

**LANDMARK DISTRICT DESIGNATION  
CASE NUMBER HP18-508  
FINDINGS AND ANALYSIS**

**19 properties located on the 6000 block of Walnut Avenue, bounded by 61st Street to the north and 60th Street to the south and specifically addressed as 6001, 6002, 6012, 6017, 6018, 6023, 6024, 6029, 6030, 6037, 6038, 6043, 6044, 6049, 6050, 6055, 6056, 6067 and 6068 Walnut Avenue**

**ANALYSIS:**

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The proposed landmark district consists of 19 properties located on the 6000 block of Walnut Avenue, bounded by 61st Street to the north and 60th Street to the south and specifically addressed as 6001, 6002, 6012, 6017, 6018, 6023, 6024, 6029, 6030, 6037, 6038, 6043, 6044, 6049, 6050, 6055, 6056, 6067 and 6068 Walnut Avenue (Project Site"). The 19 properties are located within the Grant Neighborhood located in north Long Beach. The 19 properties are located in the R-1-N zone (Single Family Residential District with Normal Lots) and are designated in the General Plan Land Use District (LUD 1) Single Family Districts.

The Grant Neighborhood Association expressed interest in nominating the properties located on the 6000 block of Walnut Avenue as a historic landmark district. An application was received on June 18, 2018, which nominated the entire 6000 block of Walnut Avenue. In conjunction with the application, 18 letters of support were received from the owners of the properties along the 6000 block of Walnut Avenue.

In evaluating historic significance, a Historic Context Statement (HCS) was prepared to establish a timeline and identify framework for evaluating Grant Neighborhood's history (Exhibit B – Grant Neighborhood Historic Context Statement). The HSC identified significant events or themes that shaped the development pattern of Grant Neighborhood in terms of historic setting and context of the area. This study utilized and expanded upon the 2009 Long Beach Citywide Historic Context Statement.

In addition to the HCS, a Historic Resources Survey Report was prepared to evaluate the specific properties located along the 6000 block of Walnut Avenue for potential significance as a historic landmark district (Exhibit C). The survey report determined that the properties along the 6000 block of Walnut Avenue meet the qualification for significance, as the block represents a distinguishable part of Long Beach history and is significant as an intact, cohesive automobile suburb whose core was constructed between years of 1928 and 1930. Additionally, the cohesive collection of residential properties reflects Long Beach's booming economic growth in the 1920's and corresponding rapid residential expansion in the city periphery, in particular through North

Long Beach, as the rise of the personal automobile make settlement feasible in areas far from the City Center.

Each property along the 6000 block of Walnut Avenue was evaluated to determine individual significance to the collection of residential properties on the block (Exhibit D – Walnut Avenue Overview). Among the 19 residential parcels along the 6000 block of Walnut Avenue, a total of 14 are considered primary “contributors” (or eligible historic properties), three (addressed as 6012, 6017 and 6018 Walnut Avenue) are considered secondary contributors (due to their construction date), and two (addressed as 6001 and 6002 Walnut Avenue), are not eligible as contributors to the historic district (due to their orientation toward 60th Street and their construction date). The three secondary contributors (addressed as 6012, 6017 and 6018 Walnut Avenue) are considered transitional properties for the historic district, important for their shared planning features, orientation to the street and neighborhood, and for their uniform mass, character, setbacks and landscaping.

The supporting documents Grant Neighborhood Historic Context Statement, the Historic Resources Survey Report and the Walnut Avenue Overview, establish themes of significance for Grant Neighborhood, detail eligibility standards, and identify integrity thresholds to ensure that evaluations are both contextual and comparative.

**GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)**

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family residential structures in the neighborhood as well as parks, golf course, commercial and residential uses in the larger vicinity. The 19 properties retain a high level of integrity, and represents the development patterns of the Grant Neighborhood. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Land Use Element includes relevant goals consistent with the proposed nomination, including:

Neighborhood Emphasis: Long Beach recognizes the strong neighborhood to be the essential building block of a Citywide quality living environment, and will assist and support the efforts of residents to maintain and strengthen their neighborhoods.

The proposed nomination will preserve the history of the neighborhood. The 19 properties embodies the history of the neighborhood and City as a whole. It's designation as a historic landmark district helps to raise public awareness about the City's history, historic preservation program, encourages public participation in learning about the historic resources in the City. The nomination will also assure the neighborhood is maintained in a high-quality manner consistent with the Secretary of the Interior's standards for rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of new historic districts. Landmark status will protect the neighborhood, preserve its cultural and architectural value and reinforce the value of historic preservation for the public to enjoy.

**DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)**

**Historic Landmark**

**A. It is associated with events that have made a significant contribution to the broad patterns of our history.**

The 6000 block of Walnut Avenue was found to eligible for landmark designation under Criterion A, as it represents a distinguishable part of Long Beach history and was determined to be significant as an intact cohesive automobile suburb whose cores were constructed between 1928 and 1930. Additionally, the cohesive collection of residential properties reflects Long Beach's booming economic growth in the 1920's and corresponding rapid residential expansion in the city periphery, in particular through North Long Beach, as the rise of the personal automobile make settlement feasible in areas far from the City Center. The period of significance is between 1928-1956.

**B. It is associated with the lives of persons significant in the City's past.**

Does not meet this finding.

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

Does not meet this finding.

**D It has yielded, or has the potential to yield, information important in prehistory or history.**

Does not meet this finding.

**Historic Landmark District**

**A. The grouping represents a significant and distinguishable entity that is significant within a historic context.**

The 6000 block of Walnut Avenue was determined to be eligible as a historic *landmark district* as the 19 properties were found to be unified through compatible architectural styles and scale, shared planning features, street trees, landscaping, and uniform set-backs. This cohesive collection of residential properties reflects Long Beach's booming economic growth in the 1920s and corresponding rapid

residential expansion in the city periphery, in particular through North Long Beach, as the rise of the personal automobile made settlement feasible in areas far from the City center.

**B A minimum of sixty percent (60%) of the properties within the boundaries of the proposed landmark district qualify as a contributing property.**

A total of 89% of properties are contributing to the district which exceed the minimum requirement of 60%. Among the nineteen residential parcels along the 6000 block of Walnut Avenue, a total of 14 are considered primary "contributors" (or eligible historic properties), three are considered secondary contributors (due to their construction date), and two are not eligible as contributors to the historic district (due to their orientation toward 60th Street and their construction date). The three secondary contributors are considered transitional properties for the historic district, important for their shared planning features, orientation to the street and neighborhood, and for their uniform mass, character, set-backs and landscaping.