

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

1 RESOLUTION NO. RES-19-0157
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH ESTABLISHING A HISTORIC
5 RESOURCES DESIGNATION FOR THE PETERSEN
6 HOUSE LOCATED AT 3735 PINE AVENUE, 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 Section 1. This Resolution is adopted pursuant to the authority and
14 mandate of California Public Resources Code Section 5029 in order to provide recorded
15 notice to current and future owners of the affected properties that such properties have
16 been designated as historical landmarks.

17 Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code,
18 the City Council of the City of Long Beach has adopted Ordinance No. ORD-19-0027
19 designating the property located at 3735 Pine Avenue as a local historical landmark. As
20 a local historic landmark, the demolition, alteration, or relocation is restricted, subject to
21 controls and standards set forth in this resolution and in Chapter 2.63 of the Long Beach
22 Municipal Code, as may be amended from time to time.

23 Section 3. The legal description for the Petersen House located at 3735
24 Pine Avenue is set forth on Exhibit "A", attached hereto and incorporated herein as
25 though set forth in full. The owner of the Petersen House is Gregory Vaccaro.

26 Section 4. Designation as a Historic Landmark. Pursuant to the
27 provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the
28 recommendation of the Cultural Heritage Commission, the City Council of the City of

1 Long Beach hereby designates the property located at 3735 Pine Avenue as a historic
2 landmark based on satisfying significance criteria "C", as defined in the City's Cultural
3 Heritage Commission Ordinance (Long Beach Municipal Code, Section 2.63.050). The
4 designation of the Petersen House as a local historic landmark has been codified in
5 Section 16.52.2330 of the Long Beach Municipal Code.

6 A. Basis for Recommendation.

7 1. Property Description. The subject property is located
8 on Lot 23 of Block E in the Los Cerritos tract of Long Beach, between Bixby
9 Road and 37th Street. It was built on the former ranch land of the Rancho
10 Los Cerritos and derives its name from the Spanish land grant. The subject
11 property was built as infill in an established neighborhood, which was
12 developed beginning in the 1930s. This custom Mid-Century Modern Style
13 home was designed by Southern California architect, Paul Edward Tay.

14 The footprint of the house is a rectangular "T" shape clad in stucco
15 and wood siding. The roof materials was originally composition tile and rock; it is
16 now asphalt tiles. Two low gables and clerestory windows identify the design with
17 mid-century era. Nearly every room has a view of the outside.

18 The first gable holds the recessed front door, aligned with the north
19 side of the house. This primary entrance is hidden under the wide eaves and
20 slender-posted portico. The second gable, tucked to the rear of the house, peeks
21 over the first. By using full clerestory windows, this second gable, though taller
22 and visible, seems to hover unconscientiously over the home.

23 A glass and wood fence is visible on the north front of the lot,
24 adjacent to the front door. It hides a front patio in a translucent box. The solid
25 wood double entry doors are original, with the classic mid-century doorknobs in
26 the center of the door.

27 Also in the main roof are seven original skylights, made of "lasagna"
28 Pyrex glass.

1 The roof's eaves are unusually wide with only single beams,
2 extended along each side. The overhang follows the entire length of the home;
3 the fascia is wide and plain as it follows the low gable lines. Most of the windows
4 are sliding glass, rectangular or square, and at least three feet (3') above the
5 ground.

6 An attached garage of similar design and materials is located at the
7 rear of the parcel.

8 2. Significance.

9 a. Architectural Style. This 1959 post and beam
10 mid-century modern home exhibits the classic low-pitched roof, glass walls,
11 and private garden orientation style popular in the 1950s-1960s.

12 The subject property employs the use of simple, accessible materials
13 (stucco, wood siding, and glass); however, Tay's elegant design manages to
14 elevate these pedestrian materials into a soaring, light-filled single-story home.
15 This custom build home is unique it's prominence and architectural
16 style/craftmanship.

17 b. Original Owners. This custom mid-century
18 modern style home was designed for the first owners, Clarence and Hazel
19 Petersen, by Southern California architect, Paul Edward Tay. The
20 Petersens spent the majority of their married years in the home; ownership
21 was in the family from 1959-1999. Clarence Petersen was an executive
22 with Shell Oil Company. Born in Tacoma, Washington to Danish
23 immigrants, Clarence moved to California and eventually Long Beach with
24 his wife, Hazel K. Betchart Petersen for his job in the oil industry.

25 c. The Architect. The Petersens had been living at
26 4207 Pine when they contracted with the 35-year-old architect, Paul Tay, to
27 create a custom post-and -beam, light-filled modern home at 3735 Pine
28 Avenue. Tay had recently opened his own studio in Long Beach a few

1 years earlier. Around this time, Tay was often featured in the local press as
2 a speaker on real estate and design. Numerous other homes, at least thirty
3 (30) are attributed to Tay, who was greatly influenced by Frank Lloyd
4 Wright's Taliesin West and carried this aesthetic with him as he completed
5 his architectural degree at USC. Tay was also contracted by the City of
6 Long Beach to design the new Burnett Branch Library in 1958. The bulk of
7 his work in Long Beach was conducted between 1951 and 1971.

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

13 "C." It embodies the distinctive characteristics of a type, period or
14 method of construction, or it represents the work of a master or it possesses high
15 artistic values. The subject property was constructed in 1959. Paul Tay designed
16 the house with his clients, the Petersens, in mind. Tay is a recognized architect,
17 especially in California, for his post-and- beam light-filled modern ranch-style
18 home. The subject property is unique in its provenance and architectural
19 style/craftmanship. The residence was constructed as a custom house and is well
20 designed with a high level of detailing that includes the use of the wood and
21 stucco, a low-slung roof and broad eaves, a glass and wood front courtyard, and
22 subject placement on the lot to the advantage of light and air. The massing, size
23 and detailing of the building contribute to the receding nature of the house,
24 providing deep privacy in a highly populated neighborhood.

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

27 A. Any maintenance, repair, stabilization, rehabilitation,
28 restoration, preservation, conservation, or reconstruction work proposed for

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

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

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

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

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

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

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

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

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

Noes: Councilmembers: None.

Absent: Councilmembers: Austin.



City Clerk

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 23, in Block E; of Los Cerritos Tract, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 12, Pages 198-199 of Maps, in the office of the County Recorder of said County.

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