



1 historic landmark.

2 A. Location, description and reasons for designation.

3 The Espey/Lochridge House is located at 302 Orizaba Avenue, in the City  
4 of Long Beach, California, and is identified as Los Angeles County Assessor's Parcel  
5 Number (APN) 7257-022-011. Originally constructed in 1907, in a Tudor Revival style,  
6 the two and one-half story wood-frame residence with detached two-car garage was  
7 modified incorporating Craftsman style features when it was converted from a single-  
8 family home to a duplex in 1919. An example of Craftsman architectural style residences  
9 of the early twentieth century, the property includes key features such as deep  
10 overhanging eaves, exposed rafter tails, triangular knee braces, wood shingle and  
11 clapboard siding, fenestration, and entrance configuration. It is an unusually large home  
12 located in the Alamitos Beach Townsite area.

13 The Espey/Lochridge House was the original home of Charles Espey, a  
14 developer in Long Beach in the early 1900's. Even more significant, it was also the  
15 residence and home office/studio of Harvey Lochridge who was an important Long Beach  
16 architect and structural engineer responsible for designing a number of notable buildings  
17 in the City of Long Beach. Harvey Lochridge substantially contributed to the economic  
18 growth and development of the City in the decades prior to the conclusion of World War  
19 II.

20 B. Rational for Historic Landmark Designation.

21 The City Council finds that relative to the designation of the  
22 Espey/Lochridge House as an historic landmark, the following criteria is manifested as  
23 set forth in Long Beach Municipal Code Section 2.63.050 based on the following  
24 subsections:

25 A. It possesses a significant character, interest or value attributable  
26 to the development, heritage or cultural characteristics of the city, the southern California  
27 region, the state or the nation.

28 The Espey/Lochridge House is a significant example of early 20th century

1 development in East Long Beach and a remnant from the original Alamitos Beach  
2 Townsite. It also represents the ambitious architectural effort of a local developer as an  
3 example of the grand type of homes built in the community.

4 C. It is associated with the life of a person or persons significant to  
5 the community, city, region or nation.

6 Espey/Lochridge House is most notably associated with two individuals, the  
7 original owner Charles Espey and tenant Harvey H. Lochridge. The original owner was  
8 Charles Espey, a partner in the development of the Andrews and Espey Tract in the early  
9 1900's. Harvey Lochridge, a prominent Long Beach architect and structural engineer,  
10 resided at the property during a highly productive time period in the architect's life during  
11 the 1920s through 1945) when Lochridge was responsible for the design of several City  
12 of Long Beach historical landmarks including the Insurance Exchange Building (1924/25)  
13 and the Butler Residence (1932). Harvey H. Lochridge was a master architectural  
14 engineer who designed many of the city's major structures and who left an impressive  
15 signature on the city. He designed the Markwell Building at Ocean and Pine in 1917, and  
16 a later three-story addition to the building after it became the Jergins Trust Building. He  
17 also designed the subterranean tunnel under Ocean Boulevard linking the North side of  
18 Ocean Boulevard to the Pike. With Horace Austin, they were widely recognized as  
19 designing the second Long Beach City Hall erected in 1921 (since demolished). He  
20 designed many other commercial structures in the downtown area including a theater and  
21 offices at 6th Street and Atlantic Avenue. One surviving building is the Middough's Boy's  
22 Shop, also known as the Insurance Exchange Building, which is a designated city  
23 landmark and was recently converted to loft apartments in 2005. Harvey Lochridge also  
24 designed an addition to the Virginia Country Club in 1924, the Long Beach Sun  
25 newspaper building at 230 E. Third Street, and a large scale dairy and creamery at 2701  
26 E. Anaheim Street, along with a multitude of private residences. Lochridge's portfolio of  
27 work greatly contributed to the economic growth and development of the City of Long  
28 Beach.

1 H. It is part of or related to a distinctive area and should be  
2 developed or preserved according to a specific historical, cultural or architectural motif.

3 The Espey/Lochridge House was part of the original Alamitos Beach  
4 Townsite which was a separate town from the City of Long Beach prior to its annexation.

5 C. General Guidelines and Standards for Any Changes.

6 The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic  
7 Buildings" prepared by the United States Secretary of the Interior (Weeks and Grimmer,  
8 1995), as amended, as well as the "Procedures for Administering the Certificate of  
9 Appropriateness" found in Section 2.63.070 of the Long Beach Municipal Code are  
10 incorporated herein by this reference. The guidelines are to be used as standards for the  
11 Cultural Heritage Commission in making decisions about Certificates of Appropriateness  
12 as required by Chapter 2.63 of the Long Beach Municipal Code. The guidelines are an  
13 aid to property owners and others formulating plans for new construction, for  
14 rehabilitation or alteration of an existing structure, and for site development. The goal of  
15 the Certificate of Appropriateness review is to retain and preserve all original architectural  
16 materials and design features; to encourage rehabilitation which restores original historic  
17 fabric rather than remodels; and to ensure architectural compatibility between new and  
18 old.

19 D. Standards and Guidelines.

20 1. Changes requiring a Certificate of Appropriateness from the  
21 Cultural Heritage Commission are as follows:

- 22 (a) Alterations or additions to roof; change in roof materials.
- 23 (b) Additions.
- 24 (c) Alterations to structure including foundation.
- 25 (d) Alterations to windows.
- 26 (e) Changes to doors and doorways.
- 27 (f) Changes to exterior architectural materials or colors.
- 28 (g) Changes to exterior walkways or driveways.

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(h) Fences.

2. The following guidelines shall be standards to guide property owners, architects, contractors and the Cultural Heritage Commission in reviewing proposed changes:

(a) Additions shall be compatible in materials and design, and shall be subordinate in scale, to the existing building.

(b) Important architectural features which define the character of the historic style shall not be removed or obscured. These include roofline, exterior cladding, historic windows, portico, original doors, stencil decorative painting, and other original structural and decorative features.

Section 3. (Uncodified) The City Clerk shall cause this ordinance to be recorded in accordance with the provisions of Section 5029 of the California Public Resources Code and Section 27288.2 of the California Government Code.

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

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OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1 I hereby certify that the foregoing ordinance was adopted by the City Council of the City  
2 of Long Beach at its meeting of September 11, 2007, by the following vote:

3 Ayes: Councilmembers: B. Lowenthal, S. Lowenthal, Schipske,  
4 Andrews, Reyes Uranga, Gabelich,  
5 Lerch.

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7 Noes: Councilmembers: None.

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9 Absent: Councilmembers: DeLong, O'Donnell.

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13 City Clerk

14 Approved: 9-14-07  
15 (Date)

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18 Mayor

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27 MJM:KJM; 8/27/07

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