

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1 RESOLUTION NO. RES-19-0154

2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH ESTABLISHING A HISTORIC  
5 RESOURCES DESIGNATION FOR THE FERGUSON  
6 HOUSE LOCATED AT 1500 EAST 1ST STREET, AS  
7 PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH  
8 MUNICIPAL CODE TO BE RECORDED PURSUANT TO  
9 THE AUTHORITY OF GOVERNMENT CODE SECTION  
10 27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

11  
12 The City Council of the City of Long Beach does hereby resolve as follows:

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

18 Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code,  
19 the City Council of the City of Long Beach has adopted Ordinance No. ORD-19-0024  
20 designating the Ferguson House located at 1500 East 1st Street as a local Historical  
21 Landmark. As a local Historic Landmark, the demolition, alteration, or relocation is  
22 restricted, subject to controls and standards set forth in this resolution and in Chapter  
23 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

24 Section 3. The legal description for the Ferguson House located at 1500  
25 East 1st Street is set forth on Exhibit "A", attached hereto and incorporated herein as  
26 though set forth in full. The owner of 1500 East 1st Street is Gail J. Cooper.

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

1 recommendation of the Cultural Heritage Commission, the City Council of the City of  
2 Long Beach hereby designates the Ferguson House located at 1500 East 1st Street as a  
3 local Historic Landmark based on satisfying significance criteria "A" and "C", as defined in  
4 the City's Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section  
5 2.63.050). The designation of the Ferguson House as a local Historic Landmark has  
6 been codified in Section 16.52.2310 of the Long Beach Municipal Code.

7 A. Basis for Recommendation:

8 1. Background. The subject property is located on the  
9 south west corner of the intersection of East 1st Street and Falcon Avenue.  
10 The site is located within the R-4-R zone (Multi-Family Residential District).  
11 The property consists of a two-story residence and detached garage  
12 accessible from Falcon Avenue. The two-story building was constructed in  
13 1906.

14 2. Analysis. The multi-family residence is an example of  
15 the Craftsman architectural style. More specifically, this style of Craftsman  
16 exhibits Japanese influence and with elements of the Stick Style. The  
17 period of significance for the Craftsman style is from 1902 to 1925.  
18 Character defining features in this architectural style typically include an  
19 extensive use of wood cladding in the form of horizontal siding or shingles  
20 or both, wide front doors with upper divided light windows, porches either  
21 full width or half width supported by piers and rectangular columns. More  
22 prominent wood windows with decorative patterns were generally placed  
23 along front elevations to allow light to enter the living room. Common  
24 window styles or configurations include an emphasis on picture windows or  
25 tripartite window patterns. Bay windows were also found on front  
26 elevations, but also found along the side elevations. Hung wood windows  
27 were commonly used in bedrooms. Windows are double-hung, usually with  
28 multi-pane glazing in both windows and frequently in adjacent pairs. The

1 Japanese influence is evident in the peaked or flared roof line while the  
2 Stick Style influence can be found in the steep roof pitch of the front gable  
3 roofs.

4 The subject building features many of the character  
5 defining features of this architectural style. The 1st floor is clad in wood  
6 siding and second floor with wood shingles. The porch has wood columns  
7 and river rock cladding along the porch foundation. The porch features a  
8 fixed single pane window with upper transom window with divided geometric  
9 art glass patterns. The front door is a wide wooden door with vertical panels  
10 and single upper pane centered window. The door is flanked by single pane  
11 side light windows.

12 Research prepared by historic consultant HouStories  
13 indicates the building was designed by the architecture firm of Martin and  
14 Barker based out of Los Angeles.

15 3. Windows and decorative features: 1st floor windows  
16 include two (2) bay windows and a fixed pane window with upper transom  
17 with art glass detailing in the porch. Original 1st floor windows visible from  
18 Falcon Avenue have an upper divided light pattern. The bay window along  
19 Falcon Avenue has twelve (12) upper divided lights flanked in the fixed  
20 center window and is flanked by six (6) upper divided light double windows.  
21 The original solid wood door is flanked by narrow side light windows. The  
22 front entry is flanked on each side by a set of side light windows. The entire  
23 building exterior is all wood siding.

24 4. Roof. The primary roof is a traditional side gable roof  
25 that extends to cover the porch. Two (2) prominent front facing gables  
26 define the front façade and are separated by a small centered eyebrow  
27 dormer. A rear gable roof is also present along the second floor rear  
28 elevation. The building has two (2) bay windows, one (1) located in the

1 interior side yard and one (1) visible from Falcon Avenue, both have a shed  
2 roof with exposed rafters. The primary roof structures and second floor  
3 gables have wide overhanging roof eaves with a slight flare and eave ends  
4 supported by triangular wood brackets. The high pitch roof slopes and is  
5 accented by flares at the ridge which accentuate the rooflines. The portion  
6 of roof at the rear has been modified over times as a result of additions.

7 5. Construction History and Alterations. The subject  
8 building was originally constructed in 1906 as a two-story single family  
9 residence. According to assessment records, the building was permitted as  
10 2,706 square feet in total area. The original building square footage and lot  
11 size have changed over time. Assessment records indicate the building  
12 was partitioned into four (4) units in 1943. In 1945, rooms were partitioned  
13 and an exterior staircase was added by permit. In 1951, a permit was  
14 granted to build a laundry room in the garage and an addition was added  
15 for a new kitchen in the southeast corner of the building. Assessment  
16 records in 1992 recognize the building as a three-unit residence. The  
17 building has visible but reversible alterations that include replacement of  
18 original windows with aluminum and vinyl slider windows. Most window  
19 replacements appear to have preserved the original window openings. The  
20 property owner has all the original remaining windows stored on-site.

21 6. Historical background. The house was commissioned  
22 by the original owner, Calvin Ferguson, who moved to Long Beach after  
23 purchasing the IbeX Mine in Needles, California. The Fergusons resided at  
24 the property until 1920. James J. Allan purchased the building and owned it  
25 from 1920 to 1926. He farmed alfalfa in Pomona, and owned boat launches  
26 in west Long Beach. Mavro and Sarah Greenbaum lived in the building  
27 from 1927 to 1950. During their residency, the building was partitioned into  
28 four (4) apartments. From 1950 to 1954, Floyd and Ethel Babcock owned

1 the property. Samuel and Ramona Anderson purchased the property and  
2 resided there from 1955 to 1978.

3 B. Rational for historic landmark designation. The City Council  
4 finds that relative to the designation of the Ferguson House located at 1500  
5 East 1st Street as a local historic landmark, the following criteria are  
6 manifested as set forth in the Long Beach Municipal Code Section 2.63.050  
7 based upon the following:

8 "A." It is associated with events that have made a significant  
9 contribution to the broad patterns of the City's history; and

10 "C." It embodies the distinctive characteristics of a type, period or  
11 method of construction, or it represents the work of a master or it  
12 possesses high artistic values.

13 The subject building was constructed in the period recognized by the  
14 City's Historic Context Statement as The Early 20th Century Development  
15 and Expansion period from 1902-1920. During this period, there was  
16 substantial investment and growth including port development, and the  
17 expansion of Long Beach boundaries through annexation of surrounding  
18 areas. This period also includes the City Beautiful movement which focused  
19 on the beautification of cities. The tenets of the movement included well  
20 planned cities, tree lined streets, and well-designed buildings. The subject  
21 building is unique and designed to be stately in appearance on the highly  
22 visible street corner. The property is also located in the Alamitos Beach  
23 neighborhood which was annexed in the geographic boundaries of the City  
24 of Long Beach during this period. The subject building illustrates this early  
25 period of growth, expansion and craftsmanship emphasized during this  
26 period.

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

28 A. Any maintenance, repair, stabilization, rehabilitation,

1 restoration, preservation, conservation, or reconstruction work proposed for  
2 the building shall be conducted in a manner consistent with the "Secretary  
3 of the Interior's Standards for the Treatment of Historic Properties with  
4 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing  
5 Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as  
6 the "Procedures for Certificate of Appropriateness" (the "Standards") found  
7 in Section 2.63.080 of the Long Beach Municipal Code.

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

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

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

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

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

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

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

Ayes: Councilmembers: Pearce, Price, Supernaw, Mungo,  
Andrews, Uranga, Richardson.  
  
  
Noes: Councilmembers: None.  
  
  
Absent: Councilmembers: Austin.

  
City Clerk

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CHARLES PARKIN, City Attorney  
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EXHIBIT "A"  
LEGAL DESCRIPTION

THE WEST 50 FEET OF LOTS 1 AND 2, BLOCK 53 OF ALAMITOS  
BEACH TOWNSITE, IN THE CITY OF LONG BEACH, COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA, BOOK 59 PAGES 11 AND 12 OF  
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY  
RECORDER.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER  
HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF  
SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS  
RESERVED OR GRANTED IN DOCUMENTS OF RECORD.

APN: 7265-014-001