



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

December 10, 2018

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend the City Council designate the property located at 1500 E. 1st Street as a Historical Landmark. (District 2).

APPLICANT: Gail J. Cooper
1500 E. 1st Street
Long Beach, CA 90802
(Application No. HP18-370)

THE REQUEST

The City requests that the Cultural Heritage Commission review the background materials and recommend that the City Council designate the property and building at 1500 E. 1st Street as a designated Historic Landmark.

BACKGROUND

The subject property is located on the south west corner of the intersection of East 1st 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. The two-story building was constructed in 1906. A conclusive year built date for the garage could not be determined. The garage is shown in the 1949 Sanborn Map records. The property is not located in a designated historic district.

ANALYSIS

This multi-family residence is an example of the Craftsman architectural style. More specifically this style of Craftsman exhibits Japanese influence and with elements of the Stick Style. The period of significance for the Craftsman style is from 1902 to 1925. Character defining features in this architectural style typically include the following: an extensive use of wood cladding in the form of horizontal siding or shingles or both, wide front doors with upper divided light windows, porches either full width or half width

supported by piers and rectangular columns. More prominent wood windows with decorative patterns were generally placed along front elevations or to allow light to enter living rooms. Common window styles or configurations include an emphasis on picture windows or tripartite window patterns. Bay windows were also found on front elevations but also found along the side elevations. Hung wood windows were commonly used in bedrooms. Windows are double-hung, usually with multi-pane glazing in both windows and frequently in adjacent pairs. The Japanese influence is evident in the peaked or flared roof line while the Stick Style influence can be found in the steep roof pitch of the front gable roofs.

The subject building features many of the character defining features of this architectural style. The first floor is clad in wood siding and second floor with wood shingles. The porch has wood columns and river rock cladding along the porch foundation. The porch features a fixed single pane window with upper transom window with divided geometric art glass patterns. The front door is a wide wooden door with vertical panels and single upper pane centered window. The door is flanked by single pane side light windows.

In Long Beach, there were countless examples of the Craftsman style constructed. Master architects—such as Henry Greene and Charles Greene; William Horace Austin, alone and in partnership with Westel W. Sedgewick or Harvey H. Lochridge; and Harry W. Metcalf, alone and in partnership with Hugh R. Davies—designed many of the Craftsman-style residences in Long Beach. Although the Greene brothers designed only two Craftsman-style homes in Long Beach, the Tichenor and Reeve residences, Austin & Sedgwick, Metcalf & Davis, and other local firms constructed hundreds of versions of the style in almost every Long Beach neighborhood during the first decades of the 20th century. Craftsman-style residences could be seen along the ocean front, in the blocks immediately north of Ocean Avenue (now Boulevard) and in the areas north, east, and west of the central business district. More modest interpretations of the style were found throughout the numerous subdivisions that emerged during the first three decades of the 20th century. This property is particularly significant for its Craftsmanship, for its stately appearance and unique Japanese influenced roof lines.

Research prepared by historic consultant HouStories indicates the building was designed by the architecture firm of Martin and Barker based out of Los Angeles (Exhibit B – HouseStories Research). M. Paul Martin was an established architect and designed the First Church of Christ Scientist in 1901, and other commissions for developers, school districts and private residences. Neal Barker had an extensive career in Manitoba, Canada prior to his partnership with Martin.

WINDOWS AND DECORATIVE FEATURES

First floor windows include two bay windows and a fixed pane window with upper transom with art glass detailing in the porch. Original first floor windows visible from Falcon Avenue have an upper divided light pattern. The bay window along Falcon Avenue has 12 upper divided lights flanked in the fixed center window and is flanked by two six upper divided light double windows. The original solid wood door is flanked by narrow side light windows. The front entry is flanked on each side by a set of side light windows. The entire building exterior is all wood siding. (Exhibit C –Photographs).

ROOF

The primary roof is a traditional side gable roof that extends to cover the porch. Two prominent front facing gables define the front façade and are separated by a small centered eyebrow dormer. A rear gable roof is also present along 2nd floor rear elevation. The building has two bay windows one located in the interior side yard and a second visible from Falcon Avenue that both have a shed roof with exposed rafters. The primary roof structures and second floor gables have wide overhanging roof eaves with a slight flare and eave ends supported by triangular wood brackets. The high pitch roof slopes and are accented by flares at the ridge which accentuate the rooflines. The portion of roof at the rear has been modified over time as a result of additions.

CONSTRUCTION HISTORY & ALTERATIONS

The subject building was originally constructed in 1906 as two-story single family residence. According to assessment records the buildings was permitted as a 2,706 square feet in total area. The original building square footage and lot size have changed over time according to permit records and Sanborn Map records.

Assessment records indicate the building was partitioned into 4 units in 1943. In 1945 rooms were partitioned and an exterior staircase was added by permit. In 1951 a permit was granted to build a laundry room in the garage. In 1951 an addition was added for a new kitchen in the southeast corner of the building. Assessment records in 1992 recognize the building as a three-unit residence.

The building has visible but reversible alterations that include replacement of original windows with aluminum and vinyl slider windows. Most window replacements appear to have preserved the original window openings. The property owner has all the original remaining windows stored on-site. It is recommended that the property owner hire professional window restoration company and remove non-period windows with original windows in a restored condition. Where the original windows are not salvageable, they should be replaced with a period appropriate window. The windows also have security bars which is also recommended to be removed along. Lattice that has been added to the front porch and rear second floor should be replaced with period appropriate materials and finishes. The property owner has agreed to work with staff to reverse those alterations as a condition of landmark designation. Due to the extent of work its recommended that the work take place over a two-year period.

HISTORICAL BACKGROUND

The house was commissioned by the original owner, Calvin Ferguson who moved to Long Beach after purchasing the Ibex Mine in Needles California. The Fergusons resided at the property till 1920. James J. Allan purchased the building and owned the building from 1920-26. He farmed alfalfa in Pomona, and owned boat launches in West Long Beach. Mavro and Sarah Greenbaum lived in the building from 1927-1950. Mr. Greenbaum had a long career in the insurance industry. During their residency, the building was partitioned into four apartments. From 1950-54 Floyd and Ethel Babcock owned the

property. Mr. Greenbaum worked in the jewelry and safe and vault business. Samuel and Ramona Anderson purchased the property and resided at the property from 1955-1978.

DESIGNATION CRITERIA

The Cultural Heritage ordinance includes four criteria for landmark designation: associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), associated with the lives of persons important to the City's past (Criterion B), 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 (Criterion C), or has yielded, or has the potential to yield, information important in prehistory or history (Criterion D). In order to be eligible for landmark designation the building must meet at least one of the aforementioned criteria.

The subject property is eligible for Long Beach Historic Landmark designation under Criteria A. The historic building is associated with events that have made a significant contribution to the broad patterns of the City's history, and Criteria C as the building embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or possesses high artistic value.

The building was constructed in the period recognized by the City's Historic Context Statement as the "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 City of Long Beach during their period. This building illustrates this early period of growth, expansion and craftsmanship emphasized during this period and is eligible under Criteria A for landmark designation.

In Long Beach, countless examples of the Craftsman style were constructed. Master architects—such as Henry Greene and Charles Greene; William Horace Austin, alone and in partnership with Westel W. Sedgewick or Harvey H. Lochridge; and Harry W. Metcalf, alone and in partnership with Hugh R. Davies—designed many of the Craftsman-style residences in Long Beach. Although the Greene brothers designed only two Craftsman-style homes in Long Beach, the Tichenor and Reeve residences, Austin & Sedgwick, Metcalf & Davis, and other local firms constructed hundreds of versions of the style in almost every Long Beach neighborhood during the first decades of the 20th century. Craftsman-style residences could be seen along the ocean front, in the blocks immediately north of Ocean Avenue (now Boulevard) and in the areas north, east, and west of the central business district. More modest interpretations of the style were found throughout the numerous subdivisions that emerged during the first three decades of the 20th century.

This particular building is eligible under Criteria C because its unique in its prominence and craftsmanship. The building was constructed as a custom-house and is well designed a high level of architectural detailing that includes the use of art glass in windows, upper divided light window patterns, and the unique Japanese influence in the roof lines. The house was also designed to take advantage of its high visibility corner location. The massing, size and detailing of the building give the structure a stately appearance. The Japanese influenced roof features is unique and accentuate its appearance of the roof lines. This The building meets the criteria of being distinctive characteristic of the Craftsman style. While there are modifications to the building, the structure is still largely intact with minor but reversible modifications to the building. The structure retains integrity of design, workmanship and feeling.

RECOMMENDATION

Staff has analyzed the landmark nomination and has determined that it meets the requirements set forth in Title 21 of the City's Zoning Code, Section 2.63.050 (Cultural Heritage Commission) of the Long Beach Municipal Code which state that a cultural resource qualifies for designation as a Landmark if it retains integrity and meets one or more of the four findings. Staff finds that the nomination meets criteria A and C, and supports the nomination.

The historic residential building is a well-designed building in the Craftsman style and is an important example of early development in this area of the City. The building and its designation as a historic landmark raises awareness of the Alamitos Beach neighborhood history and preserves the historic building. The nomination for Landmark status is consistent with the General Plan Land Use Element Goal of Neighborhood Emphasis. Nomination of the building also specifically forwards Policy 2.7 of the Historic Preservation Element through the landmarking of a private building.

The proposed nomination is complementary to the surrounding neighborhood. The building is located in a multi-family residential neighborhood, with nearby commercial in the surrounding area. Staff recommends that the Cultural Heritage Commission make a recommendation to the City Council to approve the nomination.

If the designation were approved, it's recommended that the building be recognized as the Ferguson House after the original owner.

PUBLIC HEARING NOTICE

Public notices were distributed on November 21st, 2018. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for actions taken for the preservation or restoration of historic structures.

Respectfully submitted,



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:ap

Attachments: Exhibit A – Location Map
 Exhibit B – HouStories Research
 Exhibit C – Photographs
 Exhibit D – Primary Record
 Exhibit E – Findings