

**LANDMARK DESIGNATION  
HP18-370  
FINDINGS AND ANALYSIS  
1500 E. 1st Street**

**ANALYSIS:**

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

The subject property is located on the southwest corner of the intersection of East 1<sup>st</sup> Street and Falcon Avenue (Exhibit A – Location Map). The site is located within the R-4-R zone (Multi-Family Residential District). The property consists of a two-story residence, and detached garage accessible from Falcon Avenue. Built in 1906, the building is an example of the Craftsman Style. Specifically, the building reflects a subcategory of Craftsman with Japanese influence and also elements of the Stick Style.

Alterations to the building include the additions to the rear of the building which is a secondary elevation and not as visible. Other alterations include replacement of original windows with non-period windows, and the addition of security bars to windows. The alterations do detract from the appearance but are reversible, and the majority of building and front façade are intact with reversible alterations. The windows are stored on site and will be reinstalled and security bars removed.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property meets Findings A and C. This designation relates to the original exterior features of the primary building including the front porch, dormer gables, and roof features including the flare at the ridge.

**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 and multi-family residential structures in the neighborhood. The Alamitos Beach neighborhood is almost entirely residential in nature with some commercial in the larger vicinity. The historic building retains a high level of integrity, and represents the development patterns of the Alamitos Beach neighborhood. While there are some alterations that detract from the integrity of materials, those alterations will be reversed. Preservation of the building 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 neighbor- hood to be the essential building block of a City-

wide 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 historic neighborhood. The structure itself embodies the history of the neighborhood and City. It's designation as a historic landmark 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 structure which is not currently under any historic preservation protections, 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 a private buildings. Landmark status will protect the building, 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)**

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

The subject property is eligible under Criteria A. The house was originally constructed in 1906. The City Historic Context Statement recognizes this period as "The Early 20th Century Development and Expansion period from 1902-1920. During this period there was substantial investment and growth including port development, expansion of Long Beach boundaries through annexation of surrounding areas. This period also included the City Beautiful movement which focused on the beautification of cities. The tenets of the movement included well planned cities, tree lined streets, and well-designed buildings. The building is unique and designed to be stately in appearance on the highly visible street corner. The property is also located in the Alamitos Beach neighborhood which was annexed in the geographic boundaries of the of the City of Long Beach during their period.

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

The subject property is not recommended eligible under Criteria B, for Landmark designation. Persons who made demonstrably significant contributions to the history of the nation, state, or region are not known to be associated with this property. Therefore, the property is not eligible for designation.

**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.**

The building is a fine early example of the Craftsman style of architecture. The building is a unique subset of the Craftsman style that features Japanese influences in architectural features. The building also features high pitch gable dormers representative of the Stick Style. Its character defining features include, a varied use of both horizontal siding and wood shingle cladding, two prominent high pitched dormer gables with Japanese flare features at ridge and roof eaves, a front door flanked by two side light windows, wood windows with upper divided light details. Overall, the building is intact with reversible alterations. Many of the original architectural features are preserved and exemplify a high level of craftsmanship.

**D. It has yielded, or may be likely to yield, information important in pre-history or history.**

The subject property is ineligible for designation pursuant to Criteria D, for landmark designation, as it is not a likely source for future information related to history or pre-history.

## **CONDITIONS OF APPROVAL**

**Address: 1500 E. 1<sup>st</sup> Street**

**Application No.: HP18-370**

**Hearing Date: December 10, 2018**

1. This approval is for request for landmark designation of the historic property at 1500 E. 1<sup>st</sup> Street pursuant to Long Beach Municipal Code Section 2.63. Property records are on file in this office, except as amended herein.
2. The applicant shall rehabilitate, and reinstall all windows in her possession, replace all non-period windows with appropriate windows and remove security bars from windows. The applicant shall have a two-year period to complete the work. The Planning Bureau shall review and approve all new windows and shall be authorized to extend the time to complete the work.