

Chapter 1 – Purpose, Procedures, Overview of Program

1.1.1 Introduction:

Project Background/Methodology

The City of Long Beach has seventeen historic districts within its vicinity. To preserve the historic quality of the districts, the City Planning Department prepared these Historic District Guidelines from the Fall 2014 until 2017. The project was developed in several phases that included conducting outreach meetings, volunteer surveys, and drafting unique guidelines for each of the seventeen historic districts.

The first phase of the project involved conducting a series of public meetings within the historic districts to kick-off the design guidelines and to elicit feedback from the local residents. The second phase of the project involved conducting a comprehensive reconnaissance-level survey of the seventeen historic districts in the City of Long Beach. To conduct the surveys, consultants prepared training materials and led training sessions within some of the historic districts to train local residents to photograph the buildings within their communities. The purpose of the photographic survey was to capture photos of each property within each district and to collect examples of architectural features to help guide the development of the design guidelines.

Volunteer residents and consultants took at least two photographs of each property within the existing historic district boundaries to create a database of all contributing and non-contributing properties. While in the field, teams also took detailed photographs of architectural and district features, such as windows, doors, decorative features, and landscaping. The survey photographs were organized by district and were used to identify architectural styles and district features specific to each district. The detailed photos of architectural features were organized by feature and were used to create the architectural style guides and to illustrate the district guidelines.

After collecting photographs of all the districts, the project team created outlines for each of the historic districts. The Design Guidelines were organized into various chapters and sections to help guide residents through the guidelines. Once the draft set of guidelines were prepared, the City staff reviewed the guidelines and provided copies to the public for comment. The Design Guidelines were finalized based on the public's comments.

1.1.2 Historic Preservation

What is Historic Preservation?

Historic preservation seeks to preserve and protect buildings, objects, landscapes and artifacts that are historically significant to a local community, State, or nation.

Preservation of historic places could be the result of an organized effort by a local government or it could be a result of community interest in protecting their personal neighborhood. The philosophy of protecting historic places is twofold; one, it preserves important places for posterity, and two, it often adds to the quality and character of a place, neighborhood, or City. It's what distinguishes a small beach town like Monterey from a burgeoning City like San Francisco. Just like the customs and commerce of those two communities are distinct, so are the artifacts and architecture that reflect the history and tell the story about the people and places of each distinct community.

In the United States, interest in historic preservation began as early as the 1800s, when historic places like Philadelphia's Independence Hall and Virginia's Mount Vernon were saved from ruin through grassroots efforts. Places like Colonial Williamsburg in Virginia and Charlotte, North Carolina inspired further developments in the field as the nation's first historic "districts," but the major turning point for historic preservation was in the 1960s.

Spurred by the permanent loss of historic resources through massive public works projects, Congress passed the **National Historic Preservation Act** (NHPA) in 1966. The NHPA established many new laws and regulations to encourage preservation of historic places and laid the groundwork for the development of State and local preservation programs, incentives, and guidance.¹

What are the Benefits to Historic Preservation?

There are many intrinsic and monetary benefits of preserving historic places. Intrinsic benefits include protection of the character of a community's personality by maintaining commercial areas or neighborhoods that represent the City's past to attract visitors or to establish local identity. Preserving buildings that already exist can also be socially and environmentally responsible by not filling landfills with construction waste and instead re-birthing or giving a neighborhood, building, or commercial area a new life. Some residents live in historic district areas due to the quality and character of the streetscape and established, architecturally appealing residences and buildings that provide cohesion and comfort to its residents.

Historic Preservation can also be beneficial monetarily. There are various incentives available at the local, State, and federal level to promote preserving historic places. Section 1.1.3 in the following pages will provide additional details about local preservation incentives for the residents of Long Beach.

Studies have also shown that well maintained historic districts hold property values and redeveloped downtown areas in older districts can spur economic investment. In a 2014 report commissioned by the National Trust for Historic Preservation, six major historic preservation projects in six different cities across three states were studied for their

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potential long-term benefits. The six projects were all made possible by federal historic tax credits, and primarily consisted of the rehabilitation and/or conversion of historic properties.

The results of the study found that every dollar of tax credit money garnered four more dollars of private investment. So, for every \$200,000 of tax credit money, another \$800,000 in private dollars was added, creating \$1,000,000 total investment in an area. The study found that each \$1 million investment resulted in 16 new, permanent jobs and \$2.1 million in economic activity. Based on the study, historic preservation projects have been proven to increase property values and desirability, and spur local economic activity.

In the thirty years since federal historic tax credits were introduced, 39,600 historic buildings were rehabilitated and as a result:

- 2.4 million jobs and \$91.5 billion in income were generated
- 450,000 housing units were created
- \$26.6 billion in federal tax receipts were generated at an expenditure of \$21 billion in credits—meaning that every \$1 in tax credit generates around \$1.26 in tax revenue for the federal government!

In 2002, the Internal Revenue Service declared that the Historic Preservation Tax Incentives program is “the nation’s most effective Federal program to promote urban and rural revitalization and to encourage private investment in rehabilitating historic buildings.”²

Further Reading on Economic Benefits to Preservation:

- “The Federal Historic Tax Credit: Transforming Communities.” Prepared for the National Trust for Historic Preservation by Place Economics, June 2014.
- “Federal Tax Incentives for Rehabilitating Historic Buildings: 35th Anniversary.” National Park Service, 2012.
- Rypkema, Donovan. *The Economics of Historic Preservation: A Community Leader’s Guide*. Place Economics: 2014.
- <http://www.nps.gov/tps/tax-incentives/reports.htm>

What is a Historic Resource or District?³

Most preservation programs and economic benefit programs are available to properties that qualify as a “historic resource” or to properties that are located within designated historic districts. The definition of a historic resource, or historic property may differ slightly

² The Federal Historic Tax Credit: Transforming Communities.

³ For more information on historic resources in the City of Long Beach, please refer to page 32 of the 2010 Historic Preservation Element as part of the City of Long Beach 2030 General Plan: <http://www.lbds.info/civica/filebank/blobdownload.asp?BlobID=3455>.

depending on the program involved, but generally, a historic resource is an individual property that has been identified as being historically or architecturally significant at either the local, State, or national level. Various programs have established criteria for inclusion, depending on the nature and benefits of the program.

A historic district is a grouping of similar resources that have been identified as historically significant that are linked or unified by geographic region, concentration or linkage of similar architectural properties, or properties that share a significant historic context. Historic resources and districts are generally determined to be historically significant through one of the following programs. Refer to the table at the end of this Section for a complete listing of designated historic properties and districts in the City of Long Beach.

Federal Level Historic Designation Programs⁴

National Historic Landmarks

There is one property in the City of Long Beach that has been identified as a National Historic Landmark. At the federal level, the highest distinction is given to **National Historic Landmarks**. The National Park Service oversees the program that identifies, designates and protects these national landmarks. There are only about 2,500 throughout the United States, and these properties are given a degree of federal protection. National Historic Landmarks are designated through additional documentation to the National Register process (see below). There are six criteria for these landmarks, and a high threshold for exceptional quality, historic value, and integrity.

National Historic Landmarks Designation Criteria

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
- That are associated importantly with the lives of persons nationally significant in the history of the United States; or
- That represent some great idea or ideal of the American people; or

⁴ For more information on historic resources and designation processes at the national level, please refer to the National Park Service website, www.nps.org.

- That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
- That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
- That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

National Register of Historic Places

There are fifteen resources listed on the National Register in the City of Long Beach. The **National Register of Historic Places** is also a federally administered program, and is also maintained by the National Park Service. The National Register is a list of resources considered worthy of preservation. Currently, there are over 90,000 properties listed on the National Register, with more being added all the time. While the National Register itself does not provide automatic protection to properties on the list, it will trigger protective state or municipal laws, through local preservation ordinances or through State environmental laws such as the California Environmental Quality Act. Properties eligible for listing on the National Register are generally over fifty years old, retain integrity and are significant to one of the four designation criteria.

National Register Designation Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

State Level Historic Resource Designation Programs⁵

California Register of Historical Resources

The **California Register of Historical Resources** is similar to the National Register in that it is a list of historical resources that have been identified in the State of California as being historically significant. The registration criteria for inclusion in the California Register is similar to the National Register as well. Inclusion in the California Register may provide a property historic protection if a local government establishes a local ordinance that requires discretionary review over alterations on such properties. Additionally, properties listed on the California Register are considered "historical resources" for the purpose of the **California Environmental Quality Act**, or CEQA. CEQA requires that local lead agencies consider their impacts on the environment (including historical resources) and disclose those impacts during project planning. As such, local governments with discretion over the approval of alterations on historic properties may consider the historic nature of such properties when approving or denying a project. Local Design Guidelines, such as these, and the **Secretary of the Interior's Standards for Rehabilitation** are both means to preserve and protect impacts on these historic resources.

Properties listed or formally determined eligible for listing on the National Register of Historic Places or National Historic Landmarks are automatically added to the California Register; or properties can be added to the register through other local designation efforts, or through an application and public hearing process through the **State Historic Resources Commission**. The California Register is managed by the California State Office of Historic Preservation. The designation criteria for the California Register mirror those of the National Register.

California Register Designation Criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. 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.

⁵ For more information on historic resources and designation processes at the state level, please refer to the California State Office of Historic Preservation website, <http://ohp.parks.ca.gov/>.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

California Historical Landmarks

There are two California Historical Landmarks in the City of Long Beach. The **California Historical Landmarks** program is the oldest designation program in the state. Known in its early days as the California Registered Historical Landmarks, the program began as a series of private efforts in the early 20th century, and the first official state landmarks were named in 1931. The program was modified over time and eventually a set of specific criteria were established. As a result, all California Historical Landmarks after No. 770 are automatically listed in the California Register.

California Historical Landmarks Designation Criteria

To be eligible for designation as a California Historical Landmark (CHL), a resource must meet one of the following criteria:

- Be the first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Be associated with an individual or group having a profound influence on the history of California.
- Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

California Points of Historical Interest

The **California Points of Historical Interest** program was established in 1965, in response to increasing interest in recognizing local historic properties that were not able to meet the higher thresholds for state or national designation. The criteria are the same as those for a California Historic Landmark, but are geared towards cities and counties. Points of Interest do not have any regulatory protection, but are eligible for plaques and highway markers; however, Points listed after 1997 and recommended by the State Historical Resources Commission may be listed as a California Historical Landmark.

A property may not be listed as both a Point and a Landmark. If a Point is subsequently listed as a Landmark, the Point designation is removed.

There are currently no California Points of Historical Interest in the City of Long Beach.

Local Level Historic Designation Programs

The City of Long Beach has had a **Cultural Heritage Commission** Ordinance and program since 1988 to recognize historic properties and neighborhoods. The procedures and

criteria for evaluating significance were established in Title 2, Chapter 2.63 of the City's Municipal Code. Generally, the local landmark criteria are broader than those at the state and national programs, and a property who may not meet those eligibility requirements may still be eligible as a historic resource for the local landmark program. Currently, there are 133 locally-designated landmarks in the City of Long Beach, and 17 landmark districts.

Within the City of Long Beach municipal code, a landmark is defined as, "...any building, structure, permanent work of art, object, site or improvement, manmade or natural, which has special character or special historical, cultural, architectural, community or aesthetic value as part of the heritage of the City, State, or the United States and which has been designated as a landmark pursuant to the provisions of [Chapter 2.63]."⁶

A landmark district is defined as "any designated area which contains a number of structures or natural features having a special character or special historical, cultural, architectural, community or aesthetic value."⁷ There are generally two types of properties within a district: contributing, and non-contributing. Contributing properties are those that add to the historic significance of the grouping, such as having an architectural style or an association with a historical event or trend. Non-contributing properties are those that do not add to this significance. In Long Beach, a group of properties may be eligible as a landmark district if at least two-thirds of the properties are contributors. While each property within a district may not be individually eligible as a landmark, together they form a cohesive resource.

Designation Criteria⁸

A resource may be recommended for designation as a landmark or landmark district if it manifests one (1) or more of the following criteria:

- A. It possesses a significant character, interest, or value attributable to the development, heritage or cultural characteristics of the city, the Southern California region, the state or the nation; or
- B. It is the site of an historic event with a significant place in history; or
- C. It is associated with the life of a person or persons significant to the community, city, region or nation; or
- D. It portrays the environment in an era of history characterized by a distinctive architectural style; or
- E. It embodies those distinguishing characteristics of an architectural type or engineering specimen; or

⁶ 2.63.020

⁷ 2.63.020

⁸ 2.63.050

- F. It is the work of a person or persons whose work has significantly influenced the development of the city or the Southern California region; or
- G. It contains elements of design, detail, materials, or craftsmanship that represent a significant innovation; or
- H. It is a part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif; or
- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic; or
- J. It is, or has been, a valuable information source important to the prehistory or history of the city, the Southern California region or the state; or
- K. It is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type.

What are the Secretary of the Interior's Standards?

As previously mentioned, a method of minimizing overall impacts to historic resources is to design alterations in a manner that is consistent with the **Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties**. The City of Long Beach's Historic District Design Guidelines are consistent with the Secretary's Standards. First introduced in the 1970s and revised over time, the Secretary's Standards for the Treatment of Historic Properties provide best practices guidance for four different treatment approaches: preservation, rehabilitation, restoration and reconstruction.

- **Preservation** focuses on retaining, repairing and maintaining a property as-is.
- **Rehabilitation** allows for compatible changes to a historic property that allow for its continued use, or a new use, while retaining its historic character.
- **Restoration** is the process of returning a property to its state at a specific point in time and removing evidence of other time periods.
- **Reconstruction** is the recreation of non-extant properties for interpretation.

The majority of preservation projects are categorized as rehabilitation projects. The Standards for Rehabilitation allow for flexibility in a project while ensuring that the historic character of the property is protected. The Secretary of the Interior's Standards for Rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding

conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1.1.3 Historic Preservation in Long Beach

Governing Authority

The City of Long Beach has provisions within its municipal code that relate to historic preservation. Please refer to the following sections within the municipal code for more information on:

- Cultural Heritage Commission Ordinance: Municipal Code Title 2, Chapter 2.63
- Historical Landmarks: Municipal Code Title 16, Chapter 16.52
- Administrative Citations and Penalties: Municipal Code Title 9, Chapter 9.65
- Buildings and Construction: Municipal Code Title 18 (Historic Building Code)
- Zoning: Municipal Code Title 21
 - Chapter 21.27 Nonconforming use

- Chapter 21.27.050 Abandonment
- Chapter 21.27.130 Historic landmark and landmark district exemption
- Chapter 21.27.070 Change in Use
- Chapter 21.40 Height Limit Overlay District
- Chapter 21.52 Conditional Uses⁹

Other city planning documents that relate to the City's preservation policies include:

- City of Long Beach General Plan and Historic Preservation Element
http://www.lbds.info/planning/advance_planning/general_plan.asp
- City of Long Beach 2010 Strategic Plan
http://www.longbeach.gov/mayor/mayors_initiatives/strategic_plan.asp
- City of Long Beach Downtown Plan
http://www.lbds.info/planning/advance_planning/downtown_community_plan/
- City of Long Beach Historic Context Statement
<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=3169>

Long Beach's Preservation Program

As a part of their preservation program, the City has established a set of goals within the Historic Preservation Element, "...to ensure that the rich history of Long Beach is preserved through the identification, protection, and celebration of its historic resources which are valued for their role in the City's environment, urban design, economic prosperity, and contributions to the quality of life in our neighborhoods, the Historic Preservation Element establishes the goals, policies and implementation measures that affirm the City's commitment to historic preservation."¹⁰

Goal 1: Maintain and support a comprehensive, citywide historic preservation program to identify and protect Long Beach's historic, cultural, and archaeological resources.

Goal 2: Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

Goal 3: Maintain and expand the inventory of historic resources in Long Beach.

Goal 4: Increase public awareness and appreciation of the City's history and historic, cultural, and archaeological resources.

Goal 5: Integrate historic preservation policies into City's community development, economic development, and sustainable-city strategies.

⁹ Historic Preservation Element 59-60

¹⁰ Historic Preservation Element p. 62. For more detailed information on the City's goals and implementation plans, please refer to the Preservation Element document.

Each of the above goals has an accompanying set of policies and implementation measures. To read more about how the City of Long Beach plans to meet these goals, please refer to page 63 of the City's Historic Preservation Element: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=3455>

The City of Long Beach has four components of comprehensive preservation program in place:

1. Participation in the **Certified Local Government** (CLG) Program.¹¹

In 1980, the National Historic Preservation Act of 1966 was amended to include the Certified Local Government Program. Certified Local Governments, or CLGs, are certified through the state Office of Historic Preservation (OHP), and encourage local government participation in the identification, evaluation, registration and preservation of historic properties within their jurisdictions, while promoting the integration of preservation interests and concerns into the local planning and decision-making processes. A CLG program is a partnership between OHP, the National Park Service (NPS), and the local government.

A municipality's CLG status allows a local government to take part in preservation functions as delegated by the SHPO such as:

- Participating in, commenting on, and reviewing National Register Nominations
- Reviewing and commenting on development projects for preservation regulation compliance
- Review of development plans seeking the Federal Rehabilitation Tax Credit

The City of Long Beach became a CLG in 1992.

2. A **Cultural Heritage Ordinance** that allows for the designation of individual structures and districts.

The Cultural Heritage Ordinance was initially established in 1988 and is located in Title 2, Chapter 2.63 of the City's Municipal Code. This portion of the City's Municipal Code can be found here:

https://www.municode.com/library/ca/long_beach/codes/municipal_code?nodeId=TIT2ADPE_CH2.63CUHECO

¹¹ http://ohp.parks.ca.gov/?page_id=21239

3. A **Cultural Heritage Commission** (CHC) to advise the Planning Commission and City Council on historic preservation issues.

An existing Cultural Heritage Committee was created in 1978, and was upgraded to a Commission in 1988. The CHC consists of seven members with backgrounds in fields such as architecture, archaeology, planning, and architectural history. The seven members are appointed by the mayor. The CHC reviews the designs of proposed changes to historic properties, identifies properties that may be historically significant, and recommends the designation of landmarks and historic districts to the Planning Commission and City Council.

4. A **comprehensive historic resources inventory** with a plan for continuing updates.¹²

As directed by the goals and policies of the City of Long Beach's Historic Preservation Element, the City Planning Bureau conducts ongoing surveys of historic properties to identify properties that might qualify as historic landmarks within the city.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) is California's broadest environmental law and is the principal statute mandating environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. CEQA is part of the Public Resources Code (PRC), Section 2100 et seq.

The CEQA Guidelines are the regulations that govern the implementation of CEQA, which are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq. This law is binding on state and local public agencies. Since the City of Long Beach is a public agency, projects under their purview are subject to review under CEQA. Historic resources are one of the many environmental elements that are considered during project planning.

CEQA is invoked when a local agency has discretion over any part of a development project. Therefore, most projects that require a Certificate of Appropriateness or permit through the Planning Bureau will trigger CEQA. Some projects may be exempt from CEQA, therefore it is important to clearly define your project and determine, in conjunction with a local city planner, if your project is subject to CEQA.

Although CEQA does not "approve" or "disapprove" projects, its intent is to disclose impacts on the environment to the public and decision makers as a means to identify, avoid, and/or mitigate significant effects. Historic resources may be protected through

¹² Preservation Element p. 55

the CEQA disclosure process by considering alternatives that would first minimize harm on a historic resource. One method of minimizing harm on historic resources, in accordance with CEQA, is to apply the Secretary of the Interior's Standards to ensure that projects are designed in a manner that is consistent with the overall historical design and feeling of the resource. The City of Long Beach's Historic District Design Guidelines are modeled after and consistent with the Secretary's Standards and therefore projects that are designed in a manner that is consistent with these Design Guidelines may minimize impacts on a historical resource to a level of less than significant.

However, for projects that cause a significant impact on a historic resource, such as demolition or alterations that are not consistent with the Secretary's Standards or the City's Historic District Design Guidelines may require additional mitigation measures to minimize the overall harm on a resource or to compensate for the loss of a resource. These decisions are made through the Certificate of Appropriateness process and are reviewed by the Cultural Heritage Commission for major alterations on historic resources.

Preservation Incentives in Long Beach

There are various preservation incentives that are available to owners of historic resources within the City of Long Beach. Some benefits are in the form of local or federal tax credits, whereas other benefits may include variances in building requirements of qualified historical properties through the State Historic Building Code. The following section provides a brief overview of the various programs available in the City of Long Beach along with a URL link to additional information on each program.

Local Tax Credits

As part of their implementation plan for Goal 2, the City has recently reestablished their **Mills Act** Program, which was originally adopted in 1993. It was suspended in 2006 when the city was unable to establish a satisfactory process for annual inspections; however, the program was reinstated in early 2015.

The Mills Act, enacted in 1972, is California state legislation that gives participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration of said properties while receiving property tax relief.¹³

In the City of Long Beach, a property is eligible for a Mills Act contract if it meets the following criteria:

1. The property shall be individually designated as a City of Long Beach Historic Landmark or on the National Register of Historic Places. Properties in historic districts may be eligible if they have a high level of individual significance that potentially meets the criteria for individual designation.
2. There is a demonstrated public benefit to the preservation and maintenance of the property.
3. There is a demonstrated commitment by the property owner to preserve the landmark and maintain it for the future to a high level of historic integrity.
4. There is a demonstrated understanding, and commitment (by owner) to the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.
5. The financial incentive will enable an owner to preserve and restore a property which might otherwise not be preserved or well maintained.

Long Beach properties that have been identified as historically significant may be eligible for these incentives when proposed projects or alterations are consistent with the design guidelines outlined in this document.

For more information on the City's Mills Act program, refer to www.lbds.info/millsact/

¹³ For more information on the Mills Act and specific California state codes, please visit: <http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

Federal Historic Preservation Tax Incentives

The Federal Historic Preservation Tax Incentives program encourages private investment in rehabilitating historic buildings in three different ways. To learn more about the kinds of benefits that rehabilitation projects foster and enjoy, please refer to the National Park Service's webpage: <https://www.nps.gov/TPS/tax-incentives.htm>.

20% Tax Credit

A 20% income tax credit is potentially available for the rehabilitation of "historic, income-producing buildings." The tax credit is only available to buildings and does not apply to other properties such as ships, bridges or other structures. The amount of tax credit is equal to 20% of your total rehabilitation costs in specific categories. Some "soft" expenses, such as furniture and appliances do not count towards the total.

To qualify, your property needs to meet the following eligibility requirements:

- The historic building must be listed in the National Register of Historic Places or be certified as contributing to the significance of a "registered historic district."
- The project must meet the "substantial rehabilitation test."
- The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation
- After rehabilitation, the historic building must be used for an income-producing purpose for at least five years. Owner occupied residential properties do not qualify for the federal rehabilitation tax credit.¹⁴

Federal tax credits are complex, and owners should be prepared to consult with an accountant, tax attorney, and/or other qualified professionals before proceeding. For more information on the 20% tax credit, please refer to <http://www.nps.gov/tps/tax-incentives.htm>.

10% Tax Credit

A 10% income tax credit is potentially available for the rehabilitation of non-historic buildings constructed before 1936. The tax credit is only available to buildings and does not apply to other properties such as ships, bridges or other structures.

To qualify, your building needs to meet the following eligibility requirements:

- This credit is strictly reserved for *non-historic buildings* dating before 1936. Properties listed on the National, California or local registers are *not* eligible for this 10% credit.

¹⁴ <http://www.nps.gov/tps/tax-incentives/before-apply/eligibility-requirements.htm>

- The rehabilitation must be substantial: it must exceed \$5,000, or the adjusted basis of the property. Whichever is greater.
- The building must be depreciable.

Federal tax credits are complex, and owners should be prepared to consult with an accountant, tax attorney, and/or other qualified professionals before proceeding. For more information on the 10% tax credit, please refer to <http://www.nps.gov/tps/tax-incentives.htm>.

Preservation Easements

A preservation easement involves a legal agreement, typically a deed, that permanently protects a historic property. The owner is able to place restrictions or requirements in the deed and then transfer it to a preservation or conservation organization. A property owner that donates an easement may be eligible for additional incentives in the form of tax deductions.

Preservation easements are complex, and owners should be prepared to consult with an accountant, tax attorney, and/or other qualified professionals before proceeding. For more information, please refer to <http://www.nps.gov/tps/tax-incentives.htm>.

Use of the California State Historic Building Code

Owners of qualified historic properties may be able to apply the **California State Historic Building Code** to projects as an incentive to preserve the historic character of the building. One of California's most valuable tools for the preservation of historic resources is the 2013 California State Historical Building Code (CHBC), which is defined in Sections 18950 to 18961 of Division 13, Part 2.7 of Health and Safety Code (H&SC) Health and Safety Code, a part of California Law. The CHBC is intended to save California's architectural heritage by recognizing the unique construction issues inherent in maintaining and adaptively reusing historic buildings. The CHBC provides alternative building regulations for permitting repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use, or continued use of a "qualified historical building or structure."

Section 18955 of the CHBC defines a "qualified historical building or structure" as "any structure or property, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history,

architecture, or culture of an area by an appropriate local or state governmental jurisdiction."

The CHBC's standards and regulations are intended to facilitate the rehabilitation or change of occupancy so as to preserve their original or restored elements and features, to encourage energy conservation and a cost-effective approach to preservation, and to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such buildings, structures and properties and to provide reasonable availability and usability by the physically disabled.

For more information on the California State Historic Building Code, refer to:

http://www.dgs.ca.gov/dsa/AboutUs/shbsb/shbsb_board.aspx

1.1.4 Design Guidelines

1.1.1 What Are Design Guidelines?

Historic Design Guidelines are a set of guidelines or recommendations developed by cities or communities for use in relation to historic properties or districts. They act as a planning tool to help encourage rehabilitation and guide sensitive changes. They provide an instructive framework for new changes to historic properties and provide inspiration and flexibility in selecting historic features, materials, colors, etc. for your historic home.

Design guidelines have a number of benefits and uses. Guidelines can:

- **Increase public awareness of architectural quality.**
Design guidelines can help inform property owners, designers, and developers of the unique architectural features that give a historic home and the surrounding district its character and significance, as well as the importance of retaining and preserving these features.
- **Provide property owners with clear standards for preservation.**
Design guidelines can help property owners better understand best practices and appropriate methods of maintenance and preservation, as well as the many recommended (and not recommended) options for sensitive alterations, remodeling, and additions that will preserve the historic character of a historic home.
- **Protect existing architectural character and prevent incompatible changes.**
Your property, whether it is individually significant or a contributor to a landmark district, has a number of architectural qualities that make it special. Major and even seemingly-minor changes over time can quickly diminish these special qualities. Design guidelines can help you to make informed changes to preserve your building's character while allowing you to make your property your own.
- **Prevent incompatible new construction.**
Incompatible new construction can sometimes be a detriment to a historic neighborhood. New construction that is incompatible in scale, use or style, can detract from existing properties and the historic character of a neighborhood. What if your home was suddenly surrounded by sky-high condo towers? Design guidelines provide recommendations for new construction to help ensure that it is appropriate for a historic area.
- **Inform the decision-making process.**
Homeowners, design professionals, city officials, and planning staff can all benefit from a set of guidelines and recommendations while making changes about property owners' proposed changes.

- **Protect the value of your investment.**

Preservation and historic rehabilitation have the potential to maintain and even increase property value and desirability. Preservation in a community is often a catalyst to more economic development. Both of these things can be a long-term benefit to the community, property owners, and residents.

It is important to remember that design guidelines are just that—guidelines. These design guidelines will **not**:

- **Regulate growth.**

The design guidelines are not necessarily a restriction on new construction. Rather, they are intended to help inform new designs and ensure that any new construction is appropriate to its setting.

- **Control non-exterior changes.**

Guidelines generally only apply to the exterior of buildings; however, interiors may be considered if they are public spaces, such as a lobby, or an interior that has been specially designated. This is rarely the case for private homes and is unlikely to apply to most interior home improvement projects.

- **Guarantee good design.**

These design guidelines are based on the Secretary of the Interior's Standards for Rehabilitation. They are not intended to dictate or restrict design ideas, provided that they are reasonably compatible with the resource in question. A compatible design that is appealing to one home owner may not be appealing to another, but the design guidelines are not in place to impose on personal taste.

- **Be legally binding.**

Guidelines are not part of the municipal code. They are, by their very nature, flexible, and while they are intended to help inform the decision-making process, outcomes may depend on the resource, the surrounding district, and the goals of the project.

1.1.2 When to Use Design Guidelines (When Do Design Guidelines Apply?)

Properties that are located within designated historic districts and individual properties that have been identified as a local landmark or properties that have been identified as “historical resources” in accordance with the California Environmental Quality Act (CEQA) are subject to these design guidelines. Because the City of Long Beach is a Certified Local Government (CLG) with the California Office of Historic Preservation, the City has made the commitment to preserving their historic resources by recognizing that preserving the character of their historic neighborhoods is a benefit to the general public health and welfare of the community.

There are a number of projects on historic properties that would benefit from the use of Design Guidelines. All exterior changes are subject to review by the Cultural Heritage Commission, and will need a Certificate of Appropriateness.

You would want to use these Guidelines when you are proposing to:

- Add a new building or ancillary structure onto your lot, including but not limited to:
 - Carriage house
 - Detached garage
 - Gazebo
 - Greenhouse
 - Guest house
 - Porte-cochere
 - Shed
 - Trellis
- Construct an addition of any size to the front, sides, rear or roof of your property
- Convert ancillary structures such as detached garages to living space
- Convert the use of your building (subject to zoning laws)
- Alter the roofline of your property, including but not limited to:
 - The addition of dormers for livable attic space
 - Closing or opening of eaves
 - Addition or removal of barge boards, brackets, rafter tails
- Enclose or remove a porch
- Add or alter a porch, stoop, stairs, ramp or other entryway features on your property
- Add or remove openings (windows, doors) on the exterior of your property
- Add, remove or replace certain elements on the exterior of your property, including but not limited to:
 - Decorative elements (shutters, finials, woodwork, medallions, awnings etc.)

- Doors
- Gutters
- Porch supports
- Railings
- Security bars over windows
- Security doors
- Windows
- Add, remove or alter a chimney
- Replace or update the exterior siding on your property
- Change the color(s) of the exterior of your property
- Replace the roofing on your property
- Install new utilities on your property including, but not limited to:
 - HVAC systems
 - Rain catchers
 - Solar panels
- Install a fence on the front, sides or rear of your property
- Change the front landscaping of your property, including walkways

1.1.3 How to use the Design Guidelines

These design guidelines are intended to be a guide. Although not required, you may elect to solicit help from architects, designers, or historic preservation professionals to help assist you with selecting features, materials, and colors that are compatible with the historic nature of your historic property. To find out more information on your property, you may first want to conduct research on its history through review of building permits, historic photographs, etc. to help inform your design decisions. This guide is intended to be suggestive and not restrictive, although some restricts may be included for consistency with other City design or zoning requirements. They have been developed for each of the historic districts to ensure that they are reflective of the unique character of each historic district, instead of applying universal requirements for all properties within the City. As each district is unique, so are the guidelines for each district.

This guide is separated into four chapters to assist you with identifying appropriate changes and alterations as well as assisting you with selecting compatible features, materials, and colors.

Chapter 1 (this Chapter) is a **Regulatory Reference** that provides an overview of the program and the regulations that guide the need for and the development of Design Guidelines. This chapter also provides information on intrinsic and financial incentives that you may consider implementing during your project planning process. Finally, Chapter 1 provides a “roadmap” of what steps you can expect to take during your project planning and approval process as it relates to alterations to historic properties.

Chapter 2 is a **Maintenance and Repair Guide** that provides general guidance on best practices for implementing minor changes and general maintenance activities on your home so that you do not inadvertently cause damage to the historic materials or overall character of your historic building. This chapter should be used if you are only intending to conduct minor repairs or add minor features to your building.

Chapter 3 contains **Historic District Guidelines** is broken into sub-sections by historic district and provides a general description and information on each historic districts' distinct features. It provides a map of each historic district, sample buildings from each district and it provides guidelines that address the district-wide features, which are different for the different districts. Therefore, if your property is located within an existing historic district, you will begin by referencing the guidelines for the district that you are in. For example, some districts have alleys and may allow access to the rear of a property whereas other districts may not. Some districts have parcels large enough to accommodate room additions to the rear whereas others may not; or some districts may have architectural styles that would allow for the addition of features such as dormers, awnings, and/or shutters, whereas other districts do not have properties onto which these architectural features would be appropriate. Therefore, when planning your individual project on your home or property, start first by referencing the historic district guidelines for your historic district to ensure that what you are proposing to do to your building is permissible within your historic district before proceeding.

Chapter 4 is an **Architectural Style Guide** and is broken into sections by Architectural Style and is laid out more like a catalogue of architectural features that would be appropriate for your architectural style. It provides a variety of different features that can be found in Long Beach on similar buildings and will allow you to select doors, windows, lighting, etc. from to provide inspiration and flexibility while you are making your design decisions. This Chapter may be used when making decisions on any historic resource, including individual landmarks within the city.

Finally, **Chapter 5** is a **Resource Guide** that provides additional resources that you may need during your planning process including process flowcharts, checklists, application forms, and additional guidance on tools, trades, and techniques for implementing some of the best practice methods for maintaining, repairing, and replacing historic architectural features. This Chapter has everything from lists of vendors, to paint chips, to Technical Bulletins published by the National Park Service. It also has links and information for related resources that may be of interest to you as a historic home or building owner.

As this document is separated into several Chapters it is not necessarily intended to be read from cover to cover, but rather to be used as a resource during project planning. Each section and sub-section is a stand-alone document that can be pulled apart so that you only need to review and apply the sections of the Guidelines that pertain to your

historic building, historic district, architectural style, and/or maintenance/construction project.

We hope you find this document to be a useful tool to guide you with your project!

1.1.5 Planning a Project: Procedures: (Review and Approval Process)

When planning a project on a property that has been identified as a historic resource or that is located within a designated historic district, consider the following steps:

Step 1: Determine if your property is a historic landmark, or located within a historic district.

- Check the City's historic preservation website for a listing of historic landmarks and districts:
http://www.lbds.info/planning/historic_preservation
- Refer to the Historic Districts Map in Chapter 3 of this report to see if your property is within a district boundary.
- Call or visit the City Planning Bureau:

Planning Bureau
333 West Ocean Blvd.
Long Beach, CA
(562) 570-6194

Step 2: Define your project.

1. What are you proposing to do?
 - Painting
 - Repairing or general maintenance to exterior
 - Replacing/Modifying exterior features
 - Installing/replacing AC condensers, water heaters, gas meters, electric panels, solar equipment
 - Additions
 - Proposing new structures
 - Interior modifications- Certificate of Appropriateness not required
 - Maintenance and repair with no physical changes- Certificate of Appropriateness not required

Consider:

- Can your project be minimized?
 - Consider repairing rather than replacing
 - Consider a single-story addition instead of a two-story addition

2. Use the Design Guidelines in the following Chapters to design your project.

Step 3: Determine which Certificate of Appropriateness form to use.

- Painting
- Reroofing
- Minor- Administrative (staff level) review
- Major- Cultural Heritage Commission review

Note:

- Changes to the interior are not reviewed
- Maintenance and repair with no physical changes to the exterior are not reviewed
- **All other** changes to the exterior of your historic property are subject to review by the Cultural Heritage Commission, **even if you do not need a building permit**; however, certain minor projects may be approved by City staff.
- You must obtain a **Certificate of Appropriateness** for all exterior projects, and the scale of your project will determine your application process.

Examples of minor alterations include:

- Compatible window/door replacement within original openings
- Paint color change
- Installing new exterior cladding that matches old exterior cladding
- One-story additions to the rear elevation that do not exceed 250 square feet.
- Landscaping
- Fencing

Examples of major alterations include:

- Demolition
- Vertical addition
- Horizontal addition that is visible from the street or increases square footage more than 250 square feet
- Creating a new door or window opening visible from the street
- Enclosure, removal or addition of a porch visible from the street
- Removal of a decorative feature visible from the street
- Infill construction
- Note that cumulative minor alterations can add up to a major alteration

Step 4: Review these guidelines and start to design your project.

- Now may be a good time to seek the help of a design or historic preservation professional as you begin designing your project
- Visit the City Planning counter on the 4th floor of City Hall for additional guidance

Step 5: Fill out the Appropriate Certificate of Appropriateness Application

- If your proposed project is considered to be *minor work*, fill out the “Short Form” Application. If your proposed project is considered *major work*, fill out the “Long Form” Application. To find the correct application form click on the following link:

http://www.lbds.info/planning/hisotric_preservation/certificate_of_appropriateness.asp

- Be sure your completed application packet includes the following:
 - A completed application form (either short or long form from above)
 - Photographs
 - Show the subject property by itself and in the context of adjacent properties
 - Key photograph view on site plan.
 - Site Plan
 - Drawn to scale indicating the property line, building and setback dimensions.
 - Delineate new and existing structures
 - Identify streets, North and significant landscape features.
 - Floor Plans
 - Scale drawings with dimensions indicating the overall plan and clearly delineating existing and new exterior walls, doors, windows, patios and stairs.
 - (for additions) roof plan, section showing connection of old and new construction
 - Door and window schedule

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LIST OF HISTORIC RESOURCES IN THE CITY OF LONG BEACH

To determine if your property has been identified in the City of Long Beach as a historic resource, check the following tables.

In the City of Long Beach, there is one National Historic Landmark:

Name	Address	Year Built	Designated
Los Cerritos Ranch House	4900 Virginia Rd	1844	1970

There are fifteen resources listed on the National Register in the City of Long Beach:

Name	Address	Built	Year Designated
Cooper Arms	455 E. Ocean Blvd.	1924	2000
First Congregational Church of Long Beach	241 Cedar Ave.	1914	2012
First National Bank of Long Beach	101-125 E. Pine Ave.	1906	1990
Green, Rankin, Bembridge House	953 Park Circle.	1906	2005
Jennie A. Reeves House	4260 Country Club Rd.	1904	1984
Killingsworth Office	3833 Long Beach Blvd.	1955	2009
Long Beach Professional Building	117 E. 8 th St.	1929	2005
Los Cerritos Ranch House	4600 Virginia Rd	1844	1970
Middough Brothers Insurance Exchange Building	201-205 E. Broadway	1924	2003
Olan-Hafley House	5561 E. La Pasada St.	1952-1953	2011
Puvunga Indian Village Sites	Restricted	--	1974
Rancho Los Alamitos	6400 Bixby Road	1806	1981
RMS Queen Mary	Pier J, 1126 Queensway Hwy.	1934	1993
Second Church of Christ Scientist	302 7 th St./655 Cedar Ave.	1924	2005
The Willmore	315 W. 3 rd St.	1927	1999
U.S. Post Office	300 Long Beach Blvd.	1932	1985
Villa Riviera	800 E. Ocean Blvd.	1929	1996

Name	Address	Built
Acres of Books	240 Long Beach Blvd.	1924
Adelaide Tichenor House	852 E. Ocean Blvd.	1904-05
Alford House	333 Obispo Ave.	1922
Ambassador Apartment Building	35 Alboni Pl.	1925
American Hotel	224-230 E. Broadway	1905
American Legion Post #560 (Houghton Post)	1215 E. 59 th St.	1920s
Annie Kinner House	1612 E. 7 th St.	1895, 1920
Art Deco Building	312-316 Elm Ave.	1930
Art Theatre	2025 E. 4 th St.	1925, 1933 & 1947
Artaban Apartments	10 Atlantic Ave.	1921
Atlantic Studio	226 Atlantic Ave.	1933
Baker Building	112 E. 7 th St.	1924
Bank of Belmont Shore	5354 E. 2 nd St.	1929, 1950
Barker Brothers	(Demolished)	1929
Bay Hotel	318 Elm Ave.	1924
James C. Beer Residence	1503 E. Ocean Blvd.	1912
Bembridge House	953 Park Circle	1906
Bixby Ranch House	11 La Linda Dr.	1890
Blackstone Hotel	330 W. Ocean Blvd.	1923
The Breakers	200-220 E. Ocean Blvd.	1925
Broadlind Hotel	149 Linden Ave.	1928
Anna R. Brown Residence	1205 E. Ocean Blvd.	1901
Buffums Autoport	119-121 W. 1 st St.	1941
Butler Residence	251 Junipero Ave.	1932
Californian Apartments	325 W. 3 rd St.	1923
Cambridge Building	320 E. Bixby Rd.	1960
Cannon House	323 W. 31 st St.	1910
Casa Aitken	725 E. 8 th St.	1932
Casa De La Cultura	629 Atlantic Ave.	1906
Castle Croyden	7 th St. & Orizaba Ave.	1912, 1929
Chancellor Apartments	1037 E. 1 st St.	1922
Cheney-Delaney Residence	2642 Chestnut Ave.	1937
Cherry Ave. Lifeguard Station	Foot of Cherry Ave., at beachfront	1938
Christian Outreach Appeal	503-515 E. 3 rd St.	1924
Community Hospital of Long Beach	1720 Termino Ave.	1922-24
Cooper Arms	455 E. Ocean Blvd.	1923
Crandell/Howard House	5725 E. Corso di Napoli	1908
Crest Apartments	321 Chestnut Ave.	1922-23
Dawson/Pray House	4252 Country Club Dr.	1927

Delker House	153 E. 12 th St.	1909
Dolly Varden Rooftop Sign	335 Pacific Ave.	1933
Ebell Club	290 Cerritos Ave.	1924 1934
Ebell Theater	1100 E. 3 rd St.	1924
El Cordova Apartments (Rose Towers)	1728 E. 3 rd St.	1928
Elizabethan Studio	3943 E. 5 th St.	
Engine Company #8	5365 E. 2 nd St.	1929
Esser House	1001 E. 1 st St.	1929
Famous Department Store/Rite Aid	601-609 Pine Ave.	1928-29
Farmers & Merchants Bank Tower	320 Pine Ave.	1925
Fire Station #10	1445 Peterson St.	1925
First Christian Church	440 Elm Ave.	1913
First Congregational Church	241 Cedar Ave.	1914
First National Bank Building (Enloe Building)	101 Pine Ave.	1906
First United Presbyterian Church	600 E. 5 th St.	1939
Flossie Lewis House	628 W. 10 th St.	1905
Foster & Kleiser Building	1428 Magnolia Ave.	1923, 1930
The Garvey House	1728 E. 7 th St.	1905-06
Gaytonia Apartments	212 Quincy Ave.	1930
George's 50s Diner	4370-4390 Atlantic Ave.	1950
Golden House	628 W. 10 th St.	1886
Olan Hafley House	5561 La Pasada	1952-53
Hancock Motors	500 E. Anaheim St.	1928
Harnett House	730 Sunrise Blvd.	1918
Harriman Jones Clinic	211 Cherry Ave.	1930
Heartwell/Lowe House	2505 E. 2 nd St.	1919
Henry Clock House	4242 Pine Ave.	1933
Home Market Building	942-948 Daisy Ave.	1925
Houser Building	2740-2746 E. Broadway	1929
Insurance Exchange Building	201-205 E. Broadway	1924-25
Jergins Trust Building	(Demolished)	1917, 1922
Kale House	853 Linden Ave.	1907
Kelly House	705 E. Broadway	1915
Killingsworth Office	3833 Long Beach Blvd.	1955
Kimpson/Nixon House	380 Orlena Ave.	1940
Koffee Pot Café	955 E. 4 th St.	1932
Kress Building	445-455 Pine Ave. 100 W. 5 th St.	1923, 1929
Kuglis/Jennings House	260 E. San Antonio Dr.	
Lafayette Complex	130-140 Linden Ave.	1928-29, 1940
Le Grande Apartments	635 E. 9 th St.	1926

Linden House	847 Linden Ave.	1908
Long Beach Airport Terminal Building	4100 E. Donald Douglas Dr.	1941
Long Beach Municipal Auditorium Mural	3 rd /Promenade	1936-38
Long Beach Museum of Art	2300 E. Ocean Blvd.	1912
Long Beach Professional Building	117 E. 8 th St.	1929
Long Beach Skating Palace	278 Alamitos Ave.	1930
Lord Mayor's Inn (Windham House)	435 Cedar Ave.	1906
Marine Stadium	Appian Way at Nieto	1931-32
Masonic Hall Building	5351-5353 Long Beach Blvd.	1928
Masonic Temple	230 Pine Ave.	1903
Matlock House	1560 Ramillo Ave.	1950
McBride Home	1461 Lemon Ave.	1919
Merrill Building	810-812 Long Beach Blvd.	1922, 1933
Moore House	5551 La Posada	1952-1953
Ocean Center Building	110 W. Ocean Blvd.	1929
Opdahl House	5576 Vesuvian Walk	1957
Pacific Coast Club	850 E. Ocean Blvd.	1926
Pacific Tower	205-215 Long Beach Blvd.	1923
Packard Motors Building	205 E. Anaheim St.	1926
Parsonage	640 Pacific Ave.	1887
Phillips House	5917 Lemon Ave.	1929
James E. Porter Residence	351 Magnolia Ave.	1902
Pressburg Residence	167 E. South St.	1905
Rancho Los Alamitos	6400 Bixby Hill Rd.	1806
Rancho Los Cerritos	4600 Virginia Rd.	1784-1930
Recreation Park	4900 E. 7 th St.	1929
Recreation Park Golf Course Clubhouse	5000 E. Anaheim St.	1929
Residential Home #1	453 Cedar Ave.	1905
Residential Home #2	629 Atlantic Ave.	1906
Ringheim/Wells House	4031 E. 5 th St.	1907-08
Rowan/Bradley Building	201-209 Pine Ave.	1930
Saint Anthony's Church	540 Olive Ave.	1933, 1953
Saint John Missionary Baptist Church	732 E. 10 th St.	1923
Saint Luke's Episcopal Church	703 Atlantic Ave.	1917, 1934
Saint Regis	1030 E. Ocean Blvd.	1926
Scottish Rite Cathedral	855 Elm Ave.	1926
Seashell House	4325 E. 6 th St.	1922
Second Church of Christ Scientist	302 E. 7 th St/655 Cedar Ave.	1924

Security Pacific National Bank Building	102-110 Pine Ave.	1924
Silver Bow Apartments	330 Cedar Ave.	1915
Skinny House	708 Gladys Ave.	1932
The Sovereign	354-360 W. Ocean Blvd.	1922
Sunnyside Cemetery	1095 E. Willow St.	/
Termo Company	3275 Cherry Ave.	1935
Tolbert House	1105 Linden Ave.	1911
Tracker Pipe Organ	(Los Altos United Methodist Church) 5950 Willow St.	/
Unity Church	935 E. Broadway	1941
Villa Riviera	800 E. Ocean Blvd.	1929
Walkers Department Store	401-423 Pine Ave.	1929
The Wilmore	315 W. 3 rd St.	1924
York Rite Masonic Temple	835 Locust Ave.	1927
1163 Appleton Street	1163 Appleton St.	1895
1169-1175 Appleton Street	1169-1175 Appleton St.	1913
/	347 W. 7 th St.	
/	344 W. 8 th St.	
/	539 Daisy Ave.	
/	711 Daisy Ave.	
/	1162 Los Altos Ave.	
/	2202 E. Lowena Dr.	
/	2220 E. Lowena Dr.	
/	14 Paloma Ave.	
/	3020 E. Vista St.	
/	331 Wisconsin Ave.	

There are two California Historical Landmarks in the City of Long Beach:

CHL #	Name	Address	Built
978	Rancho Los Cerritos	4600 Virginia Rd.	1884
1014	Long Beach Marine Stadium	Nieto Ave. & Appian Way	1932

Currently, there are 133 locally-designated landmarks in the City of Long Beach, and 17 landmark districts:

Historic District	Year Designated
Belmont Heights	2002
Bluff Heights	2004
Bluff Park	1982 (amended 1990)
Brenner Place	1994
California Heights	1982 (expanded 1990 and 2002)
Carroll Park	1982 (amended 1990)
Drake Park/Willmore City	1998
Eliot Lane	2003
Hellman Street Craftsman Village	1992
Linden Avenue	1994
Lowena Drive	1992
Minerva Park Place	1989
Rose Park	1997
Rose Park South	2001
Sunrise Boulevard	1990
Wilton Street	1995
Wrigley Area	1989