



OFFICE OF THE CITY ATTORNEY  
Long Beach, California

**ORD-31**

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June 14, 2016

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

RECOMMENDATION:

Recommendation to declare ordinance amending the Long Beach Municipal Code by adding Section 16.52.2210, relating to the nomination of the property located at 260 East San Antonio Drive as a historic landmark; and adopting in Sections 2 and 3 hereof uncodified findings and determinations relating to said landmark, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 8)

DISCUSSION:

Pursuant to your request on May 10, 2016, this ordinance has been prepared and is submitted for your consideration.

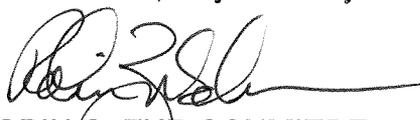
SUGGESTED ACTION:

Approve recommendation.

Very truly yours,

CHARLES PARKIN, City Attorney

By

  
ROBIN C. ZUR SCHMIEEDE  
Deputy City Attorney

RCZ:bg A16-01239  
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1 San Antonio Drive as a historic landmark based on satisfying significance criteria A and  
2 C, as defined in the City's Cultural Heritage Commission Ordinance (Long Beach  
3 Municipal Code, Section 2.63.050).

4 A. Location, description and reasons for designation.

5 The subject property is located on the south side of East San Antonia  
6 Drive between Long Beach Boulevard and Virginia Road, in the City of Long  
7 Beach, California, and is identified as Los Angeles County Assessor's Parcel  
8 Number (APN) 7139-016-007 and legal description is attached as Exhibit  
9 "A".

10 The subject building features many of the character defining features  
11 of the Colonial Revival architectural style. It is two stories, clad in wood  
12 siding and has four classical style columns supporting a shed-style roof. The  
13 house is painted white and has gray asphalt shingle roofing material. The  
14 front elevation window and door fenestration is laid out in a symmetrical  
15 pattern. The front door is centered, flanked by side light windows and  
16 accentuated with a pediment detail. On either side of the front door is a set  
17 of three windows. The center window, a large six-over-one casement  
18 window, is flanked by two smaller three-over-one casement windows. Along  
19 the second floor are three pairs of eight-over-one wood sash windows  
20 symmetrically aligned with door and window groupings on the first floor. It is  
21 an excellent example of the Colonial Revival style and is in pristine condition.  
22 The basic building form is still intact, a majority of original windows, exterior  
23 siding, and window/door fenestration remain. In 1961 building permits were  
24 issued for a new pool, rear addition and in 1988 the den was enlarged, these  
25 additions to the rear have not had an overall visual impact.

26 The subject building was constructed circa 1919 and originally located  
27 at 3801 Temple Avenue and relocated to its current location in 1926. The  
28 1926 building permits broadly specified the scope of work granted under the

1 permit as “dwelling alterations.” Since the alterations were completed seven  
2 years after the original building was constructed they have taken on historic  
3 significance in their own right. The house was originally occupied by  
4 Nicholas Kuglis who worked in the fishing and cannery industry. The Kuglis  
5 family sold the house to Frank and Effie Jennings in 1920. Early 1920’s oil  
6 exploration and discovery affected the housing markets as oil derricks were  
7 erected in residential neighborhoods. These events factored into the  
8 Jennings’ decision to move the building to a safer location and to drill for oil  
9 at 3801 Temple Avenue.

10 B. Rationale for historic landmark designation.

11 As set forth in Section A above, and in reports and records for  
12 application No. HP16-028, the City Council finds that relative to the  
13 designation of the subject property located at 260 East San Antonio Drive  
14 as a historic landmark, the following criteria are manifested as set forth in  
15 the Long Beach Municipal Code Section 2.63.050 based upon the following:

16 A. It is associated with events that have made a significant  
17 contribution to the broad patterns of the City’s history.

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

21 C. General guidelines and standards for any changes.

22 Any maintenance, repair, stabilization, rehabilitation, restoration,  
23 preservation, conservation, or reconstruction work proposed for the building  
24 shall be conducted in a manner consistent with the “Secretary of the  
25 Interior’s Standards for the Treatment of Historic Properties with Guidelines  
26 for Preserving, Rehabilitating, Restoring, and Reconstructing Historic  
27 Buildings” (1995), by Weeks and Grimmer, as amended, as well as the  
28 “Procedures for Certificate of Appropriateness” (the “Standards”) found in

1 Section 2.63.080 of the Long Beach Municipal Code.

2 The Standards are incorporated herein by this reference and shall be  
3 used as the authoritative guidelines for reviewing and approving any  
4 proposed exterior work on the building.

5 The provisions of this ordinance shall regulate the building's exterior  
6 walls and other external features. There shall be no restrictions on the  
7 building's interior.

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

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

16  
17 Section 3. (Uncodified) The City Clerk shall cause this ordinance to be  
18 recorded in accordance with the provisions of 2.63.060(c) of the Long Beach Municipal  
19 Code, Section 5029 of the California Public Resources Code and Section 27288.2 of the  
20 California Government Code.

21  
22 Section 4. The City Clerk shall certify to the passage of this ordinance by  
23 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
24 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
25 Mayor.

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OFFICE OF THE CITY ATTORNEY  
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Lona Beach, CA 90802-4664

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2016, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Mayor

# EXHIBIT “A”

## Legal Description

Northeasterly one half of Lot 7 and all of Lot 8 of Tract No. 4493, in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 49, Page 38 of Maps, in the Office of the County Recorder of said County.

Also Known as: 260 East San Antonio Drive, Long Beach, CA 90807  
AP#: 7139-016-007