

**CITY OF LONG BEACH**

DEPARTMENT OF DEVELOPMENT SERVICES

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August 13, 2018

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council designate the following seven properties as Historic Landmarks: 622-628 Anaheim Street, 645 W. 11th Street, 953 Chestnut Avenue, 1400 E. Hellman Street, 338 Junipero Avenue, 830 Santiago Avenue, and 151 St. Joseph Avenue. (Districts 1, 2, 3, 6)

Recommend that the City Council approve Mills Act contracts for the following 22 properties: 3053 E. 1st Street, 2347 E. 3rd Street, 3301-3305 E. 4th Street, 2851-2853 E. 5th Street, 2907 E. 5th Street, 1502 E. 8th Street, 645 W. 11th Street, 35 Alboni Place, 622-628 Anaheim Street, 3735 Cerritos Avenue, 953 Chestnut Avenue, 238 Coronado Avenue, 789 Coronado Avenue, 1400 E. Hellman Street, 338 Junipero Avenue, 520 Junipero Avenue, 824 Maine Avenue, 830 Santiago Avenue, 151 St. Joseph Avenue, 730 Sunrise Boulevard, 789 Walnut Avenue, 3815 E. Wilton Street. (Districts 1, 2, 3, 4, 6, 7)

APPLICANT: Various

REQUEST

The Department of Development Services requests that the Cultural Heritage Commission recommend a total of 22 Mills Act contracts that include 19 applications from the 2018 cycle and three applications from the 2017 cycle that were not awarded last year. The combined applications consist of sixteen single-family properties, three multi-family properties of less than three units, two multi-family properties with greater than four units, and one non-residential property (Exhibit A- Location Map). In consideration for the tax abatement provided, each property owner has proposed a workplan to rehabilitate their historic buildings and maintain them over the ten-year contract term (Exhibit B – Workplans).

BACKGROUND

The Mills Act, enacted by State law in 1972, allows local governments to enter into tax abatement contracts with property owners of historic structures. Property owners agree to restore, maintain, and preserve the property in accordance with specific historic preservation standards and conditions identified in the contract. Entering into a Mills Act contract results in a property tax reassessment by the County Assessor, using the

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income-capitalization method, which may result in a 30 to 50 percent reduction in property tax.

This is the fourth year the City of Long Beach has opened the application cycle since it was suspended in 2006. With each year, Development Services staff continues to evaluate the process to provide the Cultural Heritage Commission with feedback of how previous modifications to the program have affected the program and process.

As with previous application cycles, staff made outreach efforts to notify the public and provide technical assistance on the application process. Staff mailed notices to all owners of historic district properties and historic Landmark properties notifying them of upcoming Mills Act workshops. One workshop was conducted in the Silverado Park Social Hall and a second workshop was held at the Burnett Neighborhood Library.

Application Cycle Summary

A total of 20 Mills Act awards can be awarded in an application cycle, not including rollover contracts not awarded in previous cycles. There are eight rollover contract slots that are available from previous application cycles. This year, Development Services staff received 24 total Mills Act applications. Staff is recommending 19 applications out of the 24 filed be awarded. In addition, three applications that were not awarded in last year's application cycle are recommended for approval this year.

To be eligible for the Mills Act program, a building must be currently designated as a landmark, be eligible for landmark designation, or be located in a historic district. This year, two applications were submitted for properties that are currently designated historic Landmark properties. An application was filed for the "Ambassador Apartments" building, which was designated as a historic Landmark in 1992. The four to five-story apartment building is located at 38 Alboni Place. A second Mills Act application was received for the "Harnett House" located at 730 Sunrise Boulevard, which was designated as a historic Landmark in 1990.

Four properties in this application cycle are located outside of the City's historic districts. One of those properties, the Ambassador Apartments, is eligible to apply for the Mills Act due to the building's Landmark designation. Properties located outside of historic districts must become designated Landmarks to be considered eligible for Landmark designation. The three other applications received this year that are located outside of historic districts were reviewed for Landmark designation. One application was deemed ineligible due to an incomplete application and pending enforcement action.

Mills Act by the Numbers

This year, application information by historic district and council district are included in this report to illustrate application sources geographically. The Drake Park/Willmore City and Rose Park South historic districts both filed the most applications. The City received applications from eight out of 17 historic districts, and 6 out of 7 council districts. By Council District, most applications filed were from properties located in Council District 2,

which is home to five historic districts. Table 1 summarizes the results of this year's application cycle.

Table 1. Mills Act Applications by Historic District and Council District

Applications By Historic District		Applications By Council District	
Bluff Heights	2	CD1	4
Carroll Park	2	CD2	11
California Heights	2	CD3	3
Drake Park/Willmore City	4	CD4	1
Hellman Craftsman	3	CD5	0
N/A	4	CD6	3
Rose Park South	4	CD7	2
Sunrise Blvd	2	CD8	0
Wilton St	1	CD9	0
TOTAL	24	TOTAL	24

2017 MILLS ACT APPLICATIONS

Priority consideration was given to contracts that were not awarded in last year's application cycle, if owners remained eligible. Of the seven contracts that were not awarded last year, staff is recommending three of those applications be awarded this year using rollover contracts from previous years. These 2017 applications are the following:

1. **3053 E. 1st Street-** A one-story Craftsman bungalow located in the Bluff Park historic district. The building exhibits influences of prominent Long Beach contractor Miner Smith, whose work was distinguished by his architectural and artistic detailing. The porch has been modified, and the workplan includes reversal of those alterations including restoration of original stonework, restoration of original tapered columns. Other work includes roof replacement, rehabilitation of windows throughout the house, and removal of knob and tube electrical system.
2. **3301-3305 E. 4th Street-** This one-story vernacular cottage includes treatment, and abatement of termite damage, replacement of non-period back porch with period appropriate materials and code-compliant stairs, rehabilitation of windows throughout the house including repair of counter weights, diamond pane detailing repair, sanding, repainting, bolting of foundation fastening with tie plate, and reinforcement of posts and piers, and replacement of front porch landing with redwood lumber.
3. **789 Coronado Avenue –** This one-story side gable Craftsman house features a full width porch, brick porch piers and columns, and a decorative dormer gable. The workplan includes dormer gable repair, rehabilitation of non-operable

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windows, electrical panel upgrade, floor joists and foundation repair, repair dry rot, replace missing concrete piers, termite repair in garage, repair and/or replace sewer connection. Reversible alterations include replacing the exterior stucco cladding, and restoring wood siding to Craftsman building.

Number of Contracts

A total of 24 Mills Act applications were filed in this year's Mills Act cycle. Of the 24 applications filed, staff is recommending 19 properties be awarded contracts along with three applications from last year. In this cycle, 13 out of the 24 total applications received were in the single-family category. Three applications were received for the duplex and triplex category, which is equal to the annual limit for this property type. Two multi-family property applications were received, which is within the limit of four that can be awarded in a year. Five total contracts were not recommended for a contract for multiple reasons. The primary reason is that the proposed workplans were not as thorough and competitive as other applications received and/or the properties did not need substantial repair and restoration. One application was deemed ineligible.

Table 2. Combined 2017 & 2018 Applications Under Consideration

Property Type	Contracts Allowed Per Year (Adopted Guidelines)	2017 Applications Recommended	2018 Applications Received	2018 Applications Recommended	Total 2017 and 2018 Contract Awards Recommended
Single Family Residential (1 dwelling unit)	12	3	16	13	16**
Duplex or Triplex Residential (2 or 3 dwelling units)	3	0	5	3	3
Multi-family Residential or Mixed-Residential/Commercial (4 or more dwelling units)	4	0	2	2	2
Non-Residential (Commercial, Industrial, or Institutional)	1	0	1	1	1
TOTAL	20	0	24	19	22*

*The 22 total applications include 3 applications from 2017.

** Utilizes rollover "slots" from previous years.

Last year, a combined total of 23 applications were awarded. The first workshop was attended by over one hundred people. Going forward, we anticipate increased interest in the program resulting in more competitive applications.

This year's application cycle was well rounded, and had a broad range of improvements proposed in their applications. Windows rehabilitation and/or replacement continues to be a consistent workplan item. Electrical and plumbing repairs were also featured workplan items in this cycle.

Landmark Designation

In addition to the applying for the Mills Act, property owners also have the opportunity to have their property be considered for Landmark designation. This is beneficial for protecting buildings located outside of the districts, and is an opportunity to individually recognize properties within the districts. These properties have been evaluated against the City's Landmark designation criteria and for integrity (Exhibit C- DPR Primary Record Forms). This year, seven properties are recommended for Landmark designation. 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 and the properties retain integrity and meet the Criteria outlined above (Exhibit D – Findings)

2018 MILLS ACT APPLICATIONS

Staff is recommending Mills Act contract approval and Landmark designation as noted of each of the following properties:

1. **2347 E. 3rd Street** – A one-story Craftsman bungalow that features a dual front gable roof with partial width porch. The building is intact and the workplan includes structural stabilization, termite repair, porch foundation work, floor joist repair, and work preventative work to protect original historic garage and house from water damage.
2. **2851-2853 E. 5th Street** – A Spanish Colonial style one-story building in front and a rear two-story Spanish Colonial building. Workplan items include removal of heavy textured non-period stucco and replacement with period appropriate finish, foundation retrofit of front building, replacement of roof, window repair work, and removal non-period window alterations. This property also received priority consideration because an application was filed in 2006, when the Mills Act program was suspended.

3. **2907 E. 5th Street** – A one-story side gable Craftsman building with centered shed roof dormer. The workplan includes repair/replacement of columns/pillars to period appropriate style. Repair damaged clapboards due to exposure to elements and replace in-kind, where necessary. Repair, rehabilitate and install original double hung windows in storage and replace non-period windows. Install new roof with corrective drainage, replace front door with 4-light pattern door, rehabilitate three 12-light windows at attic, replace French doors with 4-light pattern doors.
4. **1502 E. 8th Street** – A classic example of a Craftsman Bungalow with substantial but reversible alterations. Work includes roof replacement with new asphalt shingles. Removal of galvanized pipes and replace with cooper plumbing throughout. Replacement of five aluminum windows with wood casement windows and repair of existing original wood casement windows, porch repairs, stucco removal and restoration of original siding underneath, and addition of new matching siding at rear addition, currently stucco.
5. **645 W. 11th Street** – This Craftsman style single-family building was constructed in 1911 and is a unique example of the style. The two-story building house conveys a commanding presence as a corner property. The building has a combination of wood siding and shingles, with upper leaded glass. The half-width porch wraps in a semi-circle shape with upper porch. The building retains several character-defining features. The workplan includes electrical system repairs and upgrades, repair of water damage and leaks, and foundation repair. This building is also being recommended for Landmark designation approval.
6. **35 Alboni Place** – The Ambassador Apartments building, was designed by W. Horace Austin, and constructed in 1925. The building is L-shaped with portions of building height at 4-stories and 5-stories. It was designated as a historic Landmark building, in 1992. Workplan items include repair, rehabilitate and/or replacement of original windows with new period windows, painting of the building, replacement of non-period courtyard tiles, roof replacement, repair leaks, and rehabilitation and restoration of original character defining features.
7. **622-628 Anaheim Street** – This is a two-story building Art Deco style former hotel building. The workplan consists of removing inappropriate alterations, removing and replacing all damaged exterior finishes, restoring all original windows, removing replacing non-original storefronts and installing new period appropriate storefronts, replacing non-period windows and doors with historically accurate period doors, and repairing and replacing the roof. This property is located outside of the historic districts but is recommended for Landmark designation.
8. **3735 Cerritos Avenue** – A one-story Spanish Eclectic style building constructed in 1925. This building feature two front gable roofs with three rectangular arched windows which form a traditional picture window façade. A strong workplan has been presented which includes replacing non-period features, replacing electrical system with code-compliant electrical, repair/rehabilitation of original windows, replace garage siding, and termite damage repair.

9. **953 Chestnut Avenue** – Originally constructed in 1905, the building is one of the earliest examples of Queen Architecture in the Drake Park Willmore City historic district. Although remarkably intact, the building requires termite treatment and repairs, repair of water damage, work to preserve the porch, structural work at areas of settled foundation, and recreation of original features based on historic documentation. This building is also recommended for Landmark designation based on its architectural style and early association with contractor and developer Robert J. Craig.
10. **238 Coronado Avenue** – This two-story Mediterranean style building located in the Bluff Heights historic district retains several character-defining features. The duplex building is well preserved and a strong workplan is included to continue its preservation. The workplan includes repair and replacement of missing clay roof tiles, repair roof leaks, termite abatement and repair, rehabilitation of historic wood windows, replacement of plumbing and water damage repair, replacement of remaining knob and tube electrical systems.
11. **520 Junipero Avenue** – This Craftsman Bungalow with half-width porch was constructed in 1917. The structure retains several character-defining features. The workplan includes replacement of concrete in piers in foundation and flooring systems, reinforce gas line under the house, rehabilitate original wood windows, repair of the brick porch façade, replacement of original barn-style garage door, and repair and/or replacement of original furnace.
12. **338 Junipero Avenue** – This Craftsman located in the Carroll Park historic district. Restoration work includes restoration of door finishes, repair and replacement of damaged wood eaves and siding, restoration of original ribbon driveway, replacing roofing material, repaint the house and garage, and replacement of all vinyl windows with new period appropriate windows. The work plan also includes removal of inappropriate building alterations. The building is being recommended for Landmark designation.
13. **1400 Hellman Street** – A unique Craftsman style building that features classical character defining features such as a full width porch, a wide overhanging roof and several notched beams, and is clad in wood siding. The workplan includes termite abatement, repair and/or several decorative wood features due to dry rot and termite damage, the addition of bolting supports to foundation, repair and replace damaged wood siding, knee braces and fascia as needed, repaint house, replace front yard fencing with period appropriate wood fencing style, replace glass block window at rear. This building is recommended for Landmark designation.
14. **824 Maine Avenue** – A two-story Spanish Colonial style apartment building that features a symmetrical front façade with arched courtyard entry. The work includes replacement of first floor windows on the first-floor front façade windows with period appropriate windows and the openings will be restored to their original

sizes, replacement of aluminum windows and reversing alterations throughout the building. Garage doors will also be replaced with new period appropriate doors.

15. 830 Santiago Avenue – This Kenneth S. Wing designed house was constructed in 1937. The building represents the simple sophistication of residential buildings designed by Kenneth S. Wing. The building is remarkably intact and well preserved, but work is still needed. The workplan includes rehabilitation of several original windows throughout the building, electrical panel replacement, replacement of unsafe gravity furnace, and roof replacement. This building is located outside of the historic, but is being recommended for Landmark designation.

16. 151 St. Joseph Avenue – This two-story Spanish Eclectic style building is unique and provides a robust workplan including complete plumbing system upgrade, complete electrical system upgrade, earthquake foundation retrofit, structural repair work to address cracks and floor framing issues, and windows rehabilitated to original conditions. This property is not located in a historic district, but is being recommended for Landmark designation.

17. 730 Sunrise Boulevard – The Harnett House is a designated historic Landmark. The stately two-story Craftsman style building was constructed in 1918 and is associated with the Harnett family, who had a long family history of civic engagement. The workplan includes plumbing system replacement, roof replacement of main house, replacement of knob and tube electrical system, correct prior electrical work, replace damaged shingle cladding in-kind, replace non-period doors and windows, repair damaged brick at porch, and additional repair work at garage.

18. 789 Walnut Avenue – This traditional one-story Craftsman Bungalow constructed in 1920 represents classic Bungalow features and materials including a half-width porch, tapered columns, brick piers, dual front-facing gables, and wood siding cladding. The workplan includes rehabilitation of several windows, foundation retrofit, replacement of original plumbing, removal of original knob and tube electrical wiring and porch cross beam repair, porch brick and pier repairs, and repair of concrete ribbon driveway.

19. 3815 Wilton Street – The property is a one-story Spanish Colonial style building with a tile covered porch. Proposed building work includes replacement of vinyl windows with period appropriate wood windows, remove existing heavy lace stucco and replace with smooth stucco finish, structural improvements to foundation, replace garage roof, and repair garage door.

APPLICATIONS NOT AWARDED THIS YEAR

The applications received this year were competitive. Most applications included important workplan items. Applications that included a comprehensive scope of repairs and "major" repair items were the applications that staff recommended to the Commission. Applications that included limited work plan items or no major repairs were

not recommended for consideration. Generally, staff found these properties were in good to fair condition, were properties where more substantial repairs had already been completed, or where the applications had limited workplans.

1. **2125 E. 6th Street-** This property had some workplan items, but was not competitive as other applications. The workplan can be improved and maybe a better candidate in next year's cycle.
2. **451 W. 9th Street-** This application presented a limited workplan. Several potential workplan items had already been completed. An improved workplan may make this property a better candidate in next year's cycle.
3. **3442 Gardenia Avenue-** This application had a limited workplan and was not as competitive as other applications. The property was in good condition with little restoration work needed.
4. **299 Kennebec Avenue-** This property had a limited workplan, and was not as competitive as other applications. This property appears to be in good condition with little restoration work necessary.
5. **711 Sunrise Boulevard-** This was an incomplete application. No workplan provided. The property also has unresolved enforcement actions.

Policy Changes for the 2019 Program

In 2014, the Cultural Heritage Commission, developed policies and restrictions for the Mills Act program that were approved by the City Council in 2015. With four years of experience in processing applications since the Mills Act program was resumed, staff is recommending some policy changes for implementation during the 2018 program. We are also recommending consideration of targeted areas for Mills Act, in the future.

Throughout the year, Development Services is made aware of unique properties that are for sale and that could potentially benefit from the Mills Act, but do not meet the eligibility criteria. Generally, the properties do not meet the valuation criteria for their respective property type, or are located outside of a district, and/or both. This year our office was notified that the Bixby Ranch House was sold (designated Landmark), a Paul Tay (architect) house was sold, a John Lautner (architect), and George Montierth (architect) house was sold. Recently the Commission amended the criteria to tie the property valuations to the Consumer Price Index (CPI), so that the valuations are not static. Development Services finds that having two contract slots available with no valuation limit could be beneficial in instances when exceptional properties in need of restoration come to our attention. The purpose of the no cap contract slots are to allow the highest flexibility in their use, and should only reward exceptional restoration plans. We anticipate that this situation will continue to arise, and find this could be a tool to protect unique properties that are not located within a historic district and/or have important cultural significance, architectural significance, or at risk for demolition.

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On May 8, 2018, the Cultural Heritage Commission, received a presentation from graduate students in USC Masters of Heritage Conservation. The presentation was a comprehensive evaluation of the Drake Park Willmore City historic district and related historic preservation polices. One of their recommendations was to consider targeted Mills Act efforts that target specific areas. This could be used as an initiative by the Cultural Heritage Commission to restore areas by specifically focusing and using incentives in these areas. The specific recommendation from the students was that the Drake Park Willmore City historic district be considered as a stand alone Mills Act opportunity with improved outreach efforts. This approach is used by other cities with historic preservation programs including the City of Pasadena and the City of Anaheim and can be used in the City of Long Beach. The Commission can consider adopting this as a policy change to target a specific neighborhood or historic district.

PUBLIC HEARING NOTICE

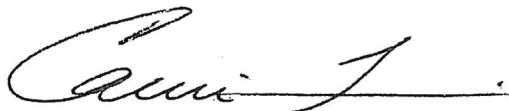
Public notices were distributed on July 27, 2018, in accordance with the requirements of Chapter 21.21, of the Long Beach Municipal Code. As of this date, no objections have been filed as it relates to the project.

Public notices are not required for the recommendation to City Council to award Mills Act contracts.

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.

Respectfully submitted,



CARRIE TAI, ATCP
CURRENT PLANNING OFFICER

CT:AP

Attachments: Exhibit A – Location Map
Exhibit B – Workplans
Exhibit C – DPR Primary Records Forms
Exhibit D – Landmark Designation Findings