



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

July 8, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Recommend that the City Council designate the following three properties as Historic Landmarks: 3200 E. 1st Street, 5281 E. El Roble Street, and 3735 Pine Avenue

Recommend that the City Council approve a Mills Act contract for properties located at 3200 E. 1st Street. (District 3) and 5281 E. El Roble Street (District 3)

APPLICANT: Various

REQUEST

Staff requests the Cultural Heritage Commission recommend that the City Council approve a landmark designation and Mills Act contracts for two properties located at 3200 E. 1st Street and 5281 E. El Roble Street, and Landmark designation only for the property at 3735 Pine Avenue (Exhibit A - Location Map). In consideration for the tax abatement provided, the property owners have proposed a work plan to rehabilitate the proposed Mills Act properties and maintain them over the 10-year contract term (Exhibit B - Workplans).

BACKGROUND

On June 10, 2019, the Cultural Heritage Commission conducted a public hearing and made a recommendation that the City Council approve nine Mills Act contracts (Exhibit C – Cultural Heritage Commission Mills Act Report). At that time, staff's recommendation for Mills Act contracts approval did not include five properties, which were also requesting landmark designation, because additional review was necessary to evaluate those applications. This review is now complete.

These five applications were included among the 19 total applications filed with the Planning Bureau during this year's application cycle. Limits have been established on the number of contracts awarded per year by property type. A limit of 12 contracts can be awarded for single family properties. Five applications for single family properties were recommended to the City Council by the Commission last month, leaving seven available contracts for single family properties. All five remaining applications are for single family buildings.

To be eligible for Mills Act program the properties must either be contributors to a historic district or designated historic landmarks. In this case, four applications are located outside of the historic district and require landmark designation in order to be eligible for Mills Act. Consequently, they are applying for landmark designation concurrently with their Mills Act applications. One property is in the Bluff Park historic district but exceeds the annual property valuation limit for single family properties, and this application is therefore dependent on meeting landmark designation criteria and being qualified under the unique or exceptional architecture category.

Following is an overview of the five applications reviewed during this process and staff's recommendation for each:

| Address | Building Type | Historic District | Landmark Recommendation | Mills Act Recommendation |
|-------------------------|---------------|-------------------|-------------------------|--------------------------|
| 3200 E. 1st Street | Single family | Bluff Park | Yes | Yes |
| 20 Corona Avenue | Single Family | N/A | No | No |
| 5281 E. El Roble Street | Single Family | N/A | Yes | Yes |
| 716 Havana Avenue | Single Family | N/A | No | No |
| 3735 Pine Avenue | Single Family | N/A | Yes | No |

LANDMARK DESIGNATION

In addition to applying for the Mills Act, these applicants also filed for landmark designation, which is required for four of the applicants since they are not located within a historic district. One property is located in a historic district and would typically be eligible to apply as a contributing structure in the district, but, in this instance, also requires landmark designation under the exceptional category because the property exceeds the property valuation limit. Landmark designation is beneficial for protecting historically significant buildings located outside of historic districts and which currently do not have any historic district protections afforded to them. Landmark designation is an opportunity to individually recognize properties outside of designated historic districts. These properties have been evaluated against the City's Landmark designation criteria and for historic building integrity (Exhibit D- Department of Parks & Recreation Property Inventory Forms). To be eligible for Landmark designation, a cultural resource must retain integrity and meet one of the following criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of the City's history; or
- B. It is associated with the lives of persons significant in the City's past; or
- C. It embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master or it possesses high artistic values; or

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

The properties have been thoroughly evaluated in accordance with Chapter 2.63 of the Long Beach Municipal Code and the criteria for designation outlined above (Exhibit E – Landmark Findings).

ANALYSIS

Since this group of Mills Act applications are dependent on Landmark designation, a combined analysis of each property's eligibility for both Landmark designation and Mills Act is provided below; the discussion is organized by address.

3200 E. 1st Street

Landmark Designation – This unique single-family property was designed by the architecture firm of Dedrick and Bobbe and built in 1924 by master builder Jay W. Burgin. Dedrick and Bobbe are recognized for designing the Bay Hotel building (Long Beach Landmark) and the now demolished Barker Bros. Building (former Long Beach Landmark). Warren Dedrick, is independently credited with designing the Long Beach Port Administration Building. W. Jay Burgin is credited with building the Breakers Hotel building (Long Beach Landmark) among several other local buildings. This particular building is unique as a two-story revival building. The building's covered entry has a distinct feature uncommon in the Bluff Park neighborhood which sets it apart from other buildings in the area. The building also reflects the detailed craftsmanship of both Dedrick and Bobbe and W. Jay Burgin with its fundamental revival characteristics, including a deep porch, large classical columns, symmetrical high arches and symmetrical door and window fenestration. If approved for landmark designation as recommended, the building will be known as the Bowyer House after the original owners.

Mills Act – One of the most unique elements of this building is its porch, but it is also in considerable disrepair. The applicant's workplan seeks to address the protection and restoration of the arcade entry. The plan will repair water damage to the roof deck above the arcade porch including new roofing and new stucco and install preventative flashing. Arcade entry ceiling repair is also proposed to address water damage that has penetrated the framing system. The Corinthian columns have layers of textured stucco which will be removed and replaced with a smooth stucco finish throughout the house. Foundation repair at the rear corner of the building needs new footings and foundation. Old knob and tube wiring will be replaced with a code-compliant electrical system as is replacement of all plumbing throughout the house. Rehabilitation of original wood windows is proposed along with replacement of non-period aluminum windows. The combined expertise of architects Dedrick and Bobbe and master builder W. Jay Burgin led to a uniquely designed custom building. The arcade entry is prominently situated, symmetrical in appearance, and stands out amongst other building styles. The plan is comprehensive and addresses character defining features. The building is unique and eligible under the exceptional architecture category.

Conclusion: Based on staff evaluation, this property has been found to be eligible for both Landmark designation and Mills Act.

20 Corona Avenue

Landmark Designation – This building is a Tudor style building constructed in 1928, located in the Belmont Shore neighborhood. The single-family building was designed by architect Reginald F. Inwood, who is also known for designing the Gaytonia Apartments (Long Beach Landmark) and the former Belmont Theater (former Long Beach Landmark). He became known for his church designs. This building is unique and reflects a compact example of a Tudor Style structure on a 30' x 80' property near the beach. The style is rare for the neighborhood, and uses character defining features of the style, including, stained glass, decorative half-timbering, tower entry, and diamond-pane door and window glazing.

Mills Act – The building is in relatively good condition. The proposed plan was limited to three workplan items. Those workplan items include roof removal and repair of roof leaks; installation of new roofing material, replacing outdated electrical wiring with new code compliant wiring; and refurbishment of stained-glass windows and structural correction to address bowing of stained-glass panes.

The property is not located in a historic district. As a result, to be eligible for the Mills Act, the property needs to be designated as a historic landmark. Staff found the building to be eligible for designation, but also concluded that the proposed workplan was not commensurate with the tax benefit. The applicant was presented with the option of continuing with landmark designation without the Mills Act but declined to proceed.

Conclusion: In light of the above, Mills Act and Landmark designation are not recommended for Commission consideration for this property.

5281 E. El Roble Street

Landmark Designation – This single-family building constructed in 1951 is a unique property in Long Beach. The building was designed by noted architect John Lautner, who while notable for many buildings, is recognized for having designed “Googie’s Coffee Shop” which was located on the Sunset Strip. The word “Googie” is now used to describe commercial buildings influenced by car culture and space age, and typically refers to architecture associated with restaurants and diners. This particular building exhibits many of the stylistic elements associated with Lautner and includes the use of floor-to-ceiling glass walls, exposed wood built-in furniture, extensive use of brick, and the use of geometric building forms. This is the only known work by Lautner in Long Beach. This building meets the criteria for landmark designation under the exceptional architecture category and is therefore eligible for Landmark designation. If approved for landmark designation the building would be known as the “Alexander House” after the original owners.

Mills Act – The proposed workplan includes replacement of the brick privacy wall and repair and/or replacement of the roof, which is a combination of a flat roof and a pitched

roof with asbestos tiles. Window rehabilitation is proposed to fix original casement windows which are inoperable. Repair and/or replacement of damaged glazing on several floor-to-ceiling windows and repair of termite-damaged window frames are included in the proposed scope. The entire building will be repainted to its original color. The garage door will be repaired and/or replaced to match the original. Repairs to wood beam damage from rot to three building cantilevers which are unique and character-defining features of this building are also proposed. This building meets the criteria for landmark designation under the exceptional architecture category.

Conclusion: Based on staff evaluation, this property has been found to be eligible for both Landmark designation and Mills Act.

716 Havana Avenue

Landmark Designation – This building is a one-story, single-family building most closely resembling elements of both a Spanish and ranch style house. It was constructed in 1931 for Mr. Harry C. Armitage who was in the furniture business. The building remained the sole building to be constructed on this block until 1945. While these were interesting facts about the property history, there wasn't enough historical connections to individuals significant in history or a strong enough connection to broad patterns of the city's history. The building also does not meet the criteria of having an architectural style that is unique, well executed or a representative example of an architectural style.

Mills Act – The proposed workplan includes replacement of knob and tube wiring with new code-compliant electrical wiring and electrical panel replacement; new insulation in the walls and attic; structural foundation repair and seismic retrofit; roof replacement, replacement of large vinyl bay window with period appropriate window; and replacement of three vinyl windows with new period appropriate wood windows.

Conclusion: While the workplan addressed many important building features, this application was dependent on meeting landmark designation since it is not located in a historic district. However, staff found that the building does not meet the criteria for landmark designation and as a result is ineligible for landmark designation. Therefore, Mills Act and Landmark designation are not under the Commission's consideration for this property.

3735 Pine Avenue

Landmark Designation – This structure is a one-story building originally constructed in 1959. The architect of record for this building is Paul Tay whose work spans nearly three decades and who designed several buildings in Long Beach. The building is considered a Contemporary Ranch or Ranch Modernism which is a subtype of the Ranch style that blends in more mid-century aesthetics. This building features a post and beam style, low pitch roof with wide eave overhangs, floor-to-ceiling glass walls, clerestory windows, and decorative screens. The building reflects Long Beach’s legacy of well-executed, mid-century style buildings. If approved for landmark designation the building would be known as the “Petersen Residence.”

Mills Act – The work plan includes repair of termite damage to privacy screen; spraying of the privacy screen and rear fence for termite abatement; general termite inspection of house and garage and treatment as necessary; repair and replacement and painting of fascia boards; replacement of damaged front doors with new solid front doors to match existing front doors; replacement of front post supporting roof beam; and installation of new roof. The property is not located in a historic district. To be eligible for the Mills Act the property needs to be designated as a historic landmark. Staff found the building to be eligible for designation, but also concluded that the proposed workplan was not commensurate with the tax benefit.

Conclusion: In light of the above, the applicant was presented the option of continuing with landmark designation without the Mills Act and agreed to proceed. Therefore, only Landmark designation is recommended for the Commission’s consideration for this property.

PUBLIC HEARING NOTICE

Public notices for landmark designation were distributed on June 24, 2019, in accordance with the requirements of Chapter 21.21, of the Long Beach Municipal Code. As of this date, no objections have been filed as it relates applications.

ENVIRONMENTAL REVIEW

In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for actions taken for the preservation or restoration of historic structures.

CULTURAL HERITAGE COMMISSION

July 8, 2019

Page 7 of 7

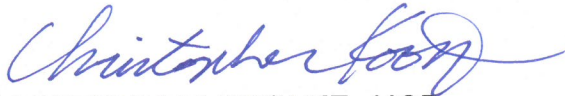
Respectfully submitted,



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK: PAD:AP
Attachments:

- Exhibit A – Location Map
- Exhibit B – Workplans
- Exhibit C – Cultural Heritage Commission – Mills Act Report, June 10, 2019
- Exhibit D – Department of Parks & Recreation, 523 Property Inventory Forms
- Exhibit E – Landmark Findings