

**LANDMARK DESIGNATION
HLM2004-02
FINDINGS AND ANALYSIS
4204 Cedar Avenue**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 4204 Cedar Avenue, between W. Stewart Way and Pacific Avenue (Exhibit A – Location Map). The property has a zoning designation of R-1-L and is improved with a two-story, single-family residential building. Built in 1970, this building is built in a Modern architectural style and designed by the firm of Killingsworth, Brady Smith & Associates (KBS).

The building at 4204 Cedar Avenue is in the Los Cerritos neighborhood of Long Beach. The building was designed by Ed Killingsworth for Jules Brady, one of the partners at KBS. Killingsworth's had a prolific career spanning almost a half century with residential work earlier in his career and moving toward more commercial building work. His signature design elements which can be found throughout many of his buildings include large expanses of glass, post-and-beam construction, flat roofs, straight lines, elegant and balanced proportions, and a graceful integration with landscaping.

The building itself is hidden by a 17-foot-tall privacy wall constructed of wood and opaque glass which flanks a centered door of equal height which opens to a 26' x 34' courtyard. The entire front privacy wall is symmetrical in appearance with tall windows and door that emphasize its verticality. The privacy door and privacy wall concept are found in another Killingsworth designed house referred to as the Frank House, which also utilizes a 17-foot-tall door to enter the courtyard. This is important because the Frank House was part of the Case Study House program that made Los Angeles and Southern California the epicenter of Mid-Century Modern architecture. The door at the Frank House became one of the uniquely emblematic features of the building that was also used in the subject property. The front wall of the house is all glass from floor to ceiling. Like the privacy wall, the front wall glass panes are arranged symmetrically with tall fixed rectangular window panes at opposite sides of the building. The house also features two metal front doors on opposite ends and aligned with the symmetrical front wall arrangement. Much of the building's side walls are clad in stucco finish except for large floor to ceiling glass walls along the kitchen and dining room, and one on the second floor. At the rear of the house there is an attached two-car garage clad in tongue and groove wood wall cladding. Over the garage, the original building design had an open deck with a similar opaque glass vertical panels facing the alley. Over time the deck was filled in to create a third bedroom.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark, if it retains historic integrity and complies with one or more eligibility criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity and meets Criteria C (distinctive characteristics) of the criteria for landmark designation of the building. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complementary to the surrounding neighborhood. The residence is consistent with the surrounding single-family residences within the neighborhood as well as a school, commercial uses and residential uses in the larger vicinity. This structure retains a high level of integrity and represents the development patterns of the of the neighborhood. Its preservation through landmark status will preserve this important historic resource for the enjoyment of future generations as well as preserve the architectural legacy of a significant local architect.

The General Plan Land Use Element includes relevant goals consistent with the proposed nomination, including:

Neighborhood Emphasis: Long Beach recognizes the strong neighborhood to be the essential building block of a City-wide quality living environment and will assist and support the efforts of residents to maintain and strengthen their neighborhoods.

The proposed nomination will preserve the history of the neighborhood and legacy of Ed Killingsworth's work and his contributions to shaping the architecture and development patterns of the neighborhood. Landmark designation strengthens the neighborhood by preserving history at the neighborhood scale. Designation as a historic landmark helps to raise public awareness about the City's history, historic preservation program, encourages public participation in learning about the historic resources in the City. The nomination will also assure the structure is maintained in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also promotes the goals of the Historic Preservation Element, specifically addressing Policy 2.7, through the landmarking of private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The building is not associated with events that have made a significant contribution to the broad patterns of the City's history.

B. It is associated with the lives of persons significant in the City's past.

The building is not associated with the lives of persons significant in the City's past.

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

The subject property, 4204 Cedar Avenue, was designed by master architect Ed Killingsworth and constructed in 1970. The building is eligible under Criteria C because it has a high artistic value and embodies the characteristics of the Modern architectural style. The building is distinctly different than other surrounding residential buildings in the neighborhood yet is built at a scale and proportion that it integrates neatly into the neighborhood. The building design embodies several of the elements that characterize the Killingsworth aesthetic by incorporating signature features like floor-to-ceiling glass walls, the integration of the building with the site landscaping, monumental doors and walls, and exposed beams throughout the building. The building is also important because it was designed for Jules Brady, a partner in Killingsworth's firm of KBS, and because it was also Killingsworth's last residential design. The building, the site layout and floor plan all reflect the mastery of Killingsworth's work.

D. It has yielded, or may be likely to yield, information important in pre-history or history.

The subject property is ineligible for designation pursuant to Criteria D, for landmark designation, as it is not a likely source for future information related to history or pre-history.