

**LANDMARK DESIGNATION
HLM1903-01
FINDINGS AND ANALYSIS
3200 E. 1st Street**

ANALYSIS:

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

The subject site is located at 3200 E. 1st Street, on the south side of the street between Paloma Avenue and Coronado Avenue (Exhibit A – Location Map). The property has a zoning designation of R-2-L and is improved with a two-story single-family residential building. Built circa 1924, the building is in a Spanish Colonial Revival architectural style.

The subject property possesses a significant value attributable to the development of the City of Long Beach. It is a strong example of this early settlement and the residences from this period in the state's history, and clearly reflects a specific event, notably the move to seaside resorts that marked an important moment in Southern California history. This period in Long Beach history saw an influx of new residents into a growing City with moderate climate. The subject property is associated with the architecture Firm of Dedrick and Bobbe who are credited with designing the Heartwell Building, Belmont Heights Fire Station, Long Beach Professional Building and the Long Beach Unified School District Administration Building. The building was also constructed noted Long Beach builder W. Jay Burgin who was a highly sought-after builder during this period and built several notable buildings, but none more notable than the Breakers Hotel building. The building embodies those distinguishing characteristics of an architectural type. The subject property is a high-style example of Spanish Colonial architecture dating to the early 20th century. Character-defining features of the style are intact, including the tile roof, ornate symmetrical window fenestration, high arch porch openings, and Corinthian columns. The building is highly unique primarily due to its deep entry, and prominent portico entry. The building and emphasized entry are truly a point of emphasis with its custom detailing that makes it unique in this district. This property embodies distinctive characteristics of the Spanish Colonial style type, early 20th century, and possesses high artistic value. The building is intact and retains a high level of integrity.

The two-story Spanish Colonial-style single-family residence features a rectangular plan. The roofline is primarily hip in shape for the main portion of the building, with a rear gable and side tower also capped with a hip roof. The exterior building walls are clad in stucco. Fenestration is symmetrical with two first floor windows facing the front façade and front entry door matching equal in size and proportions. The two first floor windows are 12 single divided light windows. One the second floor there are four windows with center door of equal proportion with a 10-light window pattern.

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 retains integrity and meets Criteria A (significant

events), and C (distinctive characteristics) of the criteria for landmark designation of the building. This designation relates to the original exterior features of the primary building.

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 multiple-family residential structures in the neighborhood as well as a park, commercial and residential uses in the larger vicinity. The historic building retains a high level of integrity and represents the development patterns of the of the 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 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 neighborhood. Landmark designation strengthens the neighborhood by preserving history at the neighborhood scale. 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 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 private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public.

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 building was constructed in the period recognized by the City's Historic Context Statement as the "The 20th Century Development and Expansion period from 1921-1945." 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 expansion of the Navy and the Harbor, including the Breakwater. The subject property is unique and designed to be stately in appearance. The property is also located in what is now

the Bluff Park neighborhood, annexed into the geographic boundaries of the City of Long Beach in 1909 and becoming a Landmark District in 1982. There are only a handful of individually designated historic landmarks in this neighborhood.

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

The subject property is not associated with persons significant in the City's past.

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 subject property, 3200 East First Street, was constructed in 1924. Dedrick and Bobbe designed the house; W. Jay Burgin constructed it. The firm of Dedrick and Bobbe were recognized architects throughout California. Other commissions during the 1920s included:

Heartwell Building 1924

Belmont Heights Fire Station 1924

Belmont Heights Branch Library, 4th & Roswell 1925

Professional Building, 8th & Pine 1925

Wendell Neely House, 4825 Shaw 1925

LBUSD Administration Building 1928

Barker Brothers Furniture Store, Broadway & Locust 1929

The firm of W. Jay Burgin was synonymous with quality in Long Beach. One of the first significant stakeholders in eastern side of the Long Beach, William "W. Jay" Burgin was a well-respected contractor. Hailing from Clayton County, Iowa, Burgin established himself and his firm as a premier design-builder in Long Beach. He sensed the potential in the wide-open fields and newly placed railroad tracks of the southeastern end of the city, opening his mill and yard in neighboring Zaferia in 1907. Located at 1100 Redondo, he even brought in a railroad spur off the P.E.R.R. line for delivering materials directly to his business. To his credit are such well-known buildings as the first Farmers and Merchants Bank in the eastern side of Long Beach, the Dale Theater (now demolished) on Anaheim, the Rivoli Theater (now demolished) on Long Beach Boulevard, the Breakers Hotel on Ocean Boulevard, the Mexican Methodist Church on Redondo (now demolished) and many other landmark buildings in Long Beach. Burgin erected scores of residences in the span of 40+ years in Long Beach. His early designs and contracting skills can be found today in such homes as:

- J. Bowen's home on 6th Street (1910)
- Nelson residence on the Northeast corner of Ocean and Lindero (1912)
- 2425 East Ocean Blvd (1913, Austin and Lochridge, architects)
- 2700 E. First Street (pre-1914)
- 2635 E. Second Street (pre-1914)
- 3101 E. First for Cyrus Bellows (1912)

- Various Carroll Park bungalows
- Ancil Whitmore's home at 1420 Locust (1916)
- Lowena Drive Apartments (1923)

The subject property at 3200 East First Street is eligible under Criteria C because it is unique in its prominence and craftsmanship. The residence was constructed as a custom-house and is well designed with a high level of architectural detailing that includes the use of the unique and intact arcade entry with Corinthian columns, full tile roof and intricate double hung and multi-paned windows. Other details include a tall ornamental tower and functional chimney, stained glass and two Palladian windows. The massing, size and detailing of the building gives the structure a stately appearance, truly unique among a neighborhood of Craftsman and Spanish homes, and none with both the prominent portico and tower. This building meets the criteria of being distinctive with characteristics of the Spanish Colonial Revival style and designed and constructed by master craftsmen.

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.

LANDMARK DESIGNATION
HLM1903-03
FINDINGS AND ANALYSIS
5281 E. El Roble Street

ANALYSIS:

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

The subject site is located at 5281 E. El Roble Street, on the north easterly side of El Roble Street (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story single-family residential building. Built in 1951, the building is a Mid Century Modern style building.

The subject property possesses a significant value attributable to the development of the City of Long Beach. It is a strong example of post war growth, development of new housing, a geographic expansion and development of the Park Estates neighborhood. Midcentury Modern as a stylistic designation came into usage in the late 20th century to describe the evolution of prewar Modernism and the International Style into a more widespread and accessible application in post–World War II cities and suburbs. As practiced in Southern California, Midcentury Modernism took its cues from the region’s first-generation Modernist architects, such as Richard Neutra, Rudolph Schindler, Gregory Ain, and Harwell Hamilton Harris. In the postwar period, second-generation practitioners—such as Raphael Soriano, Ray Kappe, Pierre Koenig, and A. Quincy Jones, among others—established Southern California as a center for innovative Modern design. John Entenza’s Case Study House program, promoted by *Arts and Architecture* magazine from 1945 to the late 1960s, brought international recognition for the region’s Midcentury Modernism.

The building was designed by noted architect John Lautner, who while notable for many buildings, is recognized for having designed “Googie’s Coffee Shop” which was located on the Sunset Strip. The word “Googie” is now used to describe commercial buildings influenced by car culture and space age, and typically refers to architecture associated with restaurants and diners. This particular building exhibits many of the stylistic elements associated with Lautner and includes the use of floor-to-ceiling glass walls, exposed wood built-in furniture, extensive use of brick, and the use of geometric building forms. Lautner’s design of the Alexander house is unique in Long Beach – the only commission he constructed in this city. It’s location in the exclusive Park Estates section of the eastside is also important to its significance. Lloyd Whaley’s development was in its infancy at the time; when the Alexander’s hired John Lautner to design a home in Whaley’s new subdivision, it helped to put the neighborhood on the map and encourage other innovative architects to seek commissions in the area.

As with earlier strains of Modern architecture, Midcentury Modernism is characterized by an honest expression of structure and materials and the absence of historicist ornament and detailing. Aesthetic effect is achieved through the asymmetrical but rhythmic composition of modular post- and-beam construction. This post-and-beam construction, expressed in either wood or steel framing, allows for open floor plans and large expanses

of glazing to heighten indoor-outdoor integration. In-fill panels of wood or glass are common, with glazing often extending to the gable or roofline in panels of clerestory lights. Additional indoor-outdoor integration is provided through the use of sliding glass doors, opening onto decks and landscaped gardens. Buildings are usually one or two stories, with an emphasis on simple, geometric forms. Capped with low-pitched gabled or flat roofs, the residences generally display wide eaves and cantilevered canopies, supported on spider-leg or post supports. Sheathing materials vary, with wood, stucco, brick and stone, or steel- framing and glass (as in the Steel Variant, which is often associated with the work of the Case Study House program).

The primary façade is asymmetrical but emphasizes its horizontality through the wide roof fascia. The front door is not visible from the street due to a brick privacy screen wall. The front wall is made of floor to glass ceiling and the architect used the brick as a privacy tool. The building also features several cantilever roof forms with cut-outs intended to provide natural light including near the front door. The building is also unique due to its bedroom wing that juts in a long rectangular form. A hallway to access this wing is primarily glass with some portions using a low stucco wall. The building emphasizes its use of brick throughout the house, wood built-ins, stucco and floor-to-ceiling glass walls.

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 retains integrity and meets Criteria C (distinctive type/characteristics) of the criteria for landmark designation of the building. This designation relates to the original exterior features of the primary building.

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 multiple-family residential structures in the neighborhood as well as a park, commercial and residential uses in the larger vicinity. The historic building retains a high level of integrity, and represents the development patterns of the of the 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 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 neighborhood. Landmark designation strengthens the neighborhood by preserving history at the neighborhood scale. 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 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 private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public.

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 building is not associated with events that have made a significant contribution to the broad patterns of our history.

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

The building is not associated with persons significant in the City's past.

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 subject property, 5281 E. El Roble Street, was constructed in 1950-1951. John Lautner designed the house with significant direction from his clients, the Alexanders. Lautner is a recognized architect throughout the world. Other commissions by Lautner are included as an addendum to this report (downloaded from www.JohnLautner.org). 5281 E. El Roble is the only Lautner-designed building in Long Beach.

The subject property at 5281 E. El Roble Street is eligible under Criteria C because it is unique in its provenance and architectural style / craftsmanship. The residence was constructed as a custom-house and is well designed with a high level of design detailing that includes the use of the unique and intact brick façade, low-slung roof and cantilevered overhang, floor-to-ceiling windows, and subject placement on the lot to the advantage of light and air. The massing, size and detailing of the building contribute to the receding nature of the house, seeming to disappear into the landscape. Yet, upon entering the property, the landscape becomes a major attribute. This residence meets Criteria C as a nearly pristine example of the work of master architect, John Lautner, and the only Lautner-designed building in Long Beach.

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.

**LANDMARK DESIGNATION
HLM1903-04
FINDINGS AND ANALYSIS
3735 Pine Avenue**

ANALYSIS:

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

The subject site is located at 3735 Pine Avenue, on the west side of Pine Avenue between 36th Street to the south and Bixby Road to the north (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story single-family residential building. Built circa 1959, the building is designed in a Contemporary Ranch or Ranch Modernism style by architect Paul Tay.

Paul Tay's first commissions – while still working under master engineer and designer, George Montierth - included the Dr. Syd Penn house on Burlinghall Drive (1954); Carl Darrow's house at 2546 Pine; and the Irwin House at 5493 E. Anaheim (1955). Tay hung out his shingle in 1956, garnering commissions such as the Udall home at 5620 E. Las Lomas (1956); Crail House on El Parque (1957); Hilts residence on Weston Avenue (1957); and the Strum Residence at 6500 DeLeon (1958). Around this time, Tay was often featured in the local press as a speaker on real estate and design.

Numerous other homes – at least 30 - are attributed to Tay in Long Beach, who was greatly influenced by Frank Lloyd Wright's Taliesin West and carried this aesthetic with him as he completed his architectural degree at USC. Tay was also contracted by the City of Long Beach to design the new Burnett Branch Library in 1958. The bulk of his work in Long Beach was conducted between 1951 and 1971, at which time he moved to Mendocino.

The subject property employs the use of simple, accessible materials (stucco, wood siding, and glass); however, Tay's elegant design manages to elevate these pedestrian materials into a soaring, light-filled single-story home. The first gable holds the recessed front door, aligned with the north side of the house. This primary entrance is hidden under the wide eaves and slender-posted portico. The second gable, tucked to the rear of the house, peaks over the first. By using full clerestory windows, this second gable, though taller and visible, seems to hover unconsciously over the home.

A glass and wood fence are visible on the north front of the lot, adjacent to the front door. It hides a front patio in a translucent box. The solid wood double entry doors are original, with the classic mid-century doorknobs in the center of the door.

Also, in the main roof are seven original skylights, made of 'lasagna' Pyrex glass, per Tay's instructions. The roof's eaves are unusually wide with only single beams, extended along each side. The overhang follows the entire length of the home; the fascia is wide and plain as it follows the low gable lines. Most of the windows are sliding glass, rectangular or square, and at least 3 feet above the ground.

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 retains integrity and meets Criteria A (significant events), B (significant persons), and C (distinctive characteristics) of the criteria for landmark designation of the building. This designation relates to the original exterior features of the primary building.

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 multiple-family residential structures in the neighborhood as well as a church, a park, commercial and residential uses in the larger vicinity. The historic building retains a high level of integrity, and represents the development patterns of the of the 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 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 neighborhood. Landmark designation strengthens the neighborhood by preserving history at the neighborhood scale. 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 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 private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public.

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 building is not associated with events that have made a significant contribution to the broad patterns of the City's history.

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

The building is not associated with the lives of persons significant in the City's past.

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 subject property, 3735 Pine Avenue, was constructed in 1959. Paul Tay designed the house with his clients, the Peteresens, in mind. Tay is a recognized architect, especially in California, for his post-and-beam light-filled modern ranch-style home. Other commissions by Tay are included as an addendum. 3735 Pine is one of a handle of intact mid-century Paul Tay homes still extant in Long Beach toady.

The subject property at 3735 Pine Avenue is eligible under Criteria C because it is unique in its provenance and architectural style / craftsmanship. The residence was constructed as a custom house and is well designed with a high level of design detailing that includes the use of the wood and stucco, a low-slung roof and broad eaves, a glass and wood front courtyard, and subject placement on the lot to the advantage of light and air. The massing, size and detailing of the building contribute to the receding nature of the house, providing deep privacy in a highly populated neighborhood. This residence meets Criteria C as a nearly pristine example of the work of master architect, Paul Tay, and one of a handful located in the Los Cerritos neighborhood of Long Beach.

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.