

July 7, 2020

R-16

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Attorney to prepare Ordinances to designate as Historic Landmarks two residential buildings located on a single lot: a single-family house with the address of 1005 Locust Avenue and a residential duplex with the address of 141 and 143 East 10th Street. (District 1)

DISCUSSION

The property owner of two structures located on a single lot, the residential building located at 1005 Locust Avenue and the residential duplex located at 141 and 143 East 10th Street inquired after landmark designation for the two structures. Planning Bureau staff described the benefits, restrictions and special permitting requirements that are applicable to designated historic landmark properties as well as the review and approval process. Subsequently, on August 14, 2019, the property owner submitted an application requesting landmark designation for both residential buildings. The subject buildings are not located in a designated historic district.

On February 25, 2020, the Cultural Heritage Commission (CHC) held a public hearing to consider the nomination of the subject properties (Attachment A – Cultural Heritage Commission Staff Report). To be designated historic landmarks, each property must meet at least one of the four criteria for landmark designation outlined in Chapter 2.63 of the Long Beach Municipal Code, which contains four criteria for landmark designation: Criterion A, associated with events that have made a significant contribution to the broad patterns of the City's history; Criterion B, associated with the lives of persons important to the City's past; Criterion C, embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or, Criterion D, has yielded, or has the potential to yield, information important in prehistory or history.

The CHC made two of these findings in support of the nomination of the structure located at 1005 Locust Avenue. The CHC determined that the building at 1005 Locust Avenue is associated with the lives of persons important to the City's past (Criterion B) and embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C). The two-story, single family residence at 1005 Locust Avenue was built in 1905 in the Edwardian architectural style. Both the architect and the person who commissioned the design and construction of the home are notable Long Beach figures. The house was designed and constructed by Long Beach architect W. Horace Austin who is credited for being the first major architect with professional credentials to open an office in the City. Additionally, the house was commissioned by Charles A. Buffum who was a prominent business person and owner of retail store giant Buffum's, as well as a civic leader, who also served as Mayor of Long Beach from 1921 to 1924.

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The CHC also made two findings in support of the nomination of the structure located at 141 and 143 East 10th Street. The CHC determined that the structure located at 141 and 143 East 10th Street is associated with the lives of persons important to the City's past (Criterion B) and embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C). The two-story duplex located at 141 and 143 East 10th Street, was built in 1901 and is one of the oldest buildings in the City and one of the last remaining intact examples of Foursquare architecture. It served as the residence of Walter L. Porterfield, who was instrumental in bringing telephone service to Long Beach.

The CHC voted unanimously to recommend that the City Council approve the designation of both buildings, the single-family house with the address of 1005 Locust Avenue and the residential duplex with the address of 141 and 143 East 10th Street, as historic landmarks.

The buildings and their designations as historic landmarks raise awareness of the City's history and preserves the historic buildings. The nominations for landmark status for the two buildings is consistent with the General Plan Land Use Element Goal of Neighborhood Emphasis. Nomination of the buildings also specifically forwards Policy 2.7 of the Historic Preservation Element through the landmarking of private buildings.

If the designations are approved, it is recommended that the building addressed as 1005 Locust Avenue, be recognized as the Charles A. Buffum House, after the original owner and the building addressed as 141 and 143 East 10th Street, be recognized as W. L. Porterfield Duplex.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on June 18, 2020 and by Budget Management Officer Julissa José-Murray on June 12, 2020.

SUSTAINABILITY

Designation of a landmark helps retain and restore existing buildings. Restoration work is often completed by reusing or reclaiming existing building materials and reduces the construction waste and environmental impacts associated demolition and new construction.

TIMING CONSIDERATIONS

City Council action is requested on July 7, 2020, to allow sufficient time for the City Attorney to draft the ordinance.

FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation. However, when a landmark is designated, it becomes eligible for the City's Mills Act program. This program provides for potential reduction in property taxes. The fiscal impact of any such participation will be determined if City Council approval is requested for a Mills Act contract for this property. Evaluation of properties for historic landmark designation is within the budgeted scope of staff duties and is consistent with adopted City Council priorities.

HONORABLE MAYOR AND CITY COUNCIL
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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA
CITY MANAGER

Attachments:

Attachment A – Cultural Heritage Commission Staff Report (February 25, 2020)

February 25, 2020

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council designate as Historic Landmarks, two residential buildings located on a single lot: a single-family house with the address of 1005 Locust Avenue and a residential duplex with the address of 141 and 143 E. 10th Street.
(District 1)

APPLICANT: Gail Cooper
1500 E. 1st Street
Long Beach, CA 90802
(Application No. HLM1908-01)

THE REQUEST

The City requests that the Cultural Heritage Commission review the background materials and recommend that the City Council designate two residential buildings located on a single lot: a single-family house with the address of 1005 Locust Avenue and a residential duplex with the address of 141 and 143 E. 10th Street.

BACKGROUND

The subject property is located on the northwest corner of Locust Avenue and E. 10th Street (Exhibit A – Location Map). The site is located within the PD-30 (Downtown Plan) zoning district. The rectangular shaped property (70'-0" x 102'-0") is developed with two detached residential buildings, and a detached single car garage. The property is not located in a designated historic district.

ANALYSIS

1005 Locust Avenue

Addressed as 1005 Locust Avenue, the building is situated along the eastern portion of lot, facing Locust Avenue. This two-story, single family residence was built in 1905 and was designed in the Edwardian architecture style. The Edwardian architecture style typically features a multi-gable roof system, asymmetrical massing, wrap-around porches, a tower



feature, and classical detailing. The Edwardian architecture period of significance is from 1902-1920.

DECORATIVE FEATURES

The subject building features many of the character-defining features of this Edwardian architectural style, such as, a large front facing gable roof system, a turret that extends above the second-story roof line, a deep covered porch, a large bay window on the east (front) elevation and a set of dormer windows each accented with individual gable roofs on the south (side) elevation. The building's exterior façade features a combination of horizontal wood planks and decorative wood shingles and stucco. Majority of the windows on the building are original wood windows.

The front façade includes a number of other character-defining features. Two, thick cast stone columns connected by a decorative stone archway highlight the single wood entry door. A large bay window features a large fixed window with an upper transom window with diamond shaped mullions that are flanked by two double hung wood windows. The second floor features a set of side-by-side double hung wood windows centered under a steep gable roof and a large non-original aluminum window is located above the entry door. The turret features eight double hung wood windows. The turret is also capped by a unique heptagonal roof structure which extends above the second-floor roof line.

The south (10th Street) elevation features three thick, cast stone columns and three separate, individual double hung wood windows on the first floor and a set of dormer windows accented with individual gable roof systems centered above. The west (rear) elevation features several sets of side-by-side double hung wood windows positioned under a gambel roof system. The north (side) elevation features decorative wood siding and two individual double hung wood windows located on the second story (Exhibit B – Photos 1005 Locust Avenue).

CONSTRUCTION HISTORY & ALTERATIONS

The subject building, a two-story single-family residence, was originally constructed in 1905. In 1952, the building was converted into a multi-family dwelling "rooming house". In 1977, several modifications were permitted which included the installation of a new exterior staircase and landing installed on the rear elevation, a new door opening that provides interior access from the new staircase, and the installation of stucco over wood exterior.

Additional alterations were made to the building, however, no permits were found on file. A non-original exterior door is located on the second story (which led to an exterior stair case which has since been removed). According to Sanborn maps (dated May 1908) the building featured a covered porch which extended across the front elevation (facing Locust Avenue) and wrapped around to the side elevation (facing 10th Street). The porch located on the side elevation facing 10th Street was enclosed.

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The building has visible alterations that could be reversed by replacing the front elevation's second-floor aluminum window to a period appropriate wood window, removing the second-floor exterior door and closing the non-original opening, and restoring the wrap-around porch to its original condition. Many of the windows have security bars which are recommended to be removed.

HISTORICAL BACKGROUND

The house was designed and constructed by local Long Beach architect, W. Horace Austin (1881-1942). The subject house is believed to be an early project of Austin's. Austin practiced from 1906-1942, and he is credited for being the first major architect with professional credentials to open an office in Long Beach. Austin designed a number of civic buildings (1920s Long Beach City Hall), as well as commercial and residential buildings. After the 1933 earthquake, he supervised the reconstruction of Wilson High School and Washington Junior High School. Austin was elected to the American Institute of Architects in 1920 and was the founding president of the Long Beach Architecture Club in 1923 which consisted of thirty-five architects that cooperated with the city officials to secure better architecture for public buildings and in forming a new building code for Long Beach. A few of the prominent projects he designed in Long Beach include the Farmers and Merchant Bank building located on Pine Avenue, the Press-Telegram Building, and Buffum's Department Store.

The construction of the building was commissioned by Charles A. Buffum as his primary residence. Charles A. Buffum was an entrepreneur and Mayor of Long Beach from 1921 to 1924. Buffum purchased the Schilling Brothers store on Pine Avenue, which became The Mercantile Company and later become the retail store giant, Buffum's. Buffum was a prominent figure in Long Beach history serving on the boards of several social and fraternal organizations, as well as holding executive member positions for the Harbor Commission and the Chamber of Commerce (Exhibit C – Department of Parks & Recreation Form-1005 Locust Avenue).

141 and 143 E. 10th Street

The residential building addressed as 141 and 143 E. 10th Street is situated along the western portion of the rectangular shaped lot facing 10th Street. This two-story duplex was built in 1901 and was designed in the Foursquare architectural style. The American Foursquare period of significance is from 1894-1910.

The rectangular shaped, two story building features a hipped roof, large overhanging eaves and exposed rafters. The building exterior walls feature decorative wood siding and wood shingles. Narrow horizontal wood planks accent the base of the first-floor and second-floor walls. A flared trim design delineates the break between the two stories. The second-floor walls feature a decorative shingle design which has an overlapping geometric pattern that is repeated on all four sides of the building. A larger sized geometric pattern accents the south (front) and east-facing side elevations.

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The building features two bay windows, one located on the front elevation facing 10th Street and one located on the west facing elevation. Most of the original double hung windows remain throughout the structure. One of the building's entry doors appears to be an original feature to the building, which consists of four rectangular raised panels; one panel located above a rectangular window and three located below the window (Exhibit D – Photos 141 and 147 E 10th Street).

The duplex is considered one of the oldest buildings in Long Beach and amongst the last remaining buildings of the Foursquare architecture style in Long Beach. There is only one designated landmark American Foursquare building located in downtown Long Beach – The Residential Home No.1 located at 453 Cedar Avenue. The subject building is intact and features a unique shingle design and flared shiplap accenting the base of both stories makes this building an irreplaceable example of an era and style no longer found in Long Beach. The building embodies the distinctive characteristics of a type (Foursquare), period (early era), and method of construction (unique and intact siding).

CONSTRUCTION HISTORY & ALTERATIONS

Originally located at 607-609 E. Ocean Boulevard. In 1914, W.D. Culbertson moved the building to the 1005 Locust and 141 E. 10th Street property. According to Sanborn maps (dated 1902, 1905 and 1908) the two-story duplex featured a covered patio, which extended across the entire front elevation. The covered patio was removed from the front elevation in 1914. A smaller covered porch is not located on the southeast corner of the building, which provides access to the two residential units. In 1925 a 11' x 24 sleeping room was converted to a store room and a bedroom. In 1938, a bay window was added to the front elevation which added 18-square feet of area to the building area.

HISTORICAL BACKGROUND

Walter L. Porterfield (1865-1948) owned both the 607-609 E. Ocean Boulevard property and the property addressed as 1005 Locust Avenue and 141 E. 10th Street, where he had the duplex moved in 1914. Porterfield resided at 141 E. 10th Street from the 1920s to 1935. Porterfield was instrumental in bringing telephone service to Long Beach through his Home Telephone Company. Porterfield served as President of the U.S. Long Distance Telephone and Telegraph Company. He owned several properties, including the Ocean Center Building and the Cliff Dwellers hotel property (Exhibit E – Department of Parks & Recreation Form-1005 Locust Avenue).

LANDMARK DESIGNATION CRITERION

The Cultural Heritage ordinance includes four Criterion for landmark designation: Criterion A, associated with events that have made a significant contribution to the broad patterns of the City's history; Criterion B, associated with the lives of persons important to the City's past; Criterion C, embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; Criterion D,

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or has yielded, or has the potential to yield, information important in prehistory or history. In order to be eligible for landmark designation, the building must meet at least one of the aforementioned Criterion(s).

1005 Locust Avenue

The building addressed as 1005 Locust Avenue, is eligible for Long Beach Historic Landmark designation under Criterion B and C. The historic building is associated with the life of a significant Long Beach civic and business leader Charles A. Buffum (Criterion B). Charles A. Buffum commissioned the construction of the building as his primary residence in 1905. Buffum was an entrepreneur, beginning with the purchase of the dry goods, Schilling Brothers store on Pine Avenue, which later became The Mercantile Company and finally become the retail store giant, Buffum's. The building embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or possesses high artistic value (Criterion C). The two-story building was constructed in the Edwardian architecture style, featuring a distinctive corner turret and an art stone porch and pillars. The building was designed and constructed by local Long Beach architect, W. Horace Austin (1881-1942). Austin is credited with being the first major architect with professional credentials to open an architectural office in Long Beach (Exhibit F – Landmark Findings -1005 Locust Avenue).

141 and 143 E. 10th Street

The building addressed as 141 and 143 E. 10th Street, is eligible for Long Beach Historic Landmark designation under Criterion B and C. The historic building is associated with the life of a significant Long Beach civic and business leader, Walter L. Porterfield (Criterion B). Porterfield lived in the building between 1920 and 1930. Porterfield was instrumental in bringing local telephone service to the City and he served as President of the U.S. Long Distance Telephone and Telegraph Company. The building embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or possesses high artistic value (Criterion C). Built in 1901, it is considered amongst the last remaining intact Foursquare buildings located in downtown Long Beach. The building features distinctive, decorative wood shingle siding, double-hung sash wood windows and a hipped roof (Exhibit G – Landmark Findings -141 and 143 E. 10th Street).

RECOMMENDATION

Staff has analyzed the landmark nomination for 1005 Locust Avenue and 141 and 143 E. 10th Street and has determined that both buildings meet the requirements set forth in Section 2.63.050 (Cultural Heritage Commission) of the Long Beach Municipal Code which state that a cultural resource qualifies for designation as a Landmark if it retains integrity and meets one or more of the four findings. Staff finds that the nomination for both buildings meets Criterion B and Criterion C and therefore, supports the nominations. The buildings are associated with the lives of persons important to the City's past (Criterion B) and embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C).

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The nomination for Landmark status for both buildings is consistent with the General Plan Urban Design Element Strategy 9 which encourages identifying and preserving historic buildings. Nomination of the buildings also specifically advances Policy 2.7 of the Historic Preservation Element through the landmarking of private buildings. The proposed nominations are complementary to the surrounding neighborhood. The buildings are located on the same property within a multi-family residential neighborhood, with nearby commercial in the surrounding area. The designation of the subject buildings as historic landmarks raises awareness of the Downtown Long Beach's history and preserves significant historic resources.

Staff recommends that the Cultural Heritage Commission make a recommendation to the City Council to approve the landmark nominations for two residential buildings located on a single lot: a single-family house with the address of 1005 Locust Avenue and a residential duplex with the address of 141 and 143 E. 10th Street. If the designations were approved, it is recommended that the building addressed as 1005 Locust Avenue be recognized as the Charles A. Buffum House after the original owner and the building addressed as 141 and 143 E. 10th Street be recognized as W. L. Porterfield Duplex.

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was found to be exempt from further environmental review.

PUBLIC HEARING NOTICE

Public notices were distributed on February 10, 2020.

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

February 25, 2020

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Respectfully submitted,



GINA CASILLAS
PROJECT PLANNER



PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

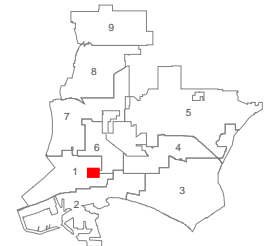
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- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Photos – 1005 Locust Avenue
 - Exhibit C - Department of Parks & Recreation, 523 Property Inventory Forms – 1005 Locust Ave
 - Exhibit D – Photos – 141 and 143 E. 10th Street
 - Exhibit E – Department of Parks & Recreation, 523 Property Inventory Forms – 141 and 143 E. 10th Street
 - Exhibit F - Landmark Findings – 1005 Locust Avenue
 - Exhibit G -Landmark Findings – 141 and 143 E. 10th Street



Subject Area:
1005 Locust Ave. & 141 W. 10th St.
Application No. HLM1908-01
Council District: 1
Zoning Code: PD-30

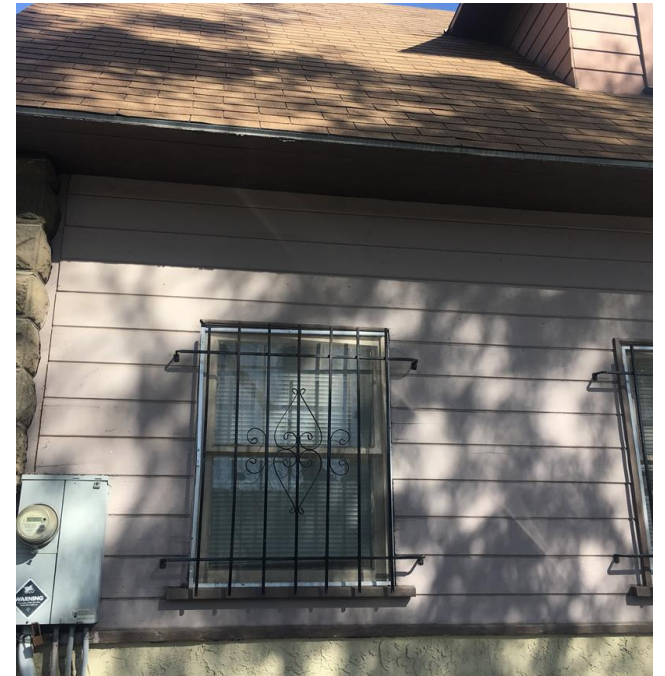
Exhibit A







1005 Locust Avenue 10th Street Elevation





**1005 Locust Avenue
Rear Elevation**



1005 Locust Avenue Side Elevation

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings Date
 Reviewer

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ of _____ of Sec _____ B.M.

c. Address 1005 Locust Avenue City Long Beach Zip 90813

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
7273-006-017, SE corner of lot

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property at 1005 Locust Avenue is located on the east 102 feet of Lot 23 in the Locust Avenue Tract and is one of two homes on this lot. It is located on the easternmost section of the lot. This Edwardian style two-story residence was originally constructed as a 2,764 square foot home. It has a bay window on the first floor located over the front porch. (See continuation sheet DPR 523L p. 3)

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single-Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. **Description of Photo:** (view, date, accession #) Front elevation, 5/24/2019

*P6. **Date Constructed/Age and Source:** Historic Prehistoric Both
1905, Los Angeles Builder and Contractor, 9/7/1905

*P7. **Owner and Address:**
Gail Cooper
1500 E. First Street,
Long Beach, CA 90803

*P8. **Recorded by:** (Name, affiliation, and address) HouStories Consulting
Maureen Neeley, MLIS.
247 Termino, Long Beach 90803

*P9. **Date Recorded:** July 14, 2019

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California C The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
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B1. Historic Name: First C.A. Buffum House in Long Beach B2. Common Name: 1005 Locust
 B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Edwardian

*B6. Construction History: (Construction date, alterations, and date of alterations)

Erected in 1905 at a cost of \$3,000. Roof was repaired in 1931. Converted to a multi-family dwelling in 1952; In 1977, exterior wooden stairs and landing were added to 2nd story at rear of building. A door was cut into the exterior at this upstairs landing. Outside wooden landing and stairs to second story removed by current owner and restored to a SFR by current owner in 1983. *WAC*

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: N/A

B9a. Architect: W. Horace Austin b. Builder: W. Horace Austin

*B10. Significance: Theme Residential Architecture Area Long Beach

Period of Significance 1902-1920 Property Type Residence Applicable Criteria B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was built in 1905 in the still popular Edwardian style as the first permanent residence for entrepreneur and eventual Mayor of Long Beach, Charles A. Buffum. He commissioned W. Horace Austin for the design and construction. It is particularly significant for its imposing and multi-level roofline, dormers and turret, as well as its distinctive art stone wrap-around porch.

By 1900, Long Beach had a growing population of 2,252, with an economy dominated by the tourist industry. Throughout the early 1900s, the City was known as the "Queen of the Beaches." In 1907 alone, the City received more than 106,000 visitors during the summer season. By 1910, Long Beach was the fastest growing City in the United States, having increased 690 percent in population to 17,809. A 1912 newspaper article proclaimed that Long Beach was the "City of Homes," with more than 600 new homes having been constructed the previous year. Construction costs, as reported on building permits, ranged from \$1,500 to \$3,500; however, cheaper homes were reportedly constructed for as little as \$300, and more luxurious residences were constructed for as much as \$6,000. (see continuation sheet DPR 523L p. 5)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References: See Continuation Sheet DPR 523L, p. 11

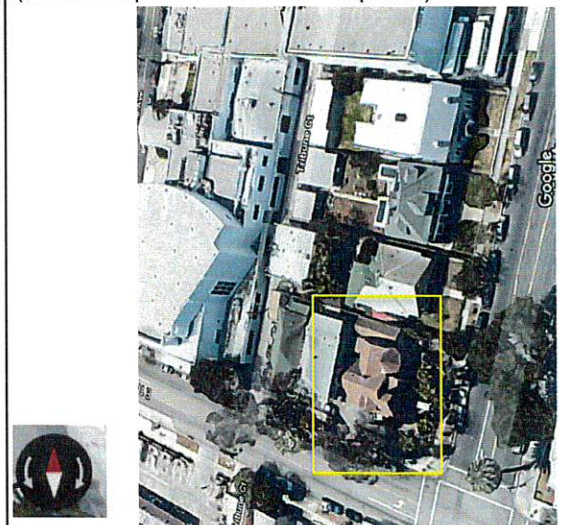
B13. Remarks: N/A

*B14. Evaluator:

*Date of Evaluation: _____

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



E. 10th St.

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

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P3a: Description (cont'd from DPR 523A) *Primary Record p.1*

1005 Locust is the first home built for Charles A. Buffum in Long Beach. Designed by W. Horace Austin in 1905 for this client, the home is an imposing Edwardian residence. It has wood siding and shingles, as well as art stone supporting the front and side covered porch. Trim is wood. The roof has a steep gable consistent with the Edwardian style. There are double dormers on the south elevation and a turret on the north front façade. Originally wood shingled, the roof is now of composition shingles.

Living room bay windows are original (stationary with diamond-paned panel at top). Most original double-hung windows remain in rear and sides. At least one window on the upper front, above the front door, is a sliding vinyl window. The recessed front door is off-center and accessed via cement stairs leading up to the art-stone porch.

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

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P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Detail of front porch, door, stairs, and 2nd story window.
1005 Locust Avenue



South elevation looking northeast from the corner of 10th and Locust. Detail shows side porch, which has been enclosed.



Southwest elevation of 1005 Locust Avenue. Detail of double gabled dormer and 2nd story exterior door, added in 1977 and currently inaccessible.

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

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B10: Significance (cont'd from DPR 523B) *Building Structure subject Rev. 9 p. 2*

Significance

By the turn of the century, Long Beach's economy seemed fully dependent on tourism, with seaside facilities remaining the focal point of development. By 1902, the upscale Pavilion and Bath House with bowling alley were in place and attracting tourists from nearby communities. With a population of 18,000 people, there was a growing demand for improved transportation, as well as seasonal or temporary accommodations.

Henry Huntington's Pacific Electric Streetcar Company also provided service into and around the City by 1902. Interurban Red Cars shuttled people to and from nearby towns, and all over Southern California, Yellow Cars took Long Beach residents to downtown and shopping, and the Big Red Cars went between Los Angeles and Long Beach. While Pacific Electric increased the volume of seasonal visitors and part-time residents, the extension of the Southern Pacific line into Long Beach and the expansion by 1904 of the San Pedro, Los Angeles, and Salt Lake Railroad (SPLA&SL), co-owned by Union Pacific after 1921, may have encouraged the growth of the seasonal and permanent population from points east.

The arrival of Pacific Electric, along with the construction of Colonel Charles Drake's Salt Water Plunge in 1902, brought many visitors to Long Beach and the pleasure wharf, many of whom stayed all day long and even into the night when automobile travel became more popular. The Salt Water Plunge was located in an upscale bathhouse at the base of Pine Avenue. By 1905, attractions at the pleasure wharf had multiplied, with more than 30 seasonal booths added to the boardwalk, including candy shops, popcorn vendors, a palm reader, and a merry-go-round.

Retail and service businesses accompanied the growing needs of residents and visitors alike.

Context

Long Beach - A Seaside Resort

In the first years of the 20th century, residential construction was at an all-time high. A 1901 newspaper article detailing the City's building boom reported on the construction of several two- and three-story apartment homes around the downtown area. A substantial number of cottages and private homes were also reported under construction. Late Queen Anne style residences, such as the Bembridge House (953 Park Circle), lined the streets of the original Wilmore City townsite, as well as areas to the north and east of the City center. The growing population spread north to Anaheim Street, and west to Monterey Avenue.

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

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Residential development was also occurring outside the City boundaries, at the Alamitos Townsite to the east and in North Long Beach.

Edwardian Style

Edwardian buildings are basically post-Victorian residences similar to the Queen Anne style in form and massing, but lacking ornamentation.

Sometimes called Princess Anne, these buildings have the following character-defining features:

- Multi-gabled roofs
- Asymmetrical massing
- Simple surfaces
- Wrap-around porches
- Short towers
- Classical detailing

Eligibility

The Cultural Heritage ordinance includes four criteria for landmark designation: Associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), associated with the lives of persons important to the City's past (Criterion B), embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C), or has yielded, or has the potential to yield, information important in prehistory of history (Criterion D). In order to be eligible for landmark designation the building just meet at least one of the aforementioned criteria.

The subject property at 1005 Locust is eligible to become a Long beach Landmark Property under **Criterion C**, as it represents the work of a master - W. Horace Austin - and embodies the distinctive characteristics of a type (Edwardian), period (early Long Beach) and method of construction (distinctive turret, art stone porch and pillars).

This is an early - if not the earliest - building designed and constructed by W. Horace Austin.

This residence sits prominently on the northwest corner of 10th at Locust, just one block off of Long Beach's main street of Pine Avenue. Commissioned by Charles A. Buffum (1870-1936), it was designed and constructed by a young Horace Austin (1881-1942) in 1905. This is possibly Austin's earliest design/build project in Long Beach, as he had moved with the family to Long Beach just ten years earlier. For two years (1903-1905) he was a partner in the firm of Barton & Austin, a contracting business. He left that firm and struck

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

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out on his own; that same year he was a star pupil in a two-year design course from the International Correspondence School in Scranton, PA. It was during this time that 35-year-old mercantile entrepreneur, Charles Buffum, hired him to design and build a 9-room residence at 1005 Locust. This commission would result in a lifetime of collaboration between the two men. Their relationship resulted in Austin designing some of the city's most prominent private and public buildings. (see attached list of Austin designs by Dr. Louise H. Ivers from "Long Beach: A History Through Its Architecture")

Briefly, however, Austin's importance to the City includes:

- First major architect with professional credentials to open an office in Long Beach (previously, Long Beach residents and business owners relied upon Los Angeles firms);
- Austin's office was the nucleus for several draftsmen-turned-architects, as well as partners with fledgling designers (i.e. Kenneth S. Wing, Westel W. Sedgwick, Harvey H. Lochridge, Harold C. Wildman)
- Austin was the founding president of the Long Beach Architectural Club (c1923)
- The architect for numerous Long Beach schools during the 1920s and post-1933¹
- Farmers & Merchants Bank (3rd and Pine, c 1921)
- The "new" neo-classical Long Beach City Hall (c1920-23)
- Pacific Southwest Building - the City's first skyscraper (Broadway & LB Blvd, c1921-1923)
- Hugh Marti Store (4th and Pine, c1924. AKA Walker Building lofts)

¹ Best known are probably Woodrow Wilson High School (1924-25); Washington Middle School (1934-38); several buildings on the Poly High School campus, including the historic auditorium, which survived the 1933 Earthquake.

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Property Name: 1005 Locust Avenue

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The subject property at 1005 Locust is also eligible to become a Long beach Landmark Property under **Criterion B**, as it is associated with the life of a significant Long Beach civic and business leader, Charles A. Buffum.

In 1905, Charles A. Buffum was new to Long Beach, arriving in the city from Lafayette, Illinois around 1903. He quickly made a name for himself. In 1904 he bought the Schilling Brothers store on Pine Avenue, reincorporating it as The Mercantile Company with his brother, E. E. Buffum. The Mercantile Company became Long Beach's retail giant, Buffum's. It expanded to incorporate most of Pine Avenue between First and Broadway. Buffum hired his colleague, W. Horace Austin (now Austin & Sedgwick), to design its early store, the 3-story Mercantile Company in 1911-1912, and a five-story addition in 1917. (All that is left of the Buffum's empire is the Buffum Autoport, now a Long Beach historic landmark. Buffum would go on to direct the C.N. Brundage Company (with E.E. Buffum (his brother), W.L. Porterfield (to whom Buffum would sell the Locust house in 1907), Stephen Townsend and C.J. Walker. Other accomplishments include his six years as a School Boardmember (1911-1916); Mayor of Long Beach (1921-1924); Executive member of the Harbor Commission and the Chamber of Commerce. He was also active in numerous founding social and fraternal organizations.² Of course, Buffum's association with Norman Chandler of the *Los Angeles Times* was created when his daughter, Dorothy Buffum, married into the media family in 1922.³ (---)

Subsequent owners and tenants of note include:

Walter L. Porterfield - Bought east 102' of Lot 23 in 1907. Moved 607 E. Ocean to the Lot, placing it just west of 1005 Locust.

Porterfield was a business colleague of Buffum. In 1914, Porterfield moved a c1901 duplex from his property on Block 116, Lots 29 & 30 (607 E. Ocean). Addressed as 141 E. 10th Street, this two-family flat was 2,382 sq. ft. Porterfield owned 141 E. 10th and 1005 Locust until 1935.

Porterfield (1865-1948) was an important figure in early Long Beach, traveling in the same circles as Buffum, Stephen Townsend, and C.J. Walker. He was instrumental in bringing telephone service to the city through his Home Telephone Company and he served as president of the U.S. Long Distance Telephone and Telegraph Company. An owner of the Bank of Commerce, the Ocean Center Building and the Cliff Dwellers hotel property, Porterfield and his

² Ancient Free and Accepted Masons (Palos Verdes Lodge); Long Beach Consistory; Ancient and Accepted Scottish Rite of Freemasonry; Sciots (L.B. Pyramid, No. 43); Virginia Country Club, Pacific Coast Club; Kiwanis Club. He was active in the First Christian Church and the popular Taubman Bible class.

³ This house on Locust would be Dorothy Buffum's first real childhood home in Long Beach.

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Property Name: 1005 Locust Avenue

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family had a lasting imprint on the city. (see citations accompanying this application)

Porterfield never lived in 1005 Locust, but he did move his family into 141 E. 10th during the 1920s-1930s. He rented out 1005 Locust to such notable residents as attorney Elon C. DeNio (who lived in 1005 Locust until his own house was completed in 1909); vacuum cleaning operator, Charles J. Service and his family (1920); well-known couple Dr. Ione S. Ingles (Doctor of Osteopathy) and her husband, Rt. Rev. Lowell P. Wadle (1935), president of the Long Beach Theosophical Society and an early Archbishop with the American Catholic Church; and Chiropractor, J. William Haynes (1935).

Arthur J. Casner, M.D. - Bought 1005 Locust and 141 E. 10th in January 1935.

Converted the single-family residence at 1005 Locust to a "rooming house." [Permit N-6647, 5/29/1959]. Dr. Casner lived in 141 E. 10th, renting out the Locust house to various tenants.

Edward J. and Violet H. Brisson - Bought 1005 Locust and 141 E. 10th in December 1955.

The Brissons installed vented floor furnaces in 1975 [Permit 8160, 9/1/1975]

Brisson was a chiropractor; his office was located nearby at 219 E. 10th Street (1958 City Directory). The couple lived in Belmont Heights at 283 Granada.

Post 1955 Tenants

1005 Locust was filled with numerous renters, and enjoyed a stint as the "House of Yesteryear" which was owned and operated by tenant, Maxine J. Filing (1964-65). In 1968, group of youthful and exuberant fundamental Christians moved in. They spent many Sundays disrupting traditional religious services throughout the city with their message of 'repent.' According to the current owner, during the 1980s and early 1990s, the building experienced the typical challenges of downtown at the time, while the city was in the throes of redevelopment. Efforts were made by the current owner to bring in more respectful tenants and to continue to address degradation with regular, permitted maintenance. The current owner also returned the residence to single-family occupancy.

Integrity

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

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As described on DPR 523A, the integrity of the home is fair, with certain reversible changes present: The side porch has been filled in but can be removed. Nearly all of the windows are original with the exception of the windows above the front door. A second story rear exterior door was installed in 1977; it has been permanently closed.

It retains integrity of location, design, setting, *most* materials, workmanship, feeling and association.

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

Page 11 of

B12: References (cont'd from DPR 523B) *Continued from B5 - O Road, p. 2*

Ivers, Louise H. "Swiss Chalets in Long Beach." *Southern California Quarterly*, 88(3). Long Beach, CA: Historical Society of Southern California.

Meyer, Larry R., and Patricia L. Kalayjian, eds. 1983. *Long Beach: Fortune's Harbor*. Tulsa, OK: American Heritage Press, p. 59.

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Johnson Heumann Research Associates. 1988. *Expanded Downtown Long Beach Historic Survey, Final Report*. Long Beach, CA: City of Long Beach, Office of Neighborhood and Historic Preservation, p.

Ivers, Louise Harris, "An Architectural Stylist, W. Horace Austin and Eclecticism in California," 2005.

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Case, Walter, "History of Long Beach and Vicinity, Vol II," 1927.

http://www.lbds.info/planning/historic_preservation/historic_landmarks.asp.

Long Beach Building Permits (online archive and projects); Permit Status database

Los Angeles County Tax Assessor: Historic Building Description Blanks; Index map; Tract map (online)

Ibid., Map Book 133b p67 1906-1911 | Map Book 183, p35 1911-1919 | Map Book 183, p. 38 1920-1927 | Five Map Books 183, p19, 1927-1959 + PAIS database

Sanborn maps (April 1905, May 1908, 1914, 1949)

Los Angeles Building & Contractor, Jun 1, 1905, p. 1

Los Angeles Building & Contractor, Sept. 7, 1905

Long Beach City Directories - various years

"Incorporations: C.N. Brundage company," *Los Angeles Herald*, Nov. 10, 1904

"Architectural Designs for California Cities," *Los Angeles Herald*, Sept 26, 1909. ['Architects Metcalf & Lochridge, 614 First National Bank building, Long Beach, are taking bids for the erection of a handsome suburban residence for E.C. DeNio, 1005 Locust street.'] - Note: Denio's new residence was to be located on American, north of Willows.

CONTINUATION SHEET

Property Name: 1005 Locust Avenue

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"Sneak thief steals purse and small sum of money," *Los Angeles Herald*, Nov. 24, 1908 [Mrs. J.D. Willey of 1005 Locust had her handbag returned to her]

History of Lowell P. Wadle's career in the American Catholic Church:

<http://americancatholicchurch.org/ ACCApostolicSuccHistorical.htm>

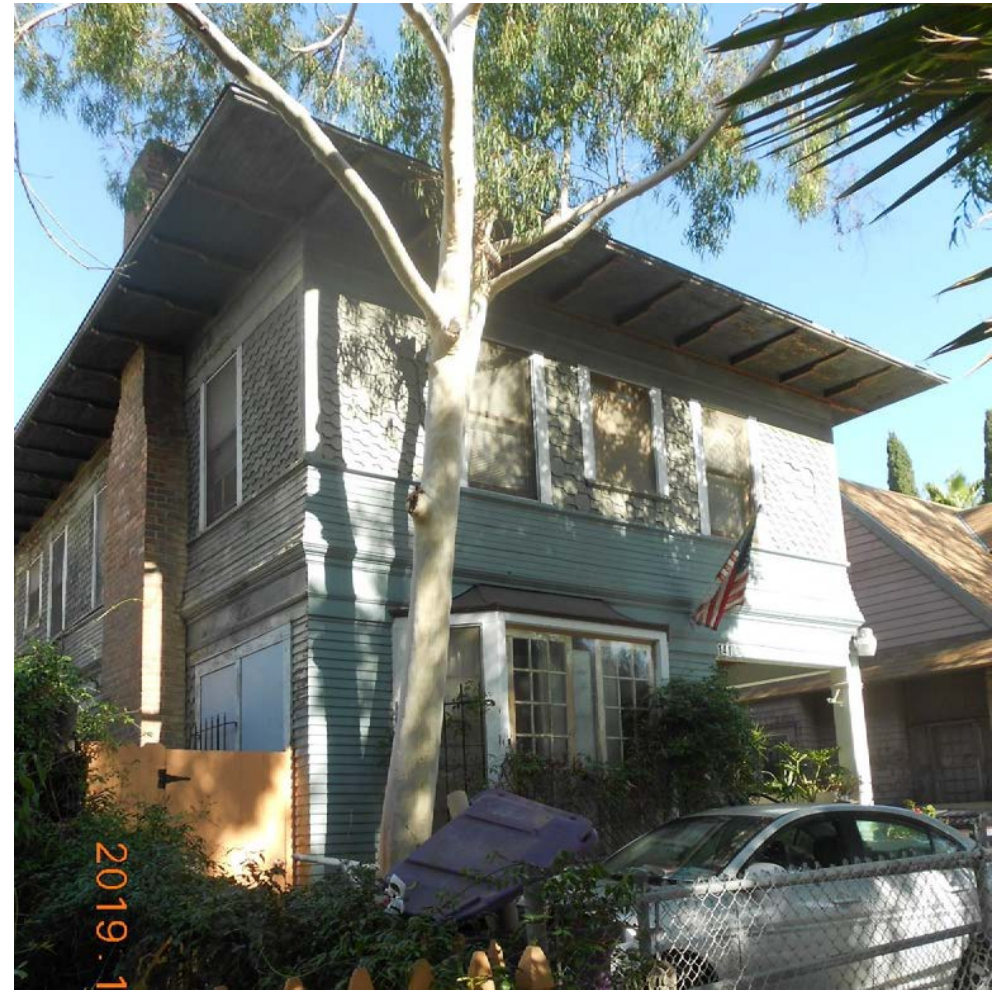
Fourteenth Census of the U.S.: 1920. ED 96, Sheet 6. Charles J. Service and family + lodger at 1005 Locust

"Private Rites Set for W.L. Porterfield," *Long Beach Independent*, Mar. 3, 1948.

"First Patrons Fete Advent of L.B. Phones," *Long Beach Independent*, Dec. 4, 1953

"L.B. Bishop Dies at 63, Service Set," *Long Beach Independent*, Apr 30, 1965.

"Offbeat Evangelists Meet Courtesy at L.B. Church, but Disrupt Service," *Independent Press Telegram*, Dec. 14, 1968.



141 and 143 E. 10th Street Front Elevation



**141 and 143 E. 10th
Street Side Elevation**



141 and 143 E. 10th Street Architectural Details



141 and 143 E. 10th Street Architectural Details



State of California C The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
 Page ____ of ____

B1. Historic Name: Porterfield Duplex B2. Common Name: 141 E. 10th Street
 B3. Original Use: Duplex Residence B4. Present Use: Duplex Residence

*B5. Architectural Style: Foursquare

*B6. Construction History: (Construction date, alterations, and date of alterations)

Assessor property information indicates a construction date of 1901, located at 607 E. Ocean Residence moved from 607 E. Ocean to 141 E 10th St. in 1914 [SW Contractor, Nov 14, 1914, p23]. In 1925 an 11'x24' sleeping porch at the rear was converted to a storeroom and bedroom with hardwood floors. \$350 [10-7-1925, Permit #C8160; assessor rcrd 12/12/1925]. A bay window was added to the front elevation in 1937 [Permit #C-2826; assessor rcrd 2/9/1938].

*B7. Moved? No Yes Unknown Date: 1914 Original Location: 607 E. Ocean Blvd., Long Beach

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Early Settlement Area Long Beach
 Period of Significance Pre-incorporation-1902 Property Type Duplex Applicable Criteria A, B
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was built as a residential duplex in 1901 in the Foursquare style. Located at 607 E. Ocean Boulevard, it was moved in 1914 to its current location at 141 E. 10th. It is particularly significant for its age, shingled siding design and distinctive porch with a single square column.

Prior to the incorporation of the City in 1888, the area that now comprises Long Beach was largely agricultural lands, mostly used for grazing sheep and cattle. The earliest extant residences known within the City boundaries are the adobe homes located at Rancho Los Amigos and Rancho Los Cerritos. In the 1870s, the Cerritos Colony, a small farming community, was founded on former Rancho Los Cerritos lands in the area that is now west Long Beach, near Willow Street and Santa Fe Avenue. By 1882, the colony contained 20 families, who farmed apples, pears, corn, pumpkins, and alfalfa in the rancho's sandy, fertile soil. It was succeeded in 1881 by a larger endeavor, Willmore City (the American Colony), also located on Rancho Los Cerritos lands in the area that is now downtown Long Beach. (See continuation sheet DPR 523L p. 5)

B11. Additional Resource Attributes: (List attributes and codes) N/A

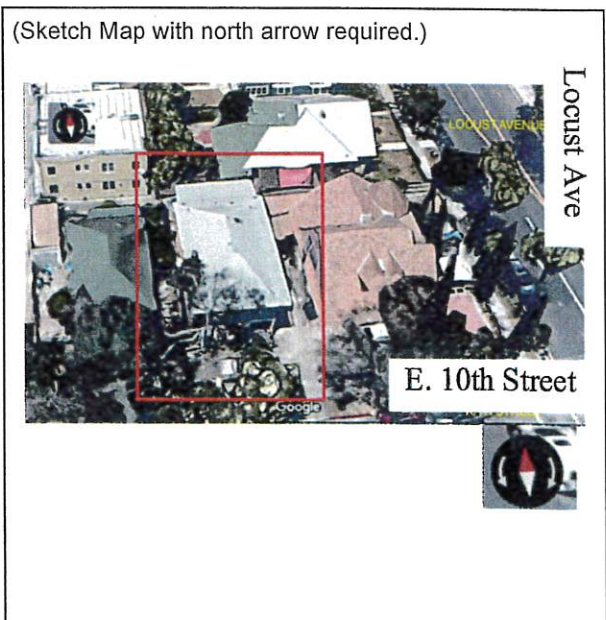
*B12. References: See Continuation Sheet DPR 523L, p. 10

B13. Remarks: N/A

*B14. Evaluator:

*Date of Evaluation: _____

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 141 E. 10th Street
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P3a: Description (cont'd from DPR 523A)

W. L. Porterfield owned the duplex when it was on Ocean, and he relocated it to the current address on E. 10th Street in 1914. At two stories, the rectangular duplex is roughly 24' x 49' with a 128 sq. ft. covered porch on the southeast façade, leading to the two residential doors. The residence is covered in wood siding and shingles, including unique shingled mosaics on all four sides of the upper story. Trim is wood, with a flared foundation and similar flared detail delineating the second story. The roof is hipped with wide, overhanging eaves, consistent with the Foursquare style. There are two bay windows, one on the front façade, balancing out the corner porch. A 1938 building permit indicates that this 2' x 9' bay window was an addition of 18^{sq}. The other bay window is on the western elevation, first story. It appears to be an original, wood paned casement style with four lights each.

Most original double-hung windows remain throughout the balance of the exterior. The two front doors are located on the covered front porch and are each of separate composition. The door on the north side of the porch has a singular, rectangular window, approximately half way from the top, plus four rectangular raised panels (one above the window, and three below). It could possibly be original. The door on the west side of the porch is wood and 12-paned French style. It is probably not original.

Porterfield added an 11' x 24' store room to the rear first story in 1925.

The overall condition of the duplex is mostly original and the integrity is fair, mostly due to benign neglect. Very little has been altered.

CONTINUATION SHEET

Property Name: 141 E. 10th Street
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P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Front door facing south, original



West elevation. 1938 bay window in front. Original bay on west side of first story.

CONTINUATION SHEET

Property Name: 141 E. 10th Street

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SW façade shows chimney on the western elevation, the mosaic shingled design on the front of the second story.

CONTINUATION SHEET

Property Name: 141 E. 10th Street
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East elevation over the porch, shingled mosaic pattern visible. Sash windows.

CONTINUATION SHEET

Property Name: 141 E. 10th Street

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B10: Significance (cont'd from DPR 523B)

THEME: EARLY SETTLEMENT, PREINCORPORATION-1902

The promoters planned a residential community whose primary businesses would be farming and tourism. Three artesian wells were tapped to provide an inexpensive supply of water from the San Gabriel River, with the hope that settlers would flock to the town seeking affordable, productive lands. Despite the best efforts of its backers, Willmore City failed, with only 12 homes having been constructed by 1884.

Under new management as of June 1884 and with a new name, Long Beach, the young town began to grow, with residential development totaling approximately 51 residences by the following year. The railroad wars of the mid-1880s triggered a population boom, which resulted in the erection of many new homes and hotels, along with the beginnings of an infrastructure. When the City incorporated in 1888, it was home to a population of 800. The Sanborn company mapped only a small area of Long Beach in February of 1888, the blocks between Second St. on the north, Locust on the east, Ocean Park (now Ocean) on the south, and Pacific on the west. There were a sprinkling of modestly sized, one-story, wood-frame cottages mixed in with hotels and commercial enterprises; evidently, the majority of people lived in scattered houses that did not require mapping for fire-insurance purposes in the areas surrounding this core.

With the completion of the City's first pleasure wharf in the late 1880s, Long Beach earned the reputation as a local seaside tourist enclave. Early residential construction located close to the shoreline was often associated with the tourist industry, with a substantial portion of the residential development during this period being small cottages and hotels. Sanborn Maps from this period indicate that the City experienced an increase in the construction of small-scaled or mixed-use lodging houses, as well as strings of small, attached dwellings (courts), cottages, cabins, and tents, all of which are building types suggestive of short-term housing. By the end of the decade, City development had spread north and east; Sanborn maps in 1895 show one- and two-story homes, most with porches in front and assorted outbuildings in the rear, as far north as Fifth Street and east to Linden Avenue. The communities north and east of the City also continued to expand.

Associated Property Types: Single-family Residences, Tourist Housing (rooms, cottages, lodgings, hotels) constructed prior to 1902

Registration Requirements

Any surviving residential property from this era would be historically significant as a rare remnant of the early days of Long Beach's existence as a town and then as a city. One surviving example is the Jotham Bixby house, built by this community pioneer in 1885 (originally located at 505 West Ocean Park

CONTINUATION SHEET

Property Name: 141 E. 10th Street
Page ___ of ___

(Ocean) and moved to 4700 East Fourth Street). The Drake Park (originally Knoll Park) / Willmore City historic district—roughly bounded by Twelfth Street on the north, Cedar Avenue on the east, Fourth Street on the south, and Loma Vista on the west—contains the largest concentration of residential properties from this period. In general, the degree of integrity a resource retains will determine whether it is eligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), local designation or a combination of the three. Because of the scarcity of resources from this period, a property not located in an already identified historic district would more likely be evaluated for individual significance rather than for contribution to a historic district, unless the district in question spanned a larger period of time.

The early residential property type can be found eligible under Criterion A/1/B, Criterion B/2/C, and/or Criterion C/3/D-G, K.

A pre-1902 residential property would meet NRHP, CRHR, or local registration requirements under Criterion A/1/B as an individual resource for its association with a pattern of events or historic trends within the context of the early settlement of Long Beach, which is a significant pattern of early regional settlement. For NRHP and CRHR eligibility, a property would need to retain integrity of location, materials, design, workmanship, feeling, and association; setting will most likely have changed. However, for local designation, the importance of a property as a relic from the infancy of Long Beach may outweigh some integrity considerations.

A residential property would meet NRHP, CRHR, or local registration requirements under Criterion B/2/C as an individual resource for its association with a significant person whose contributions to history can be identified and documented. Integrity considerations would be similar to those described in relation to Criterion A/1/B.

A residential property would meet NRHP, CRHR, or local registration requirements under Criterion C/3/D-G, K, as an individual resource if it represents a clear example of period architecture and retains the character-defining features of the style. In Long Beach, common residential architectural styles associated with residential properties during this period included Queen Anne, Colonial Revival, Shingle, Mission Revival, and vernacular styles (Section 10, *Architectural Character*). Such properties may also be significant for association with a noteworthy architect or designer (Section 11, *Architects, Builders, and Developers of Long Beach*). The building should also retain its original building footprint from the public elevations, with additions visible primarily from the rear of the residence. Improvements and alterations to the residence must be done in kind and should not significantly change

CONTINUATION SHEET

Property Name: 141 E. 10th Street
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the appearance or original design intent of the building. This property type may also qualify under Criterion C/3/D-G, K, as a contributor to a historic district if it can be demonstrated that the resources share a consistent character and quality.

AMERICAN FOURSQUARE, 1894-1910

A vernacular housing type that can be found in towns and on farms across America, the American Foursquare is box-like in massing and plan, with hipped or gabled dormers, porches across all or a portion of the facade, and detailing culled from the vocabularies of a variety of styles, including Mission Revival, Colonial Revival, and Craftsman. The American Foursquare house emerged at the end of the 19th century and was popular in Southern California through the first decade of the 20th century, when it faded away in the face of the then-dominant Craftsman style. In some parts of the country, these homes are called Prairie Boxes, because their overhanging hipped roofs, horizontal proportions, and often full-width front porch evoked the Prairie Style.

Homes constructed in the American Foursquare style are generally two stories, with a low- or medium-pitched hipped roof that is often accented by dormers. Large, rectangular porches may span the width of the facade of the house; if partial width, a bay window is frequently employed to balance the facade. The American Foursquare house was a simplified version of the early forms of the Prairie style that was popular during the same period, but it generally lacked the detailing emphasizing horizontal lines that were a constant in the Prairie style. The most common variations of the American Foursquare style in Long Beach featured elements of the Colonial Revival or Craftsman styles.

Character-defining Features

- Two to two-and-a-half stories
- Square or rectangular plan
- Hipped roof, often with dormers
- Overhanging eaves, either boxed and bracketed, or open with exposed rafters
- Full- or partial-width front porch
- Clapboard or wood-shingle siding, individually or in combination
- Narrow clapboard siding trimmed with fluted endboards
- Molded capitals
- Double-hung sash windows
- Paneled front door with sidelights

CONTINUATION SHEET

Property Name: 141 E. 10th Street
Page ___ of ___

Eligibility

The Cultural Heritage ordinance includes four criteria for landmark designation: Associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), associated with the lives of persons important to the City's past (Criterion B), embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C), or has yielded, or has the potential to yield, information important in prehistory of history (Criterion D). In order to be eligible for landmark designation the building just meet at least one of the aforementioned criteria.

The subject property at 141 E. 10th Street is eligible to become a Long beach Landmark Property under **Criterion A**, as it embodies the distinctive characteristics of a type (Foursquare), period (early settlement) and method of construction (distinctive shingle/shake siding pattern).

This residence sits near the corner of 10th at Locust, just one block off of Long Beach's main street of Pine Avenue close to Tribune Court.

The subject property at 141 E. 10th Street is also eligible to become a Long beach Landmark Property under **Criterion B**, as it is associated with the life of a significant Long Beach civic and business leader, Walter L. Porterfield.

Walter L. Porterfield - Bought east 102' of Lot 23 in 1907. Moved 607 E. Ocean to the Lot, placing it just west of 1005 Locust.

In 1914, Porterfield moved this c1901 duplex from his property on Block 116, Lots 29 & 30 (607 E. Ocean). Addressed as 141 E. 10th Street, this two-family flat was 2,272 sq. ft. Porterfield owned 141 E. 10th and 1005 Locust until 1935. In 1925 he altered the duplex interior to partition the rear sleeping porch into a store room and a bedroom.

Porterfield (1865-1948) was an important figure in early Long Beach, traveling in the same circles as Charles A. Buffum, Stephen Townsend, and C.J. Walker. He was instrumental in bringing telephone service to the city through his Home Telephone Company and he served as president of the U.S. Long Distance Telephone and Telegraph Company. An owner of the Bank of Commerce, the Ocean Center Building and the Cliff Dwellers hotel property, Porterfield and his family had a lasting imprint on the city. (see citations accompanying this application)

Porterfield moved his family into 141 E. 10th during the 1920s-1930s.

CONTINUATION SHEET

Property Name: 141 E. 10th Street

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Arthur J. Casner, M.D. - Bought 141 E. 10th and 1005 Locust in January 1935.

Dr. Casner lived in 141 E. 10th. He added hardwood floors and plaster to two rooms in 1938. Plumbing and heating were updated in 1952.

Edward J. and Violet H. Brisson - Bought 141 E. 10th and 1005 Locust in December 1955.

Brisson was a chiropractor; his office was located nearby at 219 E. 10th Street (1958 City Directory). The couple lived in Belmont Heights at 283 Granada.

Integrity

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.

As described on DPR 523A P3a, the integrity of the home is fair, with certain reversible changes present: Nearly all of the windows are original with the exception of the lower level bay windows in front, as well as one door on leading to the unit on the western side of the porch. It was moved in 1914 from its original location at 607 E. Ocean to the current address at 141 E. 10th.

It retains integrity of design, setting, materials, workmanship, feeling and association.

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Property Name: 141 E. 10th Street

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B12: References (cont'd from DPR 523B)

City of Long Beach Historic Context Statement July 10, 2009, Sapphos Environmental, Inc.

City of Long Beach Historic Preservation Element of the 2030 General Plan Adopted 2010, Department of Development Services, Planning Bureau.

Meyer, Larry R., and Patricia L. Kalayjian, eds. 1983. Long Beach: Fortune's Harbor. Tulsa, OK: American Heritage Press, p. 59.

Long Beach Fire Departments, "Souvenir of Long Beach," 1902, p. 25.

Ivers, Louise Harris, "Long Beach: A History Through its Architecture," 2009.

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http://www.lbds.info/planning/historic_preservation/historic_landmarks.asp.

Long Beach Building Permits (online archive and projects); Permit Status database

Los Angeles County Tax Assessor: Historic Building Description Blanks; Index map; Tract map (online)

Ibid., Map Book 133b p67 1906-1911 | Map Book 183, p35 1911-1919 | Map Book 183, p. 38 1920-1927 | Five Map Books 183, p19, 1927-1959 + PAIS database

Sanborn Insurance Co. maps (1902, April 1905, May 1908, 1914, 1949)

Southwest Contractor, Nov. 14, 1914, p. 23

Southwest Contractor, Nov. 7, 1914, p. 31

Long Beach City Directories - various years

"Incorporations: C.N. Brundage company," *Los Angeles Herald*, Nov. 10, 1904

Censuses of the United States (1910-1940)

"Private Rites Set for W.L. Porterfield," *Long Beach Independent*, Mar. 3, 1948.

"First Patrons Fete Advent of L.B. Phones," *Long Beach Independent*, Dec. 4, 1953

Long Beach City Directories - various years

W.L. Porterfield citation list, summarized from the Long Beach History Index, LBPL.org

**LANDMARK DESIGNATION
HLM1908-01
FINDINGS AND ANALYSIS
1005 Locust Avenue**

ANALYSIS:

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

The subject property is located on the northwest corner of Locust Avenue and E. 10th Street. The site is located within the PD-30 (Downtown Plan) zoning district. The rectangular shaped property (70'-0" x 102'-0") is developed with a single-family residence, a residential duplex, and a detached single car garage. The property is not located in a designated historic district.

1005 Locust Avenue

The building addressed as 1005 Locust Avenue is situated along the eastern portion of the rectangular shaped lot facing Locust Avenue. This two-story, single family residence was built in 1905 and was designed in the Edwardian architecture style. The house features many of the character-defining characteristics of the Edwardian architectural style, such as a large front facing gable roof system, a turret that extends above the second-story roof line, a deep covered porch, a large bay window on the front elevation and a set of dormer windows each accented with individual gable roofs facing 10th Street.

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 integrity and meets one or more required criterion. Staff has analyzed the proposed nomination and finds that the building retains integrity and meets Findings B and C. This designation relates to a historic building associated with the life of a significant Long Beach civic and business leader Charles A. Buffum (Criterion B) and the building embodies the distinctive characteristics of the Edwardian architectural style and it represents the work of a master architect, W. Horace Austin. (Criterion C).

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

The proposed nomination would provide landmark status to a structure that is complementary to the surrounding neighborhood. The subject building is surrounded by single-family and multi-family residential structures within the Downtown neighborhood. The historic building retains a high level of integrity and represents early development patterns of Long Beach. While there are some alterations that detract from the integrity of materials, those alterations can be reversed.

The General Plan Land Use Element includes relevant goals and policies that protect and enhance established neighborhoods (Strategy No. 9). The proposed nominations will

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

February 25, 2020

Finding 1005 Locust Avenue

Page 2 of 3

protect historic resources and preserve the City's history. The structure embodies the history of the downtown neighborhood and City as a whole. Its designation as a historic landmark helps to raise public awareness about the City's history and historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination will also assure the structure, which is not currently under any historic preservation protections, is maintained in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards 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 to enjoy.

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 subject property is not eligible under Criterion A.

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

Charles A. Buffum (1870-1936) was an entrepreneur. He moved to Long Beach in 1903 and purchased the dry goods store, Schilling Brothers, on Pine Avenue in 1904. The Schilling Brothers store became the Mercantile Company which later become the retail store giant, Buffum's. Buffum expended his retail business to sixteen stores located in Los Angeles, Orange and San Diego Counties. Buffum's Department Store located in downtown Long Beach operated from 1904 to 1991.

Buffum was a prominent figure in Long Beach history. He served on the School Board from 1911-1916 and was mayor of Long Beach from 1921 to 1924. Buffum held several executive member positions such as the Harbor Commission and the Chamber of Commerce and he served on several social and fraternal organizations.

Buffum commissioned local architect, W. Horace Austin to design and build the two-story, single-family house addressed as 1005 Locust Avenue in 1905. Buffum resided in the home until 1907.

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.

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This two-story, single family residence was built in 1905 and was designed in the Edwardian architecture style. The house has many of the character-defining features of the Edwardian architectural style such as a large front facing gable roof system, a turret that extends above the second-story roof line, a deep covered porch, a large bay window on the front elevation and a set of side facing dormer windows. The bay window features a large fixed window with an upper transom window with diamond shaped mullions, flanked by two, double hung, wood windows. The turret features eight double hung wood windows and is capped by a unique heptagonal roof structure, which extends above the second-floor roof line. The Edwardian architectural period of significance is from 1902-1920.

The construction of the two-story house represents the work of a master architect, W. Horace Austin (1881-1942). In 1905, Austin was commissioned to design the house for Charles A. Buffum. The subject house is believed to be an early project of Austin's. Austin practiced from 1906 - 1942, and he is credited for being the first major architect with professional credentials to open an architectural office in Long Beach. Austin designed a number of civic buildings (1920s Long Beach City Hall), as well as commercial and residential structures. After the 1933 earthquake, he supervised the reconstruction of Wilson High School and Washington Junior High School. Austin was elected to the American Institute of Architects in 1920 and was the founding president of the Long Beach Architecture Club in 1923. A few of the prominent projects which he designed in Long Beach include the Farmers and Merchant Bank building located on Pine Avenue, the Press-Telegram Building and Buffum's Department Store.

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 Criterion D, for landmark designation, as it is not a likely source for future information related to history or pre-history.

**LANDMARK DESIGNATION
HLM1908-01
FINDINGS AND ANALYSIS
141 and 143 E. 10th Street**

ANALYSIS:

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

The subject property is located on the northwest corner of Locust Avenue and E. 10th Street. The site is located within the PD-30 (Downtown Plan) zoning district. The rectangular shaped property (70'-0" x 102'-0") is developed with a single-family residential building, a residential duplex and a detached single car garage. The property is not located in a designated historic district.

141 and 143 E. 10th Street

The residential duplex, addressed as 141 and 143 E. 10th Street, is situated along the western portion of the rectangular shaped lot, facing 10th Street. This two-story duplex was built in 1901 and was designed in the Foursquare architectural style. The American Foursquare period of significance is 1894-1910.

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 integrity and meets one or more required criterion. Staff has analyzed the proposed nomination and finds that the building retains integrity and meets Findings B and C. This designation relates to a historic building associated with the life of prominent Long Beach businessman Walter L. Porterfield (Criterion B) and the building embodies the distinctive characteristics of the Foursquare architectural style (Criterion C).

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

The proposed nomination would provide landmark status to a structure that is complementary to the surrounding neighborhood. The subject building is surrounded by single-family and multi-family residential structures in the Downtown neighborhood. The historic building retains a high level of integrity and represents early development patterns of Long Beach.

The General Plan Land Use Element includes relevant goals and policies that protect and enhance established neighborhoods (Strategy No. 9). The proposed nominations will protect historic resources and preserve the City's history. The structures embody the history of the downtown neighborhood and City as a whole. Its designation as a historic landmark helps raise public awareness about the City's history and historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination will also assure the structure, which is not currently under any

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historic preservation protections, is maintained in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards 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 to enjoy.

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 subject property is not eligible under Criterion A.

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

Walter L. Porterfield (1865-1948) was an important figure in early Long Beach history. Porterfield owned several prominent businesses in Long Beach such as the Long Beach Home Telephone and Telegraph Company, and the Bank of Commerce. Porterfield was instrumental in bringing telephone service to Long Beach. Founded by Porterfield and located on 9 Pine Avenue, the Long Beach Home Telephone and Telegraph Company, was the first local phone company in Long Beach. In addition to owning the Home Telephone Company, Porterfield served as President of the U.S. Long Distance Telephone and Telegraph Company. He was a Partner for the First National Bank of Long Beach and served as member of the School Board.

Porterfield owned several properties in Long Beach. In 1923, he commissioned the design of a twelve-story office tower, the Ocean Center Building, to be built on his property located at the southwest corner of Ocean Boulevard and Pine Avenue. In 1915, he commissioned the design of the Cliff Dwellers (Inn) hotel built on his property located at the southwest corner of Ocean Boulevard and Hart Court. Walter L. Porterfield owned both the 607-609 E. Ocean Boulevard property and the property addressed as 1005 Locust Avenue (and 141 and 143 E. 10th Street), where he had the duplex moved in 1914. He resided in the residential unit addressed as 141 E 10th Street from the 1920s to 1935.

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.

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The residential duplex embodies the distinctive characteristics of the Foursquare architectural style. Constructed in 1901, during the early development of Long Beach, the building is amongst the oldest buildings located in downtown. The building embodies the distinctive characteristics of the Foursquare architectural style. Typical to the Foursquare characteristics, the building is rectangular shaped and features a hipped roof, large overhanging eaves and exposed wood rafters. Narrow horizontal wood planks accent the base of the first- and second-floor walls. A flared wood trim design delineates the break between the two stories. The second-floor walls feature a decorative shingle design which has an overlapping geometric pattern that is repeated on all four sides of the building. The building's exterior walls feature decorative wood siding and wood shingles in a geometric pattern. A larger sized geometric pattern accents the south (front) and east-facing side elevations.

The duplex is considered one of the oldest buildings in Long Beach and one of the last remaining buildings of the Foursquare architecture style in Long Beach. The subject building is intact and features a unique shingle design and flared shiplap accenting the base of both stories makes this building an irreplaceable example of an era and style rarely found in Long Beach. The building embodies the distinctive characteristics of a type, (Foursquare), period (early era), and method of construction (unique and intact siding).

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 Criterion D, for landmark designation, as it is not a likely source for future information related to history or pre-history.