1311
PHONE: 714/633-2100 FAX: 714/633-6901
FED I.D. NO. 95-3007071 A California Corporation

No.	Date	Revision
1	4.16.18	ISSUE FOR REVIEW
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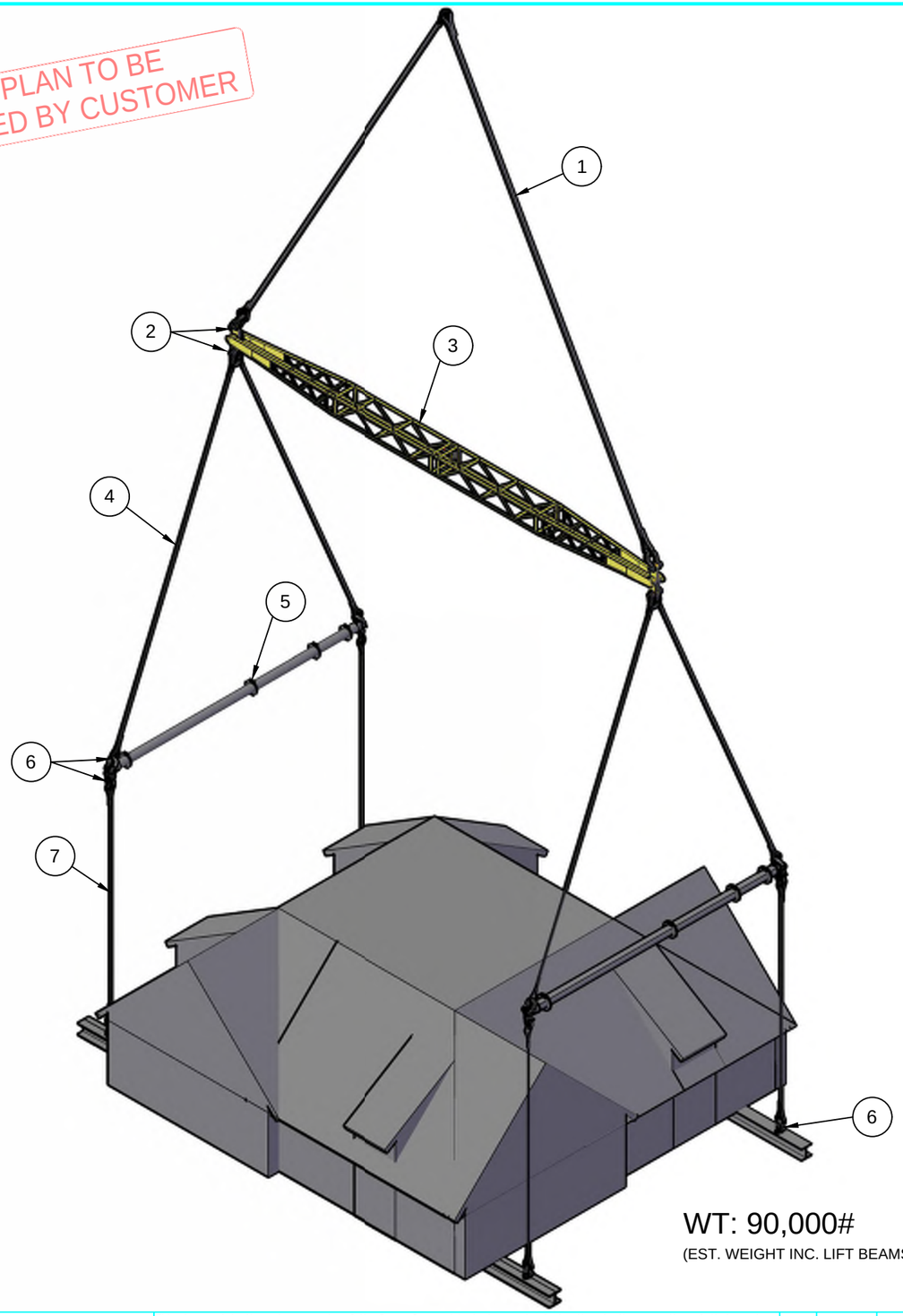
Project:
PARSONAGE HOUSE RELOCATION
SET AT NEW LOCATION

Dwg Title:
LTM1400-7.1 ALL TERRAIN CRANE
135' MAIN BOOM
220,500 LBS CTWT
FULL OUTRIGGERS

Date:	4.16.18	Drawn By:	MS	Scale:	NTS	Dwg No.:	MC28115HL	Sht No.:	2

LIFT PLAN TO BE APPROVED BY CUSTOMER



WT: 90,000#

(EST. WEIGHT INC. LIFT BEAMS)

RIGGING DETAILS

NO.	QTY	ITEM	REQUIRED CAPACITY(LBS)	WT.(LBS)
1	2	40' x 2.00"Ø W.R. SLING	56.4K	592
2	4	67T SKOOKUM SHACKLES	56.4K	240
3	1	40' JIB SPREADER BAR	97K	3,300
4	4	30' x 1.25"Ø W.R. SLING	27.1K	347
5	2	24' END CAP SPREADER BARS	46K	3,236
6	12	25T SHACKLES	22.6K	321
7	4	20' x 1.25"Ø W.R. SLINGS	22.6K	232
		TOTAL		**8,268 LBS**

SLING CALCULATION:

SLINGS 1

90,000 LBS + RIGGING BELOW (7,664 LBS) = 97,664 LBS

SLING ANGLE: 60° MIN.

TENS. EACH SLING: 97,664 /2 = 48,832 / SIN 60° = **56,386 LBS EA. TENSION**

WIRE ROPE SLINGS USED ARE 2.00"Ø EIPS**, MAX. TENSION: 74,000 LBS**

SLINGS 4

WT: 90,000 LBS + RIGGING BELOW (3,789 LBS) = 93,789 LBS

SLING ANGLE: 60° MIN.

TENS. EACH SLING: 93,789 /4 = 23,447 / SIN 60° = **27,074 LBS EA. TENSION**

WIRE ROPE SLINGS USED ARE 1.25"Ø EIPS**, MAX. TENSION: 30,000 LBS**

SLINGS 7

90,000 LBS + RIGGING BELOW (107 LBS) = 90,107 LBS

SLING ANGLE: NONE

EACH SLING: 90,107 /4 = = **22,527 LBS EA. TENSION**

WIRE ROPE SLINGS USED ARE 1.25"Ø EIPS**, MAX. TENSION: 30,000 LBS**

NOTE:

- ALL RIGGING TYPICAL AND SYMETRICAL
- SYNTHETIC SLINGS MAY BE USED IF REQ'D TENSION MET.
- JIB SPREADER BAR CAPACITY @40' WITH 40' SLINGS: 59 TON.
- PIPE BAR CAPACITY @ 24' SPREAD: 200,293 LBS.
- TOP SLINGS MAY BE REPLACED WITH 60' TPXC10000 SLINGS GOOD FOR 100,000 LBS. TENSION WITH ADEQUATE HEADROOM.

MR. CRANE

LIFTING AND RIGGING SOLUTIONS

647 NORTH HARITON STREET , ORANGE, CALIFORNIA 92868-1311

PHONE: 714/633-2100 FAX: 714/633-6901

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Project:

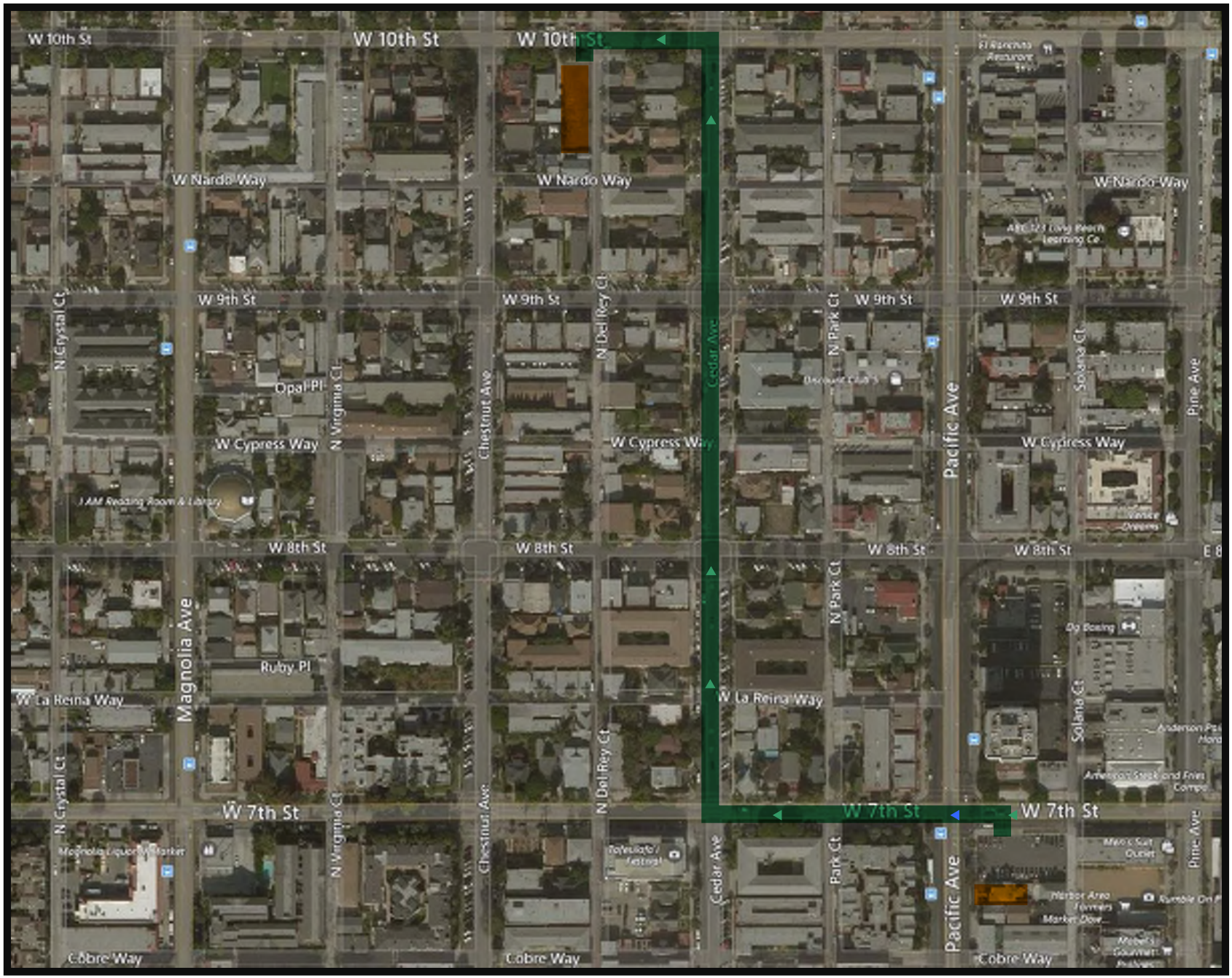
PARSONAGE HOUSE RELOCATION
LIFT FROM CURRENT LOCATION

Dwg Title:

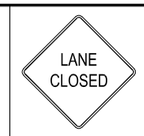
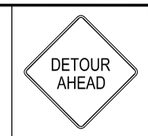
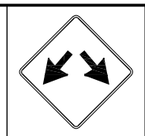
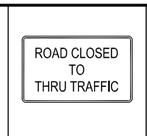
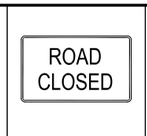
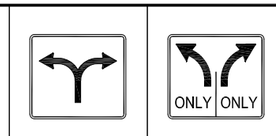
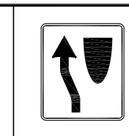
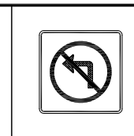
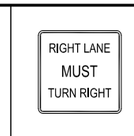
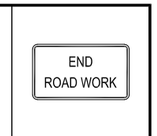
LTM1400-7.1 ALL TERRAIN CRANE
135' MAIN BOOM
220,500 LBS CTWT
FULL OUTRIGGERS

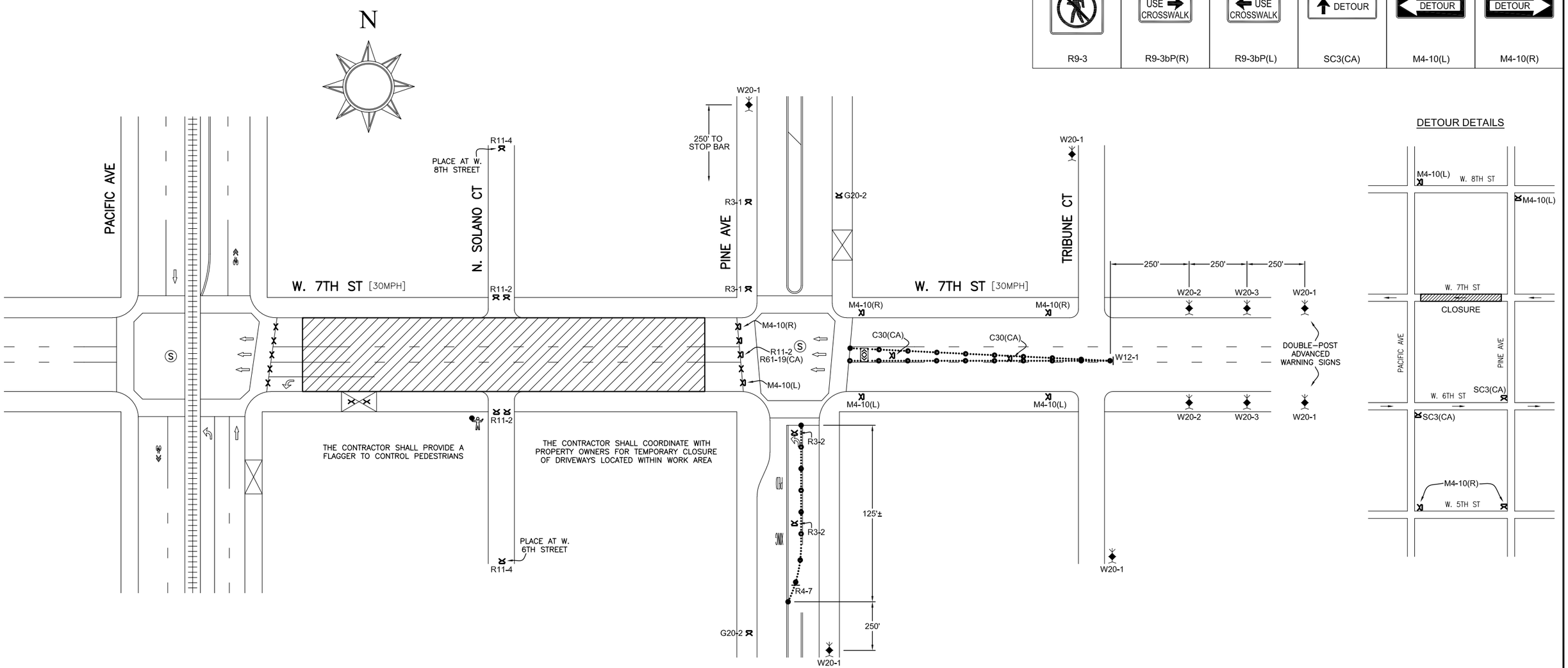
Date:	4.16.18	Drawn By:	MS	Scale:	NTS	Dwg No.:	MC28115HL	Sht No.:	2

PARSONAGE - PROPOSED TRANSPORT ROUTES



Attachment C

																
W20-1	W20-5a(R)	W4-2(R)	C30(CA)	W20-2	W20-3	W12-1	R11-4	R11-2	R60B(CA)	R61-19(CA)	R4-7	R4-8	R3-1	R3-2	R3-7(R)	G20-2
R9-3	R9-3bP(R)	R9-3bP(L)	SC3(CA)	M4-10(L)	M4-10(R)											



HIGH LEVEL WARNING DEVICE	FLASHING ARROW BOARD
TRAFFIC BARRICADE	WORK AREA/CLOSURE
TRAFFIC BARRICADE WITH SIGN	FLAGGER/T.C.O.
TRAFFIC CONE/DELINEATOR	DELINEATION CENTERLINE
DELINEATION-MOUNTED SIGN	TRAFFIC CONTROL SIGN

GENERAL NOTES:

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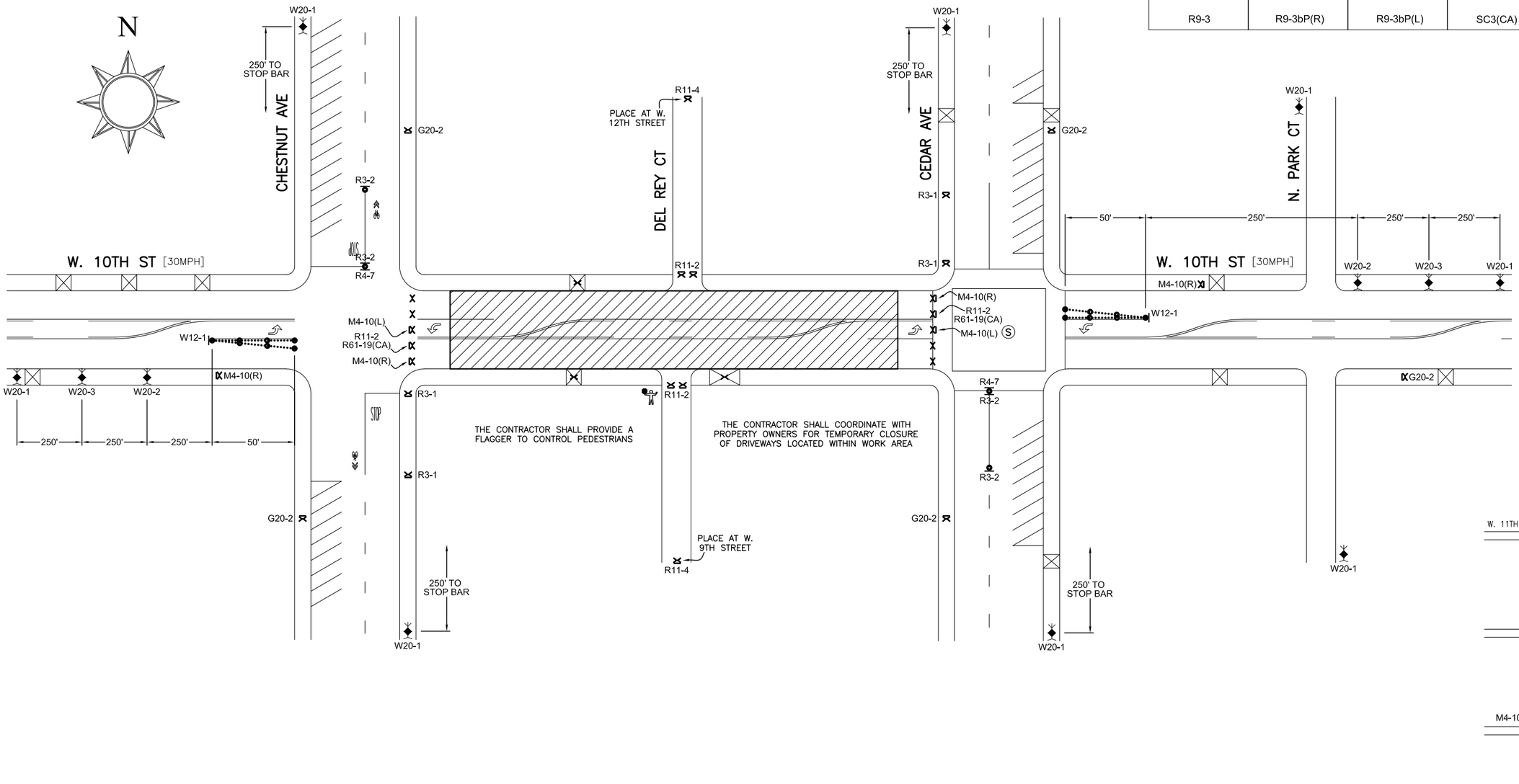
COMPANY/CUSTOMER:	W/O & DATE:
HOLLAND CONSTRUCTION	39946 4/13/18
PROJECT NAME/ADDRESS:	
640 PACIFIC AVE, LONG BEACH	
DATE AND TIME OF PROJECT:	
PER THE CITY-ISSUED PERMIT	
PREPARED BY: / SCALE:	SHEET NUMBER:
BEN COLES / N.T.S.	1 OF 5

PLANS PREPARED BY:
RIGHT OF WAY, INC.
150 EAST ARROW HWY
SAN DIMAS, CA 91773
P 626.930.9292
F 626.930.9220
C-31 NO. 792675
www.rowtrafficcontrol.com

W20-1	W20-5a(R)	W4-2(R)	C30(CA)	W20-2	W20-3	W12-1	R11-4	R11-2	R60B(CA)	R61-19(CA)	R4-7	R4-8	R3-1	R3-2	R3-7(R)	G20-2
ROAD WORK AHEAD	RIGHT TWO LANES CLOSED AHEAD		LANE CLOSED	DETOUR AHEAD	ROAD CLOSED AHEAD		ROAD CLOSED TO THRU TRAFFIC	ROAD CLOSED		ONLY ONLY					RIGHT LANE MUST TURN RIGHT	END ROAD WORK

R9-3	R9-3bP(R)	R9-3bP(L)	SC3(CA)	M4-10(L)	M4-10(R)
	USE CROSSWALK	USE CROSSWALK	DETOUR	DETOUR	DETOUR



HIGH LEVEL WARNING DEVICE	FLASHING ARROW BOARD
TRAFFIC BARRICADE	WORK AREA/CLOSURE
TRAFFIC BARRICADE WITH SIGN	FLAGGER/T.C.O.
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HOLLAND CONSTRUCTION		39946 4/13/18
PROJECT NAME/ADDRESS:		
640 PACIFIC AVE, LONG BEACH		
DATE AND TIME OF PROJECT:		
PER THE CITY–ISSUED PERMIT		
PREPARED BY:	SCALE:	SHEET NUMBER:
BEN COLES	N.T.S.	2 OF 5

PLANS PREPARED BY:

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150 EAST ARROW HWY
SAN DIMAS, CA 91773
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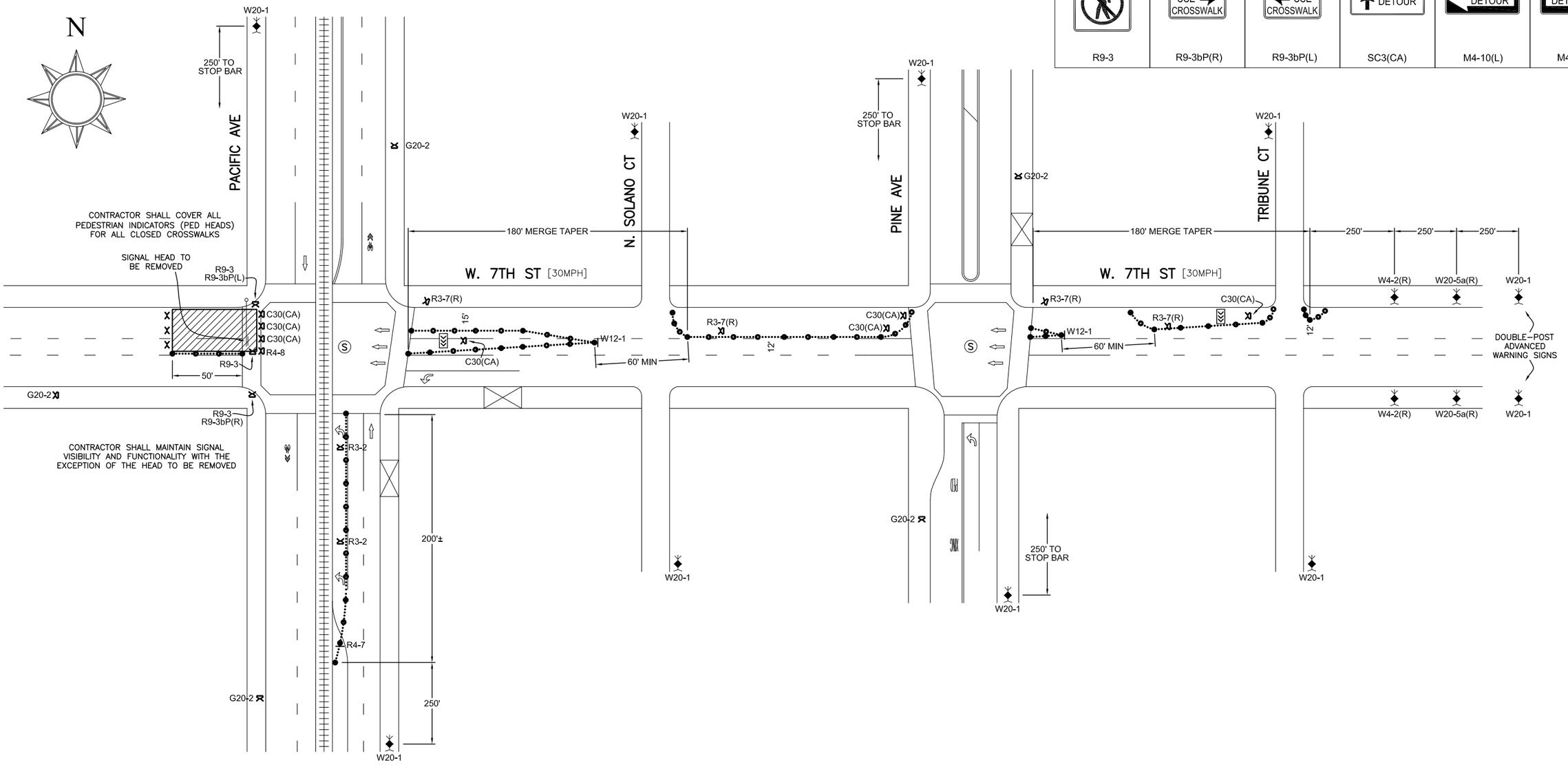
Right of Way

ROAD WORK AHEAD	RIGHT TWO LANES CLOSED AHEAD		LANE CLOSED	DETOUR AHEAD	ROAD CLOSED AHEAD		ROAD CLOSED TO THRU TRAFFIC	ROAD CLOSED		ONLY ONLY				RIGHT LANE MUST TURN RIGHT	END ROAD WORK
W20-1	W20-5a(R)	W4-2(R)	C30(CA)	W20-2	W20-3	W12-1	R11-4	R11-2	R60B(CA)	R61-19(CA)	R4-7	R4-8	R3-1	R3-2	R3-7(R)	G20-2
R9-3	USE CROSSWALK	USE CROSSWALK	DETOUR	DETOUR	DETOUR											
R9-3	R9-3bP(R)	R9-3bP(L)	SC3(CA)	M4-10(L)	M4-10(R)											



HIGH LEVEL WARNING DEVICE	FLASHING ARROW BOARD
TRAFFIC BARRICADE	WORK AREA/CLOSURE
TRAFFIC BARRICADE WITH SIGN	FLAGGER/T.C.O.
TRAFFIC CONE/DELINEATOR	DELINEATION CENTERLINE
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COMPANY/CUSTOMER: HOLLAND CONSTRUCTION		W/O & DATE: 39946 4/13/18
PROJECT NAME/ADDRESS: 640 PACIFIC AVE, LONG BEACH		
DATE AND TIME OF PROJECT: PER THE CITY-ISSUED PERMIT		
PREPARED BY: BEN COLES	SCALE: N.T.S.	SHEET NUMBER: 3 OF 5

PLANS PREPARED BY:
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150 EAST ARROW HWY
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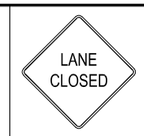
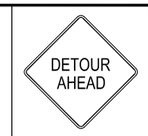
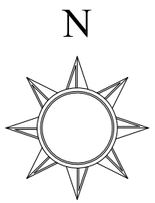
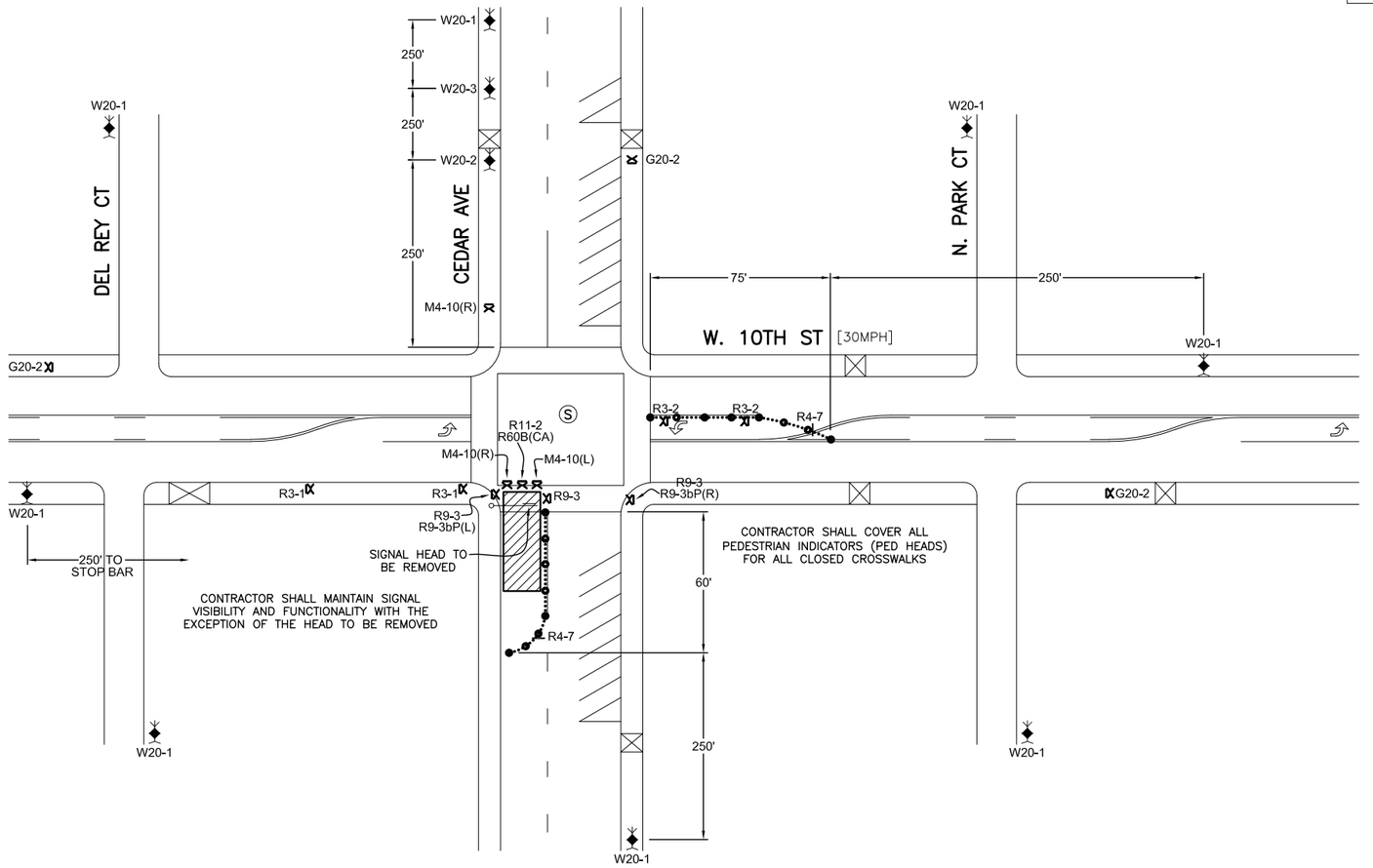
Right of Way

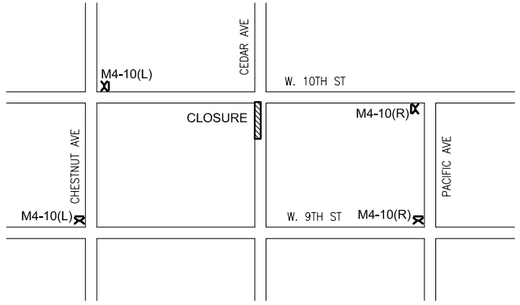
															
W20-1	W20-5a(R)	W4-2(R)	C30(CA)	W20-2	W20-3	W12-1	R11-4	R11-2	R60B(CA)	R61-19(CA)	R4-7	R4-8	R3-1	R3-2	R3-7(R)

					
R9-3	R9-3bP(R)	R9-3bP(L)	SC3(CA)	M4-10(L)	M4-10(R)





DETOUR DETAILS



HIGH LEVEL WARNING DEVICE	FLASHING ARROW BOARD
TRAFFIC BARRICADE	WORK AREA/CLOSURE
TRAFFIC BARRICADE WITH SIGN	FLAGGER/T.C.O.
TRAFFIC CONE/DELINEATOR	DELINEATION CENTERLINE
DELINEATION–MOUNTED SIGN	TRAFFIC CONTROL SIGN

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PROJECT NAME/ADDRESS: 640 PACIFIC AVE, LONG BEACH		
DATE AND TIME OF PROJECT: PER THE CITY–ISSUED PERMIT		
PREPARED BY: BEN COLES	SCALE: N.T.S.	SHEET NUMBER: 4 OF 5

PLANS PREPARED BY:
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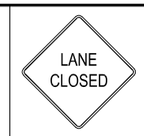
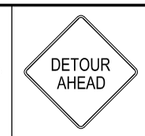
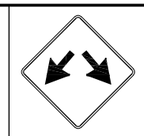
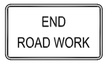
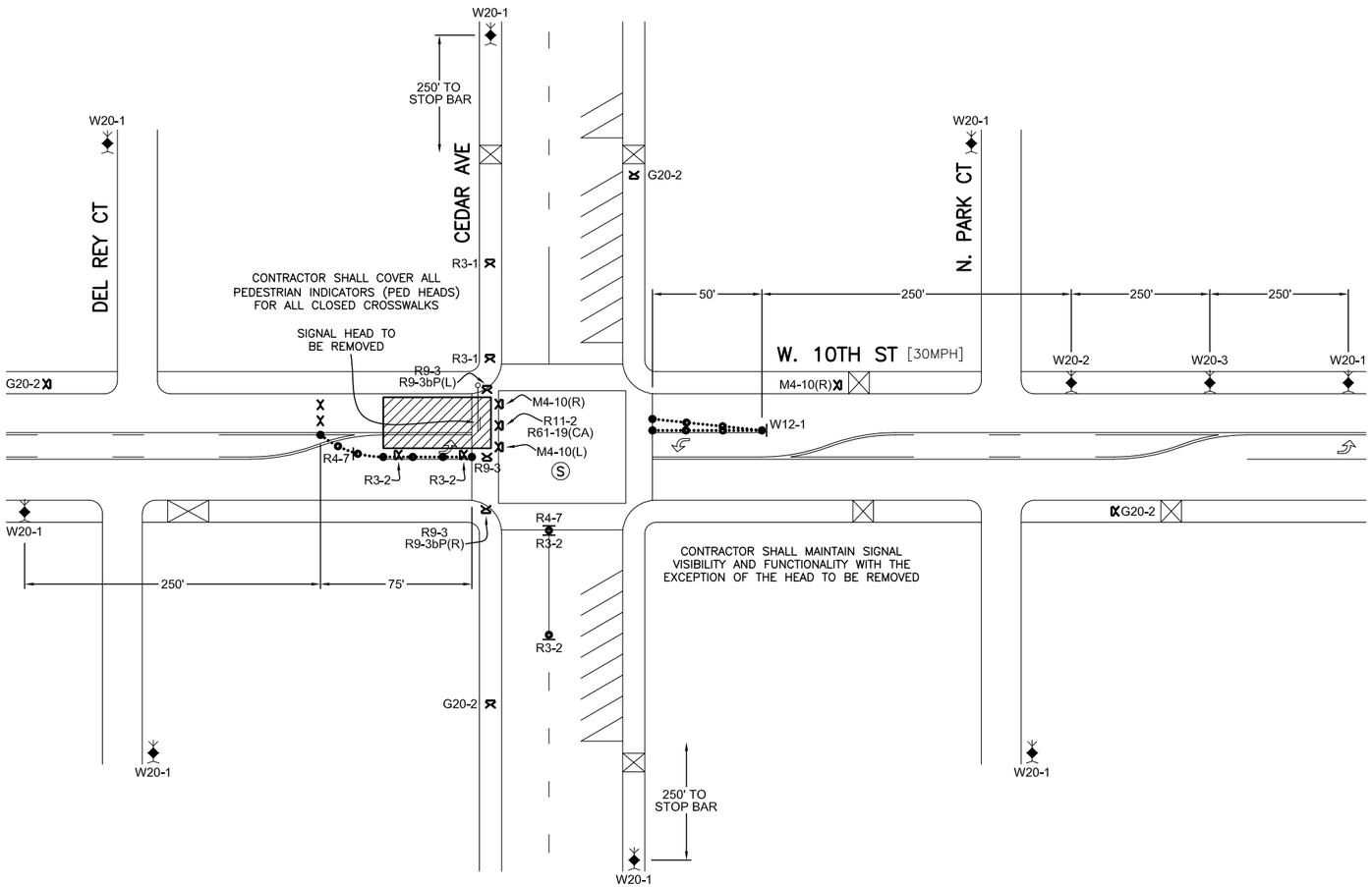
																
W20-1	W20-5a(R)	W4-2(R)	C30(CA)	W20-2	W20-3	W12-1	R11-4	R11-2	R60B(CA)	R61-19(CA)	R4-7	R4-8	R3-1	R3-2	R3-7(R)	G20-2

R9-3	R9-3bP(R)	R9-3bP(L)	SC3(CA)	M4-10(L)	M4-10(R)

N



DETOUR DETAILS

HIGH LEVEL WARNING DEVICE	FLASHING ARROW BOARD
TRAFFIC BARRICADE	WORK AREA/CLOSURE
TRAFFIC BARRICADE WITH SIGN	FLAGGER/T.C.O.
TRAFFIC CONE/DELINEATOR	DELINEATION CENTERLINE
DELINEATION–MOUNTED SIGN	TRAFFIC CONTROL SIGN

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PROJECT NAME/ADDRESS: 640 PACIFIC AVE, LONG BEACH		
DATE AND TIME OF PROJECT: PER THE CITY–ISSUED PERMIT		
PREPARED BY: BEN COLES	SCALE: N.T.S.	SHEET NUMBER: 5 OF 5

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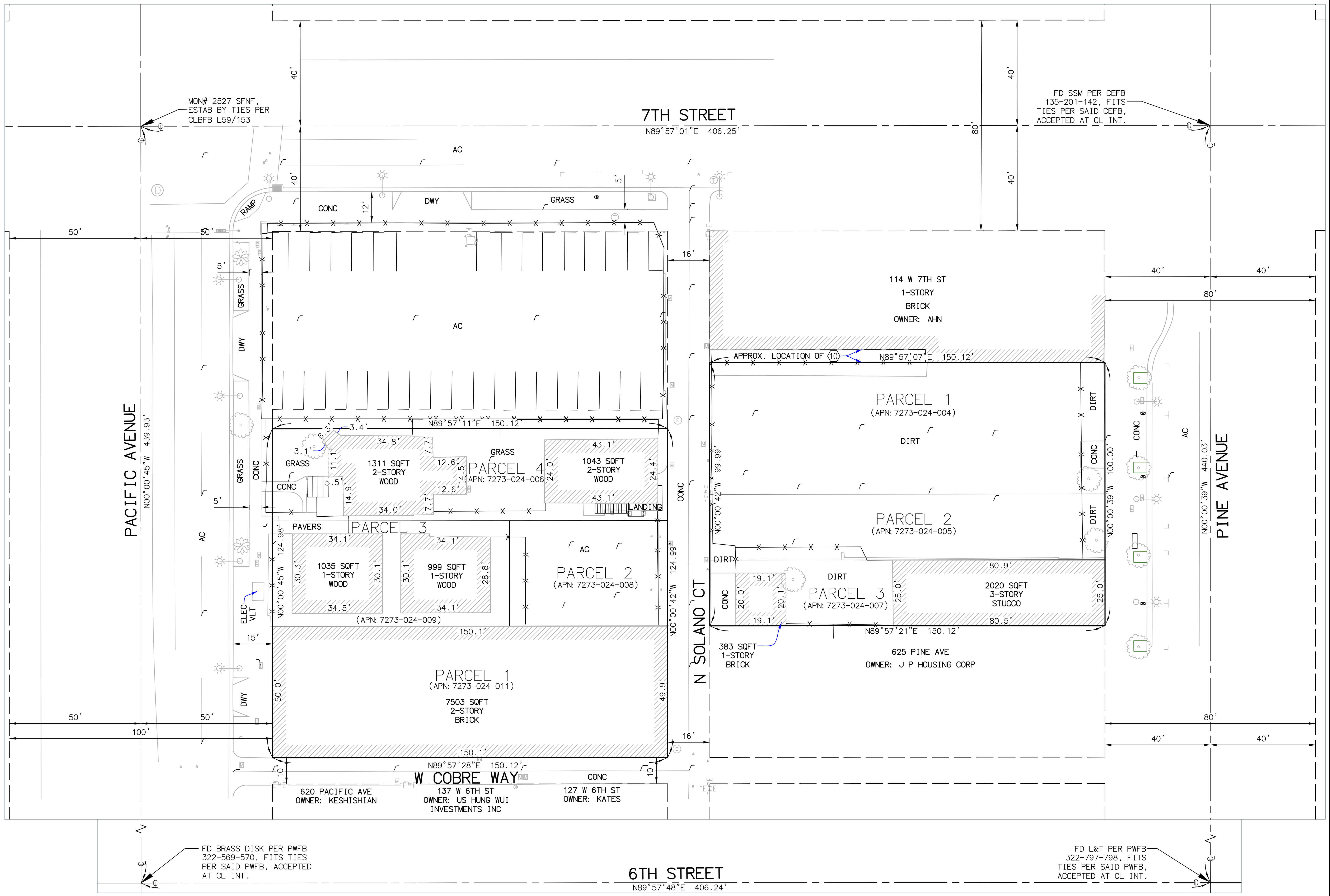
TOPOGRAPHIC SURVEY



COMMENTS

DATE OF SURVEY . . . JUNE 2017

BOUNDARY LINES . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

⟨#⟩. . . . . INDICATES TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON

SITE ADDRESS . . . . . 635, 641, AND 643 PINE AVENUE, LONG BEACH, CA
626, 630, 636, 640 AND 644, PACIFIC AVENUE, LONG BEACH, CA

APN NO. 7273-024-004, 7273-024-005, 7273-024-007
7273-024-011, 7273-024-008, 7273-024-009, 7273-024-006

BASIS OF BEARINGS . . THE BEARING OF N00°00'39"W ALONG THE CENTERLINE OF PINE AVENUE AS SHOWN ON THE MAP OF TRACT NO. 68495, AS RECORDED IN MAP BOOK 1339, PAGES 32 THROUGH 34, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK . . . . . CITY OF LONG BEACH BM #6, BRASS DISC FLUSH WITH PAVEMENT STAMPED "CLB BM 6 2005" 21.5' E/ CURB, 1.7' N/ CURB. ELEVATION = 34.579 FT; NGVD 1929, RECORDED 1985

LAND AREA . . . . . 33,775 SQ. FT. / 0.775 ACRES MORE OR LESS

FLOOD INSURANCE RATE MAP. . . . . . . ZONE "X", PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL 1964 OF 2350, MAP NO. 06037C1964F EFFECTIVE DATE SEPTEMBER 26, 2008.
ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITIES . . . . LOCATIONS OF UTILITIES SHOWN ON THIS MAP WERE OBTAINED FROM OBSERVED EVIDENCE DURING A FIELD SURVEY, THEY ARE FOR INFORMATION ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

LEGEND:

- AREA DRAIN
- BUILDING LINE
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- FENCE
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- PALM TREE
- PARKING METER
- POWER POLE
- PROPERTY LINE
- SEWER CLEANOUT
- SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULLBOX
- TRAFFIC SIGNAL CROSS WALK
- TRAFFIC SIGNAL PULLBOX
- TELEPHONE MANHOLE
- TREE
- WATER METER
- WATER VALVE

ABBREVIATIONS:

AC	ASPHALT
BC	BEGINNING OF CURVE
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CEFB	CITY ENGINEER'S FIELDBOOK
CLBFB	CITY OF LONG BEACH FIELDBOOK
CL	CENTERLINE
COL	COLUMN
CONC	CONCRETE
COR	CORNER
DWY	DRIVE WAY
ELEC	ELECTRICAL
EOC	EDGE OF CONC
FD	FOUND
INT	INTERSECTION
LS	LAND SURVEYOR'S LICENSE
L&T	LEAD AND TACK
MH	MANHOLE
MON	MONITORING
NE	NORTHEASTERLY
NW	NORTHWESTERLY
OH	OVER HANG
PLTR	PLANTER
PL	PROPERTY LINE
PM'S	PUNCH MARKS
REF	REFERENCE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
SSM	STANDARD SURVEY MONUMENT
SSMH	SANITARY SEWER MANHOLE
S&W	SPIKE & WASHER
SE	SOUTHEASTERLY
SW	SOUTHWESTERLY
SQFT	SQUARE FEET
TSPB	TRAFFIC SIGNAL PULL BOX
TC	TOP OF CURB
TEL	TELEPHONE
VLT	VAULT
WTR	WATER
W.I.F.	WROUGHT IRON FENCE
W.M.	WATER METER

N

20 0 20 40
scale 1"= 20' feet

Know what's **below.** Call 811 before you dig

NO.	DESCRIPTION	DATE	BY

REVISONS

DAVID EVANS AND ASSOCIATES INC.
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

7TH AND PINE
LONG BEACH, CA

PROJECT NO: HOLPOHAC0002	PREPARED FOR:	ATTN: THOMAS D. WARREN HOLLAND ACQUISITION CO., LLC A WASHINGTON LIMITED LIABILITY COMPANY 5000 E. SPRING STREET, SUITE 500 LONG BEACH, CA 90815	SCALE: 1"=20'
DRAWN BY: MKM			DATE: 11/15/17
CHECKED BY: JWW			SHT NO.: 02 OF 02

Drawing Name: P:\H\HOLP0HAC0002\0400CAD\EC\SHEETS\ ... Last Opened: Dec 13, 2017 – 4:44pm By: jaxn

STAMP

REVISIONS

HOLLAND PARTNER GROUP

PROJECT NAME
PACIFIC PINE
LONG BEACH, CA

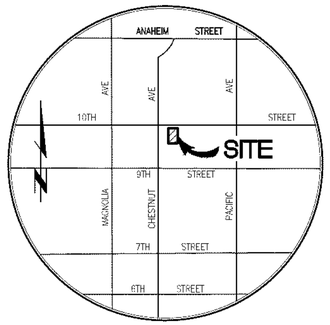
SHEET TITLE
DESIGN SURVEY

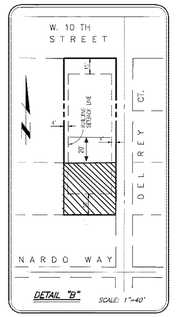
SHEET NUMBER
C03.0

PROJECT NUMBER
HOLP0HAC-0002

25152 Springfield Court Suite 350
Santa Clarita California 91355-1096
Phone: 661.284.7400

SD DESIGN 10/13/2017





PROJECT DESCRIPTION:

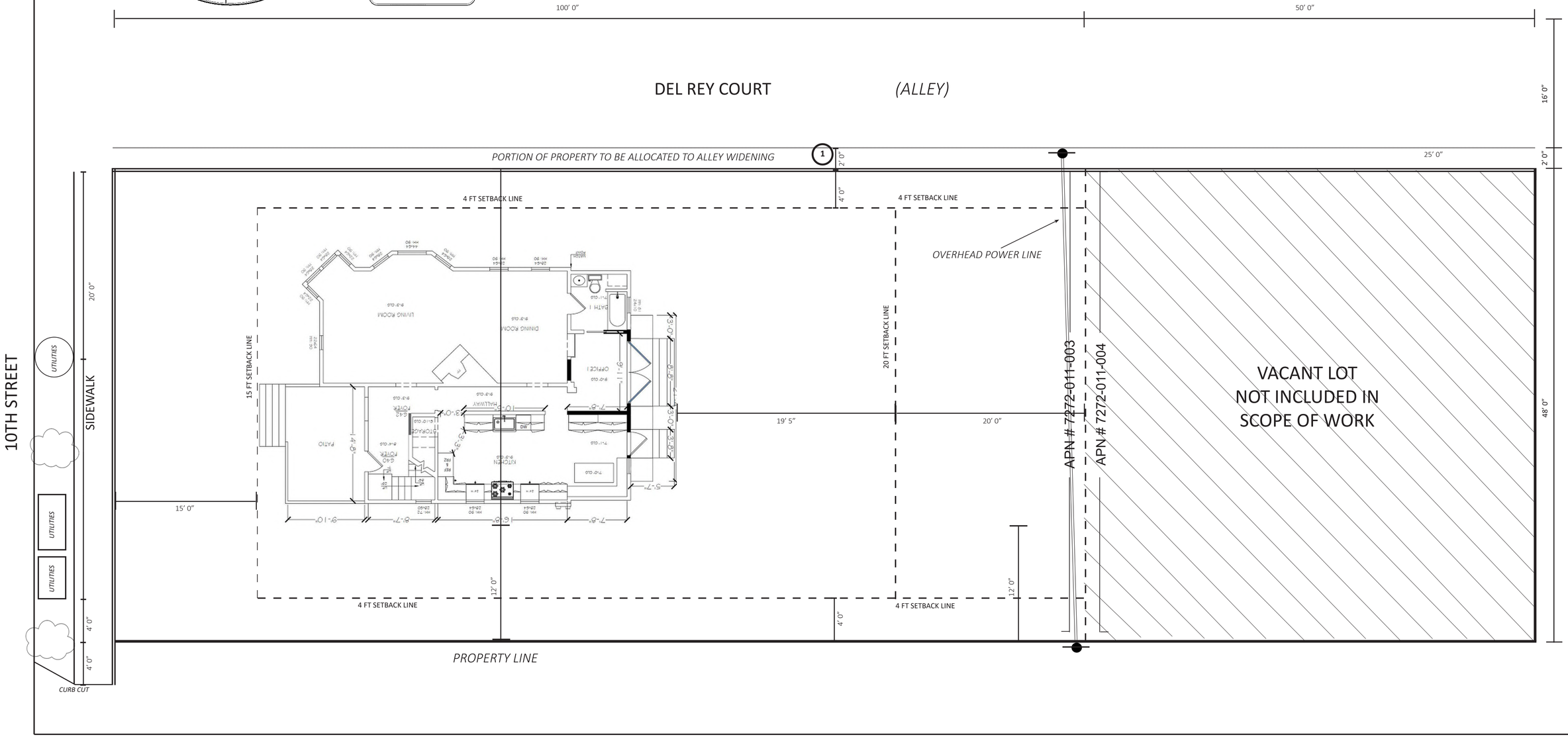
THIS SITE PLAN INDICATES PLACEMENT OF THE HISTORIC PARSONAGE BUILDING, A CITY OF LONG BEACH HISTORIC LANDMARK PRESENTLY LOCATED AT 640 PACIFIC AVENUE. THE BUILDING IS INTENDED FOR RELOCATION TO THE SUBJECT PARCEL AT 326 W. 10TH STREET, AS DESCRIBED BELOW.

THIS SITE PLAN IS INTENDED TO IDENTIFY THE PLACEMENT OF THE BUILDING WITHIN THE SUBJECT PARCEL, IN ANTICIPATION OF UPCOMING RELOCATION.

PAGE NOTES:

1. *2' OF THE PROPERTY LINE WILL BE ALLOCATED TO WIDEN THE PUBLIC ALLEY (DEL REY COURT) ALONG THE EASTERN BOUNDARY OF THE PROPERTY FROM 8' TO 10'.*

SCALE: 1" = 5'



THE PARSONAGE BUILDING AND REAR RESIDENCE
326 W 10TH STREET
LONG BEACH, CALIFORNIA 90813

Revision Schedule

Drawn by:
Katie R. Keaotamai
Keaotamai, LLC

Scale:
As noted

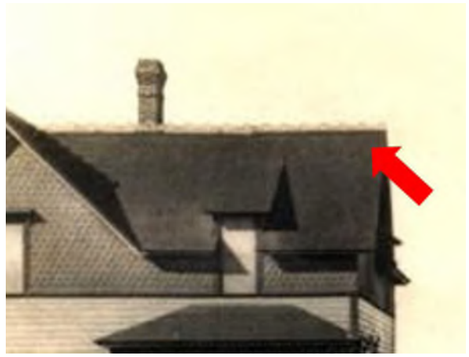
Sheet description:

SITE PLAN

Date:
5/30/2018

A1.0

Attachment D

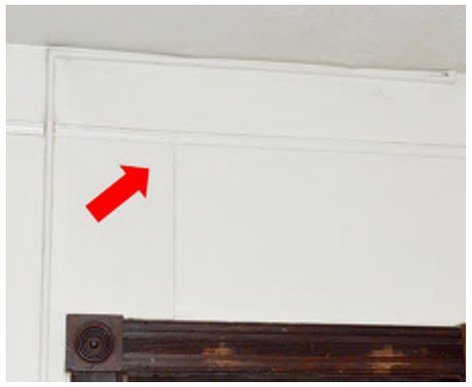
Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Roof Cresting **Location:** • N/A	Lost Feature	 Roof Cresting in Historic Photograph, Primary Elevation	Decorative metal cresting originally existed on the building, and followed the line of the roof gables. In the above photograph, it can be seen spanning this form, and is noticeably differentiated from the brick texture of the chimney rising from the rear of the building. The edge of the cresting fronts with the asymmetrical gable on the primary elevation of the building. This cresting was removed at an unknown date.	N/A	No action recommended	N/A
Roof **Location:** • Roof	General Feature	 Parsonage Roof, East Elevation, View Southwest	The roof of the building is asymmetrical with a distinguished gable on the primary elevation, and cross gables on both the north and south elevations. Bracketed roof elements exist over select windows. Roof projections are observed over the grouping of three windows on the north elevation, and over the Box-Bay window on the northwest corner of the first story. In addition, there is a roof projection from the primary elevation over the entry porch. The cross gables on the north and south elevations have an open-eave roof-wall junction.	Relocation Preparation Relocation Reassembly Rehabilitation	Prior to relocation, the roof will be separated from the first floor of the residence along with the second story walls of the residence. This portion of the building will supported with a steel beam system and lowered onto dollies for relocation. Once relocated, the roof and second story will be re-connected with the first story atop the new foundation according to the approach determined by Melvyn Green & Associates (Attachment B.) During rehabilitation, damaged interior roof framing will be removed and replaced with like materials. Exterior roof cladding will be replaced with new asphalt shingle cladding.	Following the Secretary's Standards for Rehabilitation, the roof form will not be altered as it is considered characteristic of the historic nature of the building. Additionally, deteriorated interior wood framing or other damaged components will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, texture, and (if possible) material. Asphalt roofing will be used in lieu of conjecture n choosing a period-appropriate roof material.
Asymmetrical Roof Gable **Location:** • Roof, Primary (West) Elevation	Historic Character-Defining Feature	 Roof Gable on West Elevation, View Northeast	The use of a gabled roof in an asymmetrical fashion is consistent with roof typologies of the Stick Style. The gable only slightly projects from the wall of the building, and has an open eave on its northernmost edge, which continues to a cross gable on the north elevation. A cross gable is also prominent on the south elevation.	Relocation Preparation Relocation Reassembly Rehabilitation	Prior to relocation, the roof will be separated from the first floor of the residence along with the second story walls of the residence. This portion of the building will supported with a steel beam system and lowered onto dollies for relocation. Once relocated, the roof and second story will be re-connected with the first story atop the new foundation according to the approach determined by Melvyn Green & Associates (Attachment B.) During rehabilitation, gable trim will be replaced, if damaged, with like materials and repaired where possible.	Following the Secretary's Standards for Rehabilitation, the roof form will not be altered as it is considered characteristic of the historic nature of the building. Additionally, deteriorated wood or other damaged components will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, texture, and (if possible) material. Asphalt roofing will be used in lieu of conjecture n choosing a period-appropriate roof material.

Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Wood Shingle Cladding with Contrasting Clapboard Siding **Location:** • All Exterior Elevations	Historic Character-Defining Feature	 Feature as Observed on South Elevation	Rounded (fish scale) wood shingles are found throughout the second story. On the East elevation, these shingles were replaced (most likely following relocation) with a like shingle demonstrating a squared edge. The shingles are painted, and are oriented downward, and are repeated in horizontal progressions. Their placement only on the second story is consistent with Shingle Style. Below the shingles is horizontal wood clapboard siding on the entirety of the first story. Both rounded shingles and clapboard siding are in generally good condition.	Relocation Preparation Rehabilitation	Shingles ill not be cut during the course of building move preparations. Any shingles dislodged or damaged in the course of relocation should be replaced with like material, cut to a similar shape and placed in the same location. Squared shingles on the rear of the residence shall be preserved to demonstrate the evolution of the resource over time. Clapboard siding damaged throughout the course of the move should be replaced with like new wood siding selected to match in texture, and cut to match in arrangement, width, and orientation.	Following the Secretary's Standards for Rehabilitation, deteriorated wood shingles and/or clapboard siding will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, texture, and (if possible) material. Replaced shingles and clapboard siding will be painted to match existing.
Horizontal and Vertical Wood Bands Dividing First and Second Stories, Raised From Wall Surface for Emphasis **Location:** • All Exterior Elevations	Historic Character-Defining Feature	 Horizontal and Vertical Wood Bands	Narrow bands of wood ornament are located along the border between the first and second stories. These bands run both horizontally, as well as vertically at the intersection of elevations. In the period of historic significance, these bands would have been painted the same color as the building's trim or in a color noticeably different from the body color of the building for emphasis and decoration.	Relocation Preparation Rehabilitation	It is likely these bands will be harmed throughout the course of relocation. They are, however, simple and ornamental and are easily refitted. Damaged portions of the bands should be replaced with new, minimal wood ornamentation in like fashion. These new bands should be similar, yet easily differentiated from any existing bands that remain after the building is reassembled on its future site. New and historic bands should be painted with the original color scheme of the building (as determined as a result of this project) as part of the exterior restoration process.	Following the Secretary's Standards for Rehabilitation, damaged wood bands on the exterior of the building will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, texture, and (if possible) material. Replaced decorative features of this nature will be painted to match existing.
Bracketed Rectangular Windows **Location:** • Primary (West) Elevation • North Elevation • South Elevation	Historic Character-Defining Feature	 Bracketed Window on West Elevation, View Northeast	Five windows throughout the building are sheltered by a bracketed roof form, which projects from the building wall. The roof form creates a dormer, which houses a vertically-oriented rectangular wood window.	Relocation Preparation Reassembly Rehabilitation	Windows should be removed and their openings wood-framed prior to relocation to reduce damage. Alternatively, windows may stay in place with wood bracings with the consent of the City of Long Beach. Removed windows should be numbered and recorded with orientation noted to ensure they are property refitted. After relocation, waterproofing around window edges should be replaced with new which does not visually disrupt the features of the building, and windows should be cleaned, repainted, and re-installed. Any windows which have suffered broken glass should be fitted with contemporary tempered glass.	Following the Secretary's Standards for Rehabilitation, damaged portions of windows visible on the exterior of the building will be repaired rather than replaced. Extensive care and caution will be taken to ensure that windows are not damaged beyond repair in the course of this relocation. As a backup, windows in the kitchen addition (which were matched to original windows at the time of that addition's construction) will be removed and stored with original windows for use if needed.

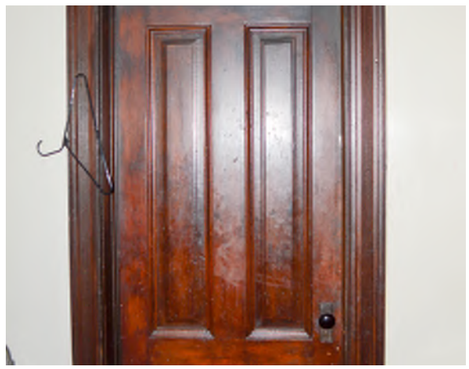
Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Wood Windows **Location:** • All Exterior Elevations	Historic Character-Defining Feature	 Wood Window on North Elevation, View North	All original windows throughout the residence are wood. A number of original windows are unpainted, while some are painted.	Relocation Preparation Reassembly Rehabilitation	For treatment approach of wood windows, see the treatment for "Bracketed Rectangular Windows" in this attachment. Additionally, windows which house leaded glass must be removed prior to relocation to ensure protection of original glasswork.	Following Standards for Rehabilitation, damaged windows will be repaired rather than replaced. Extensive care and caution will be taken to ensure that windows are not damaged beyond repair in the course of this relocation. As a backup, windows in the kitchen addition (which were matched to original windows at the time of that addition's construction) will be removed and stored with original windows for use if needed.
Box-Bay Window with Ornamental Wood Panels Above **Location:** • Primary (West) Elevation	Historic Character-Defining Feature	 Box-Bay Window on Northwest Corner, View East	The Box-Bay window is consistent with the Stick Style, popular during the period of historic significance. The Box-Bay window consumes the northwest corner of the first story of the building, and contains four windows which are vertically-oriented.	Relocation Preparation Rehabilitation	Prior to disassembly, windows within the Box-Bay window should be removed and their openings framed with wood supports to reduce risk of damage. Alternatively, windows may stay in place with wood bracings with the consent of the City of Long Beach. After relocation, waterproofing around window edges should be replaced with new which does not visually disrupt the features of the building, and window frames should be cleaned prior to installation. Any windows which have suffered broken glass should be fitted with contemporary tempered glass.	Following Standards for Rehabilitation, damaged windows will be repaired rather than replaced. Extensive care and caution will be taken to ensure that windows are not damaged beyond repair in the course of this relocation. As a backup, windows in the kitchen addition (which were matched to original windows at the time of that addition's construction) will be removed and stored with original windows for use if needed.
Grouping of Three Windows with Ornamental Wood Panels Above **Location:** • North Elevation	Historic Character-Defining Feature	 Feature Observed on North Elevation, View South	On the North elevation of the building is a grouping of three windows. This grouping is comprised of one primary window with a decorative leaded glass inlay in the upper portion, flanked on either side by a vertically-oriented rectangular window. Above this grouping of windows are ornamental wood panels.	Relocation Preparation Reassembly Rehabilitation	All ornamental wood panels on the exterior, including those above the Box-Bay window, should be retained. Damaged wood portions within the panels should be replaced by new, compatible in size and material. The panels and their surrounds should be repainted to match the building's original color scheme. Treatment direction for this window bay should follow the direction for treatment regarding the Box-Bay window.	Following the Secretary's Standards for Rehabilitation, damaged wood panels and wood elements of this feature will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, texture, and (if possible) material. Replaced shingles and clapboard siding will be painted to match existing.

Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Rear Addition **Location:** • East Elevation	General Feature	 Addition on East Elevation, View Southwest	The addition was added to the building on its current site, and is believed to have been constructed in 1921 when the residence was divided into separate units. The addition has consistent cladding to ensure it is visually compatible with the main body of the residence. This included the use of windows consistent in size and design with those observed throughout the residence. This effort is purely on the exterior, however, as interior detailing in the kitchen is simplistic and does not draw from historic features observed throughout other interior spaces.	Relocation Preparation	The proposed project will involve the demolition of this addition on the present site prior to relocation. The addition will be separated from the main body of the residence. Windows will be removed and other cladding and materials will be removed for reuse during rehabilitation if needed. Following relocation of the main body of the residence, the addition will be demolished along with the existing foundation at the present site. The void in the building's main body will be filled with compatible construction as illustrated in Attachment F.	The Secretary's Standards for Rehabilitation state that additions and which have gained historic significance in their own right should be preserved. However, extensive research has not yielded reason to believe this addition has gained historic significance, beyond age alone. Its relocation will require an additional move and will be costly. Due to its lack of significance and already tenuous project constraints, the project team has elected not to pursue its relocation.
Plain Porch with Rectangular Decorative Wood Frieze **Location:** • Primary (West) Elevation	Historic Character-Defining Feature	 Porch on West Elevation, View Northeast	The wood porch on the primary elevation is simplistic, following plain aesthetics popular of Single Style around the date of construction. The porch is comprised of minimal posts with a simplistic fence, as well as a simplistic frieze comprised of rectangular wood components which line the roof above.	Relocation Preparation Relocation Reassembly Rehabilitation	Prior to relocation, the porch will be wood-framed vertically and with cross-beams between each post to ensure structural integrity throughout the move. In rehabilitation, damaged porch materials will be repaired where possible and replaced with like materials where necessary. A new hand railing will be constructed on the right side of the staircase, modeled after the existing railing on the left as it exists prior to relocation. As part of an exterior restoration, the porch and all of its components should be painted to match the building's original color scheme.	Following the Secretary's Standards for Rehabilitation, damaged wood components of this feature will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, texture, and (if possible) material. Replaced materials will be painted to match existing.
Diagonal Wood Paneling Within Porch Area **Location:** • Primary (West) Elevation	Historic Character-Defining Feature	 Wood Paneling on Porch Interior, View Northeast	Diagonal wood paneling is observed throughout the porch interior. The paneling is in poor condition. It is unknown if this paneling is original to the building, or if it was installed to repair cuts to the building's lower portion after relocation to its present site.	Rehabilitation	After relocation, any portion of diagonal wood paneling which remains intact should be retained and repainted in accordance with the determined original color scheme of the building. Any material damaged beyond repair due to necessary cuts in the building or due to damage incurred during the building move may be replaced with new material cut and sized to match.	Following the Secretary's Standards for Rehabilitation, damaged wood components of this feature will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, texture, and (if possible) material. Replaced materials will be painted to match existing.

Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Door Leading to Stairwell and Second Story Unit **Location:** • Primary (West) Elevation	Historic Character-Defining Feature	 Door Leading to Stairwell (Right,) View Northwest	The door which leads to the stairwell and second story unit is likely original to the building. The hardware on this door matches hardware from the period of historic significance identified throughout the interior of the building. In addition, period hardware and weathering on the door indicate its age.	Relocation Preparation Reassembly Rehabilitation	The door will be removed prior to relocation and safely brought to the future site. Both doors will be removed and their openings framed prior to relocation. Following relocation, the original door should be reinstalled in the leftmost door frame, and a fixed, single-lite window installed in the current location of the door as observed in the historic photograph. Hardware of the original door should be removed, and its paint carefully removed under safe conditions. The door will be painted to match its original color as determined by a forensic analysis.	Following the Secretary's Standards for Rehabilitation, damaged wood components of this feature will be repaired rather than replaced when possible. Lost aspects of the feature will not be replaced using conjecture. As a result, the glass within the door will remain single-lite as not to assume a design or texture of original glass. The same approach will be taken for the future window, since these details cannot be seen in the historic photograph.
Original Color Scheme **Location:** • N/A	Lost Feature	 Color Scheme Demonstrated in Historic Photograph	The building has been repainted a number of times throughout the course of its history. Exterior historic character-defining features, such as the horizontal and vertical bands dividing the first and second story, rely on a differentiated color scheme to convey their prominence and the building's historic design. Currently these features are difficult to discern due to the monochromatic palette of the building.	Rehabilitation	A forensic paint analysis will be performed to determine the color palette in the period of historic significance. The property owner will follow this color palette to repaint the building's trim, shingles, siding, and decorative components in these colors.	The Secretary of the Interior's Standards for Rehabilitation require that the replacement of missing features be substantiated based upon documentary, physical, or pictorial evidence. A forensic paint analysis will be performed to ensure that colors selected for the building are based upon a demonstrated record of use of those colors in the building's history. Additionally, colors will be dated using certain evidence to select a color scheme used during the period of historic significance.
Interior Roof Forms **Location:** • All second-story rooms	Historic Character-Defining Feature	 Interior Roof Forms Throughout Second Story	Interior roof forms throughout the second story of the building are a result of the exterior shape of the roof and bracketed window formations. In most occurrences, these forms are steeply pitched, and plaster around them is rounded at the intersection of the form and the ceiling.	Relocation Preparation Rehabilitation	If forms are undisturbed after relocation, it is suggested they be retained. Any remaining lath may be re-plastered, or drywall may be used to re-frame the shapes after relocation. If plaster forms are entirely lost as a result of relocation, they should not be reconstructed in order to provide evidence of the current era and avoid the creation of a false historical narrative.	Following the Secretary's Standards for Rehabilitation, damaged components of this feature will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, and texture. Replaced materials will be painted to match existing.

Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Lath and Plaster **Location:** • All Interior Areas	Historic Character-Defining Feature	 Exposed Lath and Plaster on Interior	The interior walls are made of wood lath with plaster. Plaster is roughly 0.25 to 0.5 inches deep. The plaster is in fair condition in nearly all rooms throughout the building, and has separated from the wall where lath is exposed in some instances.	Relocation Preparation Rehabilitation	It is likely that lath and plaster wall structures will be severely compromised throughout the course of relocation. Restoration of these features will be costly and intensive. The replacement of these materials with in-kind is financially infeasible for the project. Though plaster repair may be performed in select areas where feasible, the majority of the building's interior will be re-clad with drywall in lieu of lath and plaster to replace damaged portions of interior walls.	Following the Secretary's Standards for Rehabilitation, damaged components of this feature will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design and color. Replaced materials will be painted to match existing.
Picture Rail Molding **Location:** • First Floor Living Room	Historic Character-Defining Feature	 Interior Picture Rail Molding	Roughly 1 foot from parlor room ceilings runs a narrow band of wood picture rail molding, originally used to hang artwork and portraits in lieu of damaging plaster walls. The wood band runs from the fireplace edge around the Box-Bay window, and is raised from the wall.	Rehabilitation	Picture rail molding will be retained throughout the course of rehabilitation. If plaster walls housing picture molding are damaged beyond repair as a result of relocation, new picture rail matching the original in size and shape will be installed atop new drywall to effectively continue this historic feature.	Following the Secretary's Standards for Rehabilitation, damaged components of this feature will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design and color. Replaced materials will be painted to match existing.
Wood Baseboards and Door Trim **Location:** • All Interior Areas	Historic Character-Defining Feature	 Feature as Observed Throughout Interior	Wood baseboards, 6 inches wide, and door frames, 4 inches wide, are noted throughout upstairs and downstairs. These wood components are simplistic and in most cases bear no ornament. Many of have been painted.	Rehabilitation	Upstairs baseboards will be compromised by the act of disassembly, and will not be salvageable during the rehabilitation process. Downstairs baseboards and door frames should be cleaned and painted as appropriate following relocation.	Following the Secretary's Standards for Rehabilitation, damaged components of this feature will be repaired rather than replaced when possible. When replacement is chosen as the course of action, the new materials will match the original in design and color. Replaced materials will be painted to match existing.

Feature Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Staircase Form and Ornamentation **Location:** • Entrance Foyer	Historic Character-Defining Feature	 Staircase Ornamentation	The staircase provides access to the second story of the residence, and originally would have been accessible from the foyer before division of the residence in 1921. The staircase railing is in fair condition, but stair runs are unstable. It is unpainted. The first floor stair post demonstrates dart detailing consistent with other interior details, and originally housed a decorative orb (now missing.) On the south wall of the building, opposite the stair railing, are decorative wood baseboards which also span the length of the staircase.	Rehabilitation	It is recommended that wood throughout the staircase be stripped of finishing with care not to damage historic fabric. Following removal of varnish and other elements, wood should be lightly sanded, stained, and sealed if appropriate to match current stain. Sanded portions of the stair railing should be stained and varnished to match the existing color of undamaged portions of the stair railing. New wood will be used to rebuild stairs throughout the staircase.	Following the Secretary's Standards for Rehabilitation, damaged wood components of this feature will be repaired rather than replaced when possible. Replaced stairs will be consistent in finish with the railing. Lost aspects of the feature, such as the decorative orb, will not be replaced using conjecture.
Window Ornament **Location:** • First Floor Entertaining Areas (Not observed in kitchen addition) • First Floor Bedrooms • Stairwell	Historic Character-Defining Feature	 Feature Observed in First Floor Entertaining Area	Throughout the building, dart ornamentation is observed above wood windows. While this ornamentation is painted in one instance, it is unpainted and original in the remainder of its occurrences.	Rehabilitation	Window frames and ornamentation will be stripped of finishing with care not to damage historic fabric. Following removal of varnish and other elements, holes in window ornamentation and surrounding window frame areas should be filled with suitable wood filler, and then wood should be lightly sanded, stained, and sealed if appropriate to match current stain. Painted window frames may receive a new coat of paint, and unpainted frames should be stained and varnished to match the existing color of undamaged portions of the frame.	Following the Secretary's Standards for Rehabilitation, any window frames damaged throughout the course of relocation will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, and texture. Replaced materials will be painted or treated to match existing.
Window Hardware **Location:** • All Wood Windows	Historic Character-Defining Feature	 Window Hardware Observed Throughout Residence	Bevel sash locks are used throughout the residence as a security feature on single-hung wood windows. In most cases, these locks are unpainted metal. However, some locks have been painted. Locks are generally in poor condition.	Rehabilitation	Where salvageable, existing locks should be repaired, cleaned with a non-abrasive cleaning agent, and reinstalled throughout the course of rehabilitation. If insecure and beyond repair, new production Bevel sash locks should be utilized as a replacement.	Following the Secretary's Standards for Rehabilitation, any window frames and their hardware damaged throughout the course of relocation will be repaired rather than replaced when possible. When repaired, abrasive agents or agents which may damage the historic material will not be used. When replaced, the new materials will match the original in design, color, and texture.

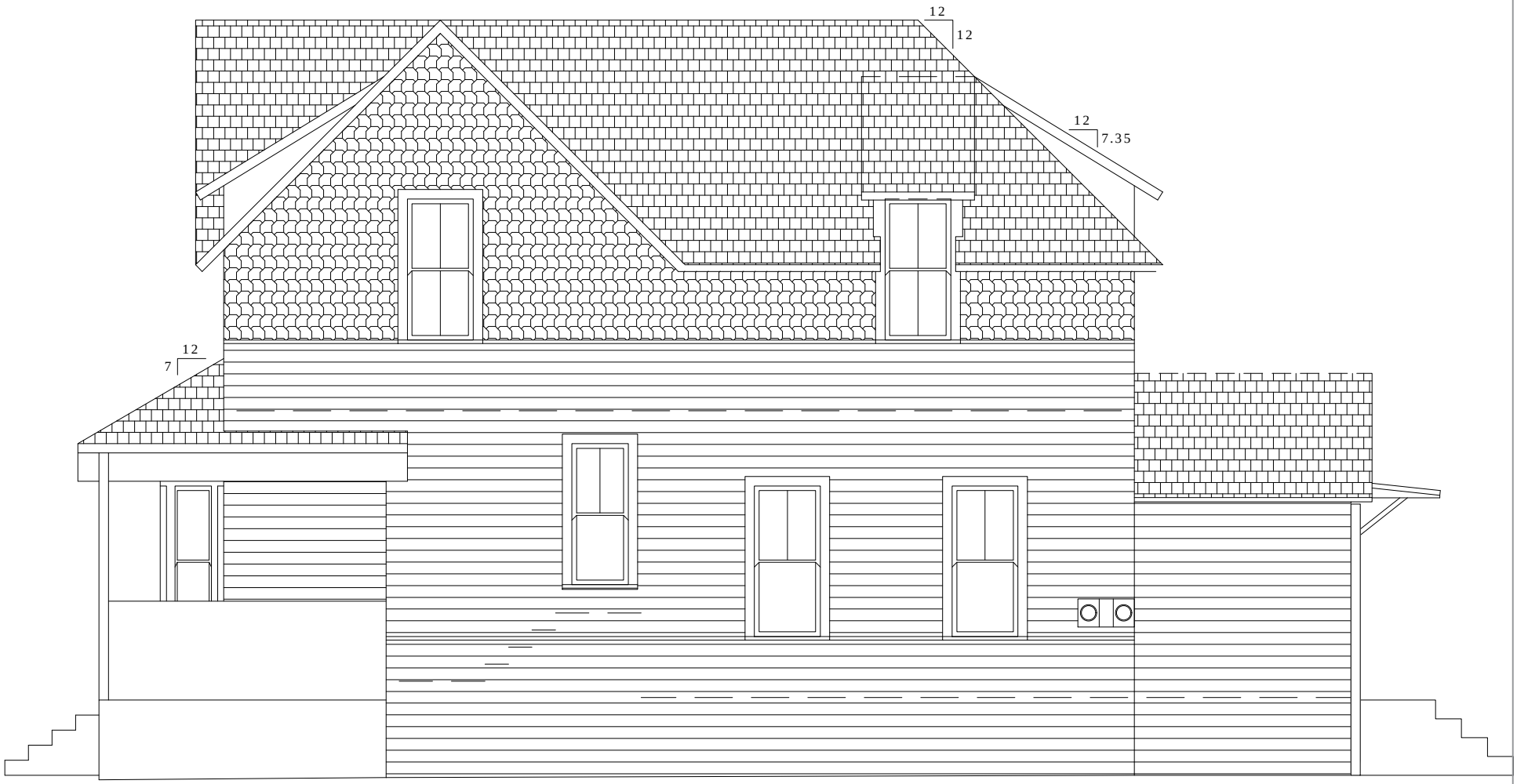
Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Wood Panel Doors **Location:** • All Interior Areas, Excluding Kitchen Addition	Historic Character-Defining Feature	 Interior Wood Panel Door	Wood panel doors are observed throughout the interior. These doors, original to the building, are identified by the placement of two inset wood panels, rectangular in nature, which run vertical down the upper two thirds of the door surface. The lower two thirds of the door surface contains two inset wood panels of smaller rectangular nature. Several of these doors remain, however only two are unpainted.	Rehabilitation	Wood panel doors will be stripped of finishing with care not to damage historic fabric. Following removal of varnish and other elements, holes in wood panel doors should be filled with suitable wood filler, and then wood should be lightly sanded, stained, and sealed if appropriate to match current stain. Painted wood panel doors may receive a new coat of paint, and those unpainted should be stained and varnished to match the existing color.	Following the Secretary's Standards for Rehabilitation, any doors damaged throughout the course of relocation will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, and texture. Replaced materials will be painted or treated to match existing.
Door Frame Ornament **Location:** • All First Floor Areas, Excluding Kitchen Addition	Historic Character-Defining Feature	 Interior Door Frame Ornamentation	Wood door frames with ornamental dart and carvings are observed throughout the interior, and are particularly prevalent in areas that would have been used for entertaining guests in the Parsonage during its period of significance. These door frames are original to the building.	Rehabilitation	It is recommended that door frames and ornamentation be stripped of finishing with care not to damage historic fabric. Following removal of varnish and other elements, holes in ornamentation and surrounding door frame areas should be filled with suitable wood filler, and then wood should be lightly sanded, stained, and sealed if appropriate to match current stain. Painted door frames may receive a new coat of paint, and unpainted frames should be stained and varnished to match the existing color of undamaged portions of the frame.	Following the Secretary's Standards for Rehabilitation, any door frames damaged throughout the course of relocation will be repaired rather than replaced when possible. When replaced, the new materials will match the original in design, color, and texture. Replaced materials will be painted or treated to match existing.
Door Hardware **Location:** • First Floor Entertaining Areas	Historic Character-Defining Feature	 Original Door Hardware	Original door hardware is observed on four doors throughout the residence. In the first story, this hardware is found on the entrance door to the hallway, which would have greeted guests, and on the door to a room off of the dining area, which would have been used for entertaining. This door hardware is ornate in nature and contains a decorative backplate with lock and porcelain door knob. Upstairs door hardware is observed in two instances. In both instances, door knobs have been painted and are accompanied by simplistic backplates.	Rehabilitation	Original door hardware on the first story should be retained and reused following relocation in the rehabilitation of the building. Door hardware on the second story may be reused if desired by the property owner. However, it is in poor condition. If desired, this hardware may be replaced.	Following the Secretary's Standards for Rehabilitation, any damaged door hardware will be repaired rather than replaced when possible. When repaired, abrasive agents or agents which may damage the historic material will not be used. When replaced, the new materials will match the original in design, color, and texture.

Feature / Location	Feature Type	Image	Description	Related Project Component	Treatment Approach	Accordance with Applicable Standards
Built-in China Cabinet **Location:** • First Floor Dining Room	Historic Character-Defining Feature	 Photo Description	A built-in china cabinet is located in the original dining room of the residence on the first story. This china cabinet would have been used to store silverware, linens, and dishes for use by ministers and guests dining at the Parsonage. The cabinet is unpainted wood, with painted 2 inch vertical wood paneling on its interior. The outer edge of the cabinet continues to form the door frame of the door to its right, and is ornamented with dart detailing.	Relocation Preparation Relocation Reassembly Rehabilitation	If cuts must be made near the base of the cabinet in order to prepare the lower portion of the building for relocation, the cabinet must be relocated to preserve its materials. If moving with the building, the cabinet will be wood-framed for protection. If it is removed, it will be appropriately relocated and reinstalled following relocation. It will not be painted. Unpainted wood portions will be stripped of finishing with care not to damage historic fabric. Holes will be filled with wood filler, and wood should be lightly sanded, stained, and sealed to match current stain.	Following the Secretary's Standards for Rehabilitation, any work completed in regards to the cabinet will be completed without the use of abrasive agents or agents which may damage the historic material.
Fireplace **Location:** • First Floor Living Room	Historic Character-Defining Feature	 Fireplace in First Floor Entertaining Area	A brick fireplace is located in the parlor of the residence on the first floor. The fireplace is nonfunctional - its ventilation system was removed in a prior renovation of the building. The fireplace bricks are arranged in horizontal bands. Its opening is square with an angled body of bricks blocking access to the ventilation area. The fireplace has a wood mantle, which is supported by bricks placed vertically into the body of the fireplace, which escalate in their level of protrusion. The fireplace has been painted.	Relocation Preparation Rehabilitation	Relocation of the fireplace will be difficult and will pose a real challenge to the present relocation plan, due to its size and weight. The project proposes to remove the fireplace prior to relocation, and to replace the fireplace at the future site in the rehabilitation process. A new gel fireplace will be used in its place.	The removal and replacement of the fireplace as part of the project is not in accordance with the Secretary's Standards for Rehabilitation. To comply will require the removal of the fireplace prior to relocation, its separate transport or potential deconstruction, and re-installation or reconstruction within the living room at the future site. Undertaking of this action is financially infeasible as part of the proposed project.

NORTH

LISA BELL **DESIGN GROUP**				
PROJECT ADDRESS : 640,642 PACIFIC AVE, LONG BEACH, CA 90802		DATE :5/30/2018	NOTES:	A3.0
SHEET DESCRIPTION : NORTH ELEVATION	SCALE: 3/16 =1'			

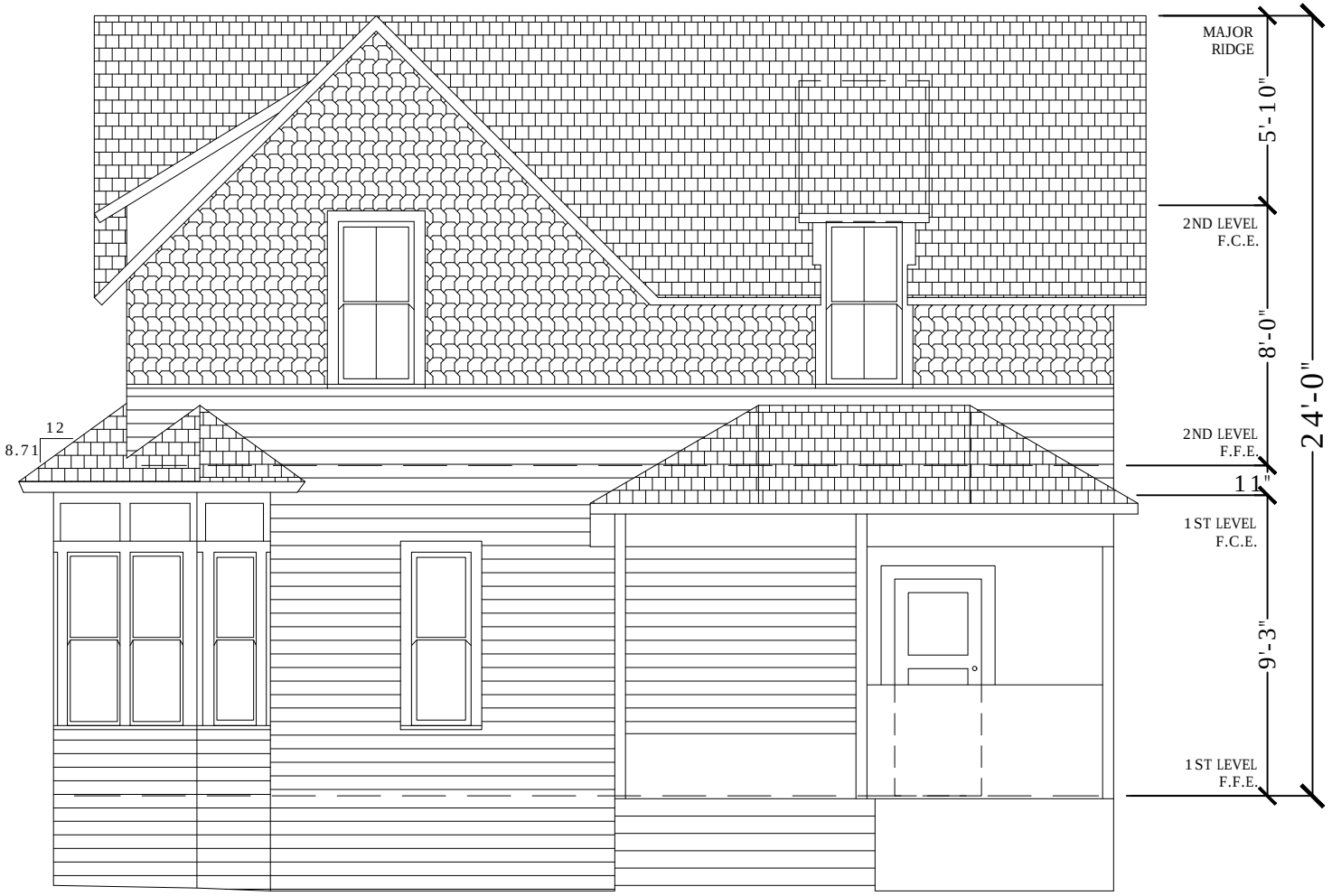
Attachment F



SOUTH

LISA BELL **DESIGN GROUP**				
PROJECT ADDRESS : 640,642 PACIFIC AVE, LONG BEACH, CA 90802		DATE :5/30/2018	NOTES:	A3.1
SHEET DESCRIPTION : SOUTH ELEVATION	SCALE: 3/16 =1'			

Attachment F



WEST

LISA BELL **DESIGN GROUP**				
PROJECT ADDRESS : 640,642 PACIFIC AVE, LONG BEACH, CA 90802		DATE :5/30/2018	NOTES:	A3.2
SHEET DESCRIPTION : WEST ELEVATION	SCALE: 3/16 =1'			

Attachment F

EAST

LISA BELL **DESIGN GROUP**				
PROJECT ADDRESS : 640,642 PACIFIC AVE, LONG BEACH, CA 90802		DATE :5/30/2018	NOTES:	A3.3
SHEET DESCRIPTION : EAST ELEVATION	SCALE: 3/16 =1'			

Attachment F

Response Matrix
Rincon Independent Review

Rincon Comment Number	Rincon Report Page Number	Section of Prior Report	Comment	Page Addressed in Current Report	Response Summary
1	4	Historic Evaluation	Was any information available about the two previous relocations? It is assumed they residence was relocated intact without any disassembly, but it would be worthwhile to know how the previous relocations were completed if possible. Also, the dates of relocation provided in the report (1902 and 1914) differ from the relocation dates that were presented at the time of the building's Landmark nomination in 2000 (1914 and 1927). Please confirm which dates are correct.	9 (footnote 15)	No information is available regarding the two prior relocations. It is believed that the information in the building's landmark nomination is inaccurate based upon events surrounding the Parsonage and 640 Pacific Avenue in 1914. Additional details are found in footnote 15.
2	12	Historic Evaluation	The period of significance was identified as 1887 to 1914, when the last relocation occurred. However, it could be argued that the building's historic significance continued past 1914 to include its association with the growth and expansion of Long Beach in the early 20th century. The relocation itself, the addition of the kitchen and its conversion to a duplex reflects those changes. 1914 is still a very old construction date for extant parcels in the City and the report acknowledges that the kitchen addition was consistent with the original structure. In accordance with NPS Standards for Rehabilitation, Standard No. 4, "Changes to a property that have acquired significance in their own right will be retained and preserved." Additional justification should be included to explain why the period of significance does not include any of the post 1914 changes to the property, particularly the kitchen addition. It should also be noted that the Landmark Evaluation justification under Criterion C (p.17) provides some detailed discussion for how the changes made to the residence after its original use have achieved significance in their own right. Arguably the same conclusion could apply to kitchen addition.	23 - 25	Though the rear addition does not lack any value, its value is not substantial enough to warrant the complication to the relocation incurred through its preservation. Additional explanation has been included in the revised report to further establish the lack of historic significance believed to be found in the kitchen addition.
4	N/A	Historic Evaluation	Was any research conducted at the Historical Society of Long Beach? They may have additional images or building information. It is recommended that the Historical Society of Long Beach is contacted, or confirm in methodology section that this research was completed.	5, 9	Yes, research was conducted at the Historical Society of Long Beach for the purposes of the evaluation.

Response Matrix
Rincon Independent Review

Rincon Comment Number	Rincon Report Page Number	Section of Prior Report	Comment	Page Addressed in Current Report	Response Summary
5	57	Historic Evaluation	It is recommended that the sections which discuss some of the project constraints and the proposed relocation be separated out from the section titled “Mitigation in Lieu of Proposed Project” and moved up before the building treatment recommendation, as some of the treatment recommendations are informed by the relocation approach which was selected due to project constraints. The constraints section should also be expanded to clearly outline how the relocation plan was developed. This should include a broader discussion about the constraints of crossing light rail and clarify if this prevents the relocation of the residence without its disassembly. Because the relocation approach is being driven by surrounding constraints, it would be useful to include any discussions or coordination to date (if any happened) with Metro. For example, was the removal of Catenary cables not-feasible? It also recommended that discussions pertaining to specific relocation recommendations are expanded.	39 - 43	A section titled "Project Constraints" was created, and items formerly noted under "Mitigation in Lieu of Proposed Project" were relocated to that section. At the time of the report produced in April, the relocation plan was preliminary and had yet to be formally developed. The now-produced relocation plan has been incorporated into the revised report.
6	N/A	Historic Structures Report	In general, the Historic Structures Report could benefit from additional exterior photographs depicting the entire elevation was well as close up details of character-defining features. While it is understood that the south elevation is too close to the adjacent building and the west elevation is obscured by vegetation, some additional angles and close ups would provide additional context for the recommendations. Also please include images of the east elevation if possible.	21 - 22	Photographs of exterior elevations have been included and separated into their own section titled "Elevations." It is not possible to achieve a complete photograph of the South elevation at present.
7	N/A	Historic Structures Report	Additional details of the building interior should be included	Attachment E	Photographic documentation of the building interior features is included in Attachment E.
8	N/A	Historic Structures Report	An aerial image of the building and plans outlining the layout of the building should be included. This will help the reader follow along with the treatment recommendations better.	Attachment A	Floorplans of the building, demonstrating overall plan and interior divisions, as well as exterior elevations are included in Attachment A: As-Built Floor Plans

Rincon Comment Number	Rincon Report Page Number	Section of Prior Report	Comment	Page Addressed in Current Report	Response Summary
9	28	Historic Structures Report	While the report contains useful information and some itemization of character defining features, the two sections are combined so that there is some discussion on the treatment of historic features post relocation, while there is minimal discussion for others. Recommend preparing a discussion of the character-defining features in accordance with NPS Preservation Brief No. 17 and expanding the discussion on post relocation repairs in accordance with the Secretary's Standards.	43 - 44 Attachment E	Pages 43 - 44 of the report outline the method for identifying character-defining features in accordance with NPS Preservation Brief No. 17. Attachment E includes a column for each feature (general, character-defining, lost) outlining alignment with the Secretary's Standards for Rehabilitation by way of the proposed project.
10	29	Historic Structures Report	Confirm if the plan outlined in the Directions for Treatment intends to return the home to a single family residence or keep it a duplex.	31	Since submission of the prior report, the property owner has elected to convert the Parsonage to a single-family residence. This is noted on page 31, and treatment for select related features and attributes of the building has been adjusted accordingly in Attachment E.
11	52	Historic Structures Report	In regards to the Lost Historic Character Defining Features: Cresting Along the Roof Gables, there is insufficient detail in the photograph provided to adequately recreate this feature. An unfaithful replication of this feature is not recommended. In accordance with NPS Standards for Rehabilitation, Standard No. 6., "Replacement of missing features will be substantiated by documentary and physical evidence". The historic photograph included in the report does not provide sufficient documentary evidence and replication based off this would not be appropriate.	Attachment E	Proposed treatment suggesting reconstruction of the roof cresting has been removed.

Rincon Comment Number	Rincon Report Page Number	Section of Prior Report	Comment	Page Addressed in Current Report	Response Summary
12	N/A	Historic Structures Report	There is no discussion of features that are not character-defining. This should be clarified as the plan proposes the removal of the 1920s kitchen as well as any other non-original components proposed for removal (it isn't clear if there are others). Also provide some discussion and details for how the building exterior is to be finished following the relocation.	44 Attachment E	A description of feature types included in Attachment E with definitions is included on page 44 of the report. Attachment E outlines a number of newly-added general features of the building that are not character-defining. Treatment for the exterior of the building and finishing recommendations are included in related items in Attachment E.
13	N/A	Historic Structures Report	The report analysis and recommendations should reflect collaboration between multiple experts; this should include a large structure mover with experience in historic buildings, a historic structural engineer, a historic preservation specialist. It may also be necessary to include a historic architect and a restoration specialist for specific treatments. Recommend including a section to identify the historic preservation team that meets the NPS Professional Qualification Standards. If additional experts were consulted in the preparation of the report, provide some additional discussion on how their input informed relocation methodology, particularly specific treatment and removal methods.	33	The "Project Description" section has been revised to include a paragraph on page 33 outlining the project team and each participant's expertise. This section now also includes an overview of the qualifications of Keaotamai, LLC, who is contracted to supervise work planned and carried out by the project team in accordance with the NPS Professional Qualification Standards.
14	55	Description of Proposed Project	Provide additional details of the proposed relocation site, including its general size and acreage. Include a photograph (in addition to the aerial) of the parcel. Describe the proposed orientation of the residence, landscaping plan and other details if available. Provide a schedule for the reassembly of the building. If the reassembly is not expected to be immediate following the building relocation, provide a plan for mothballing the historic building to prevent damage in the interim. Vacant buildings are particularly vulnerable to vandalism and it is essential to address preventative measures that will be taken.	31 - 32 34 - 36 43	The "Project Description" (pages 31-32) includes insight into the future site, with these visuals. Attachment D includes a site plan of the future site illustrating proposed placement. Pages 34 - 36 outline a timeline for reassembly, while page 43 provides instructions for mothballing (though unexpected) and other actions in the instance of delay or vulnerability.

Rincon Comment Number	Rincon Report Page Number	Section of Prior Report	Comment	Page Addressed in Current Report	Response Summary
15	57	Effect of Proposed Project	It is not clear what this section is intended to address. Are these two questions in reference to some specific regulatory guidelines? Please clarify. If the intent here is to address impacts under CEQA, and conclude that the project could be mitigated to less than significant impact, it is recommended that the language be more specific as it pertains to the relocation of a historical resource and demonstrating how the project will avoid a substantial adverse change to a historical resource. Specifically, this should include a discussion of how the proposed project will conform to the Secretary's Standards. It should also include some information about the compatibility of the new site. Because the building is being relocated in an existing historic district, include a brief discussion of how the relocated building will not adversely impact the Willmore City Historic District. The 2005 Willmore District implantation plan actually discusses their desire to receive relocated historic buildings, so this could be used to bolster the compatibility of the new location.	32	This section was originally included in response to the proposed method of relocation prior to the finalized relocation plan, which posed a high risk to the building. The revised relocation plan does is respectful and feasible and does not require this section. A discussion of the zoning plan applicable to Willmore City is included on page 32.
15	58	Mitigation in Lieu of Proposed Project	The first four paragraphs under this section actually discuss project constraints, which help explain why some of the relocation strategy has to occur in a specific manner. Recommend moving these four paragraphs into a separate section titled, "Project Constraints", and provide additional details on these concerns. If any discussions with Metro have occurred, provide that information. Provide additional details about the catenary cables- can they be removed temporarily in any instance, or is it an infeasible option? Or is it possible but economically infeasible?	39 - 40	A section titled "Project Constraints" was created, and items formerly noted under "Mitigation in Lieu of Proposed Project" were relocated to that section. Catenary cables cannot be removed or temporarily disconnected. A discussion of these items is included on page 40 of the revised report.
17	58	Mitigation in Lieu of Proposed Project	There should also be Mitigation/Conditions of Approval should the project be implemented to prevent or reduce impacts in the event the relocation is not successful. This should include some HABS-like building documentation (digital is sufficient). Also the development and implementation of some sort of mothball plan, in the event that the schedule extends beyond several months. Further, because there are no details for the post-relocation plan, it is strongly recommended that a mitigation measure is included to require all post-relocation work be reviewed and monitored by a historic specialist that meets the NPS PQS Standards.	43	A section titled "Possible Mitigation" outlines these suggestions on page 43.
18	N/A	Historic Structures Report	Next Steps - Details should be included on post-relocation rehabilitation that complies with the Secretary's Standards and the State Historic Building Code.	37 - 39	Pages 37 - 39 provide a thorough walk-through of the proposed treatment and its alignment with standards for Rehabilitation.