

H-1

October 8, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record and conclude the public hearing;

Declare an Ordinance amending the Long Beach Municipal Code (LBMC) by adding Section 16.52.2300 relating to the designation of the 19 properties on the 6000 block of Walnut Avenue, known as Grant Neighborhood Historic District, as a Historical Landmark District, read the first time and laid over to the next regular meeting of the City Council for final reading; and,

Adopt a Resolution establishing a historic resources designation for the 19 properties at 6001, 6002, 6012, 6017, 6018, 6023, 6024, 6029, 6030, 6037, 6038, 6043, 6044, 6049, 6050, 6055, 6056, 6067, and 6068 Walnut Avenue, collectively known as the Grant Neighborhood Historic District, as prescribed by Chapter 2.63 of the LBMC to be recorded pursuant to the authority of Government Code Section 27288.2 and Public Resource Code Section 5029. (District 9)

DISCUSSION

After several years of engagement with the Department of Development Services Planning Bureau staff regarding interest in a historic landmark district designation for the area, the Grant Neighborhood Association is formally nominating properties on the 6000 block of Walnut Avenue, as a historic landmark district. The Grant Neighborhood Association submitted an application on June 18, 2018, which nominated the entire 6000 block of Walnut Avenue along with 18 letters of support from their respective property owners.

On September 23, 2018, the neighborhood hosted a community workshop for residents and property owners, to discuss the proposed landmark district. The workshop was an opportunity for City staff to share information with the community on the process for adopting a landmark district, how the City evaluates the eligibility of properties to qualify for a landmark district, and discuss with the community the responsibilities involved with the designation, including the special protections and benefits the designation would have on affected property owners within the district.

On December 10, 2018, the Cultural Heritage Commission (CHC) voted unanimously to recommend that the City Council approve the designation of a new historic district for the 19 properties on the 6000 block of Walnut Avenue, bounded by 61st Street to the north and 60th

HONORABLE MAYOR AND CITY COUNCIL

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Street to the south, as a Historical Landmark District. On March 5, 2019, the City Council directed the City Attorney to prepare an Ordinance for the designation of the proposed landmark district.

Section 2.63.050 of the LBMC requires two findings be met for an area to qualify for designation as a historic landmark district: Finding A - the grouping of cultural resources represents a significant and distinguishable entity that is significant within a historic context and Finding B - a minimum of 60 percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

In evaluating historic significance, a Historic Context Statement was prepared to establish a historic timeline and framework for evaluating Grant Neighborhood's history. In addition, a Historic Resources Survey Report was prepared to evaluate each of the properties in the proposed boundary area to determine if they individually retain historic integrity and contribute to the significance of the district. The 6000 block of Walnut Avenue was found to be a distinguishable part of Long Beach history and was determined to be significant as an intact and cohesive automobile suburb, whose core was constructed between 1928 and 1930. The period of significance is between 1928-1956.

The 19 properties were found to be unified through compatible architectural styles and scale, shared planning features, street trees, landscaping, and uniform setbacks. The historic context statement indicates the Grant Neighborhood is a cohesive collection of residential properties that 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 central Long Beach. The predominant architectural style in the neighborhood is Spanish Colonial Revival-influenced, but English Revival/Storybook-influenced homes, as well as Ranch Style homes are also found in the district. As such, the district meets Criterion A because the properties as a grouping represent a significant and distinguishable entity that is significant within Long Beach's historic context as it is representative of the City's historic development patterns in the 1920s.

A total of 19 properties were analyzed and 17 were found to directly contribute to the significance of the district. That represents a total of 89 percent of properties that are contributing to the district. This exceeds the minimum requirement of 60 percent, as required by Criterion B.

Notably, this designation would expand the geographic diversity of landmark districts around Long Beach and become the first landmark district in North Long Beach. This request presently before City Council is part of a larger effort led by Development Services to equitably expand the City's historic preservation program to include a broader range of the City's geographic, demographic, and cultural history.

Staff analyzed the landmark district nomination and has determined that it meets the requirements for designation as a historic landmark district. Further, on December 10, 2018,

the Cultural Heritage Commission recommended that the City Council designate as a historic landmark district the Grant Neighborhood on the basis that the nomination meets Criteria A and B for landmark district designation.

Staff recommends that the City Council receive the supporting documentation into the record, conclude the public hearing, and declare an Ordinance amending the LBMC by adding Section 16.52.2300 relating to the designation of Grant Neighborhood Historic District and adopt the Resolution establishing a historic resources designation for the 19 properties on the 6000 block of Walnut Avenue, cited above and shown on attached maps (Ordinance), as prescribed by Chapter 2.63 of the LBMC to be recorded pursuant of the authority Government Code Section 27288.2 and Public Resource Code Section 5029.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on September 20, 2019 and by Budget Analysis Officer Julissa José-Murray on September 17, 2019.

SUSTAINABILITY

Designation of a landmark district helps retain and restore existing buildings. Restoration work is often completed by reusing or reclaiming existing building materials, reducing construction waste as compared to new construction.

TIMING CONSIDERATIONS

City Council action on this matter is not time sensitive.

FISCAL IMPACT

This action does not have a direct fiscal impact. However, when a district is approved, the properties it encompasses become eligible for the City's Mills Act program. This program provides for potential reduction in property taxes. The fiscal impact of any such participation will be determined at the time the City Council approves any proposed Mills Act contracts. This recommendation has no staffing impact beyond the normal budgeted scope of staff duties and is consistent with adopted City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA
ACTING CITY MANAGER

LT:CK:PAD:ap:gc

ATTACHMENTS: City Council Ordinance
City Council Resolution
Attachment A – Cultural Heritage Commission December 10, 2018 Staff Report
Attachment B – City Council March 5, 2019 Staff Report
Attachment C – Findings
Attachment D – Survey Map



OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING SECTION 16.52.2300 RELATING TO THE DESIGNATION OF THE PROPERTIES LOCATED ON THE 6000 BLOCK OF WALNUT AVENUE AS THE GRANT NEIGHBORHOOD HISTORIC LANDMARK DISTRICT

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 16.52.2300 is added to the Long Beach Municipal Code to read as follows:

16.52.2300 Grant Neighborhood Historic Landmark District.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code, and with the December 10, 2018 recommendation of the Cultural Heritage Commission, the City Council designates the following properties on the 6000 Block of Walnut Avenue as comprising a Long Beach local Historic Landmark District: the properties located on the 6000 block of Walnut Avenue, bounded by 61st Street to the north and 60th Street to the south, 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.

B. The complete location, description and reasons for historic landmark designation are more fully set forth in Resolution No. RES-19-_____, which shall be recorded pursuant to Public Resources Code 5029, Government Code Section 27288.2, and Chapter

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

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2.63 of the Long Beach Municipal Code.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2019, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING A HISTORIC RESOURCES DESIGNATION FOR THE GRANT NEIGHBORHOOD HISTORIC DISTRICT WHICH INCLUDES CERTAIN PROPERTIES LOCATED ON THE 6000 BLOCK OF WALNUT AVENUE, AS PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH MUNICIPAL CODE TO BE RECORDED PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE SECTION 27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

The City Council of the City of Long Beach does hereby resolve as follows:

Section 1. This Resolution is adopted pursuant to the authority and mandate of California Public Resources Code Section 5029 in order to provide recorded notice to current and future owners of the affected properties that such properties have been designated as contributing properties within the Grant Neighborhood Historic District.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach, with the recommendation of the Cultural Heritage Commission, has adopted Ordinance No. ORD-19-_____ designating certain properties located on the 6000 block of Walnut Avenue as a local Historical Landmark District. As a local Historic Landmark District, the demolition, alteration, or relocation of such properties is restricted, subject to controls and standards set forth in this resolution and in Chapter 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

1 Section 3. The properties to be included in the Grant Neighborhood
2 Historic District located on the 6000 block of Walnut Avenue are set forth on Exhibit "A",
3 together with a Boundary and Designation of Contributing Properties Map of said
4 properties as shown on Exhibit "B", both of which exhibits are attached hereto and
5 incorporated herein by this reference as though set forth in full.

6 Section 4. Designation as a Local Historic Landmark District. Pursuant
7 to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the
8 recommendation of the Cultural Heritage Commission, the City Council of the City of
9 Long Beach hereby designates the contributing properties located on the 6000 block of
10 Walnut Avenue as a local Historic Landmark District based on satisfying significance
11 criteria "A" and "B", as defined in the City's Cultural Heritage Commission Ordinance
12 (Long Beach Municipal Code, Section 2.63.050). The designation of the properties on the
13 6000 block of Walnut Avenue as a local Historic Landmark District has been codified in
14 Section 16.52.2300 of the Long Beach Municipal Code.

15 A. The Grant Neighborhood Association expressed interest in
16 nominating the properties located on the 6000 block of Walnut Avenue as a
17 Historic Landmark District. In evaluation of historic significance, an Historic
18 Context Statement ("HSC") was prepared to establish a historic timeline
19 and framework for evaluating the history of the Grant Neighborhood. The
20 HSC identified significant events or themes that shaped the development
21 pattern of the Grant Neighborhood in terms of historic setting and context of
22 the area. In addition to the HSC, a Historic Resources Survey Report was
23 prepared to evaluate the specific properties located along the 6000 block of
24 Walnut Avenue for potential significance as an Historic Landmark District.
25 The survey determined that the properties on the 6000 block of Walnut
26 Avenue met the qualification for significance, as the block represents a
27 distinguishable part of Long Beach history.

28 Historical Background. The one-square mile encompassed by the

1 Grant Neighborhood was roughly divided into four quadrants and by 1925, more
2 than a dozen tracts had been subdivided and offered for sale, primarily in the
3 northwest and southwest quadrants. The Grant Neighborhood saw an increase of
4 residential development, specifically between 1938 and 1947, with primarily single-
5 family homes, mainly due to the defense industry and the Navy's presence in Long
6 Beach. By the end of World War II, the Grant Neighborhood was already a well-
7 established automobile suburb, with uniform setbacks, street trees, and
8 neighborhood amenities. The deep configuration of the lots allowed for a home
9 and an accompanying garage, set back and accessed via a side driveway. A
10 majority of building permits from the 1920's and 1930's included a dwelling and a
11 garage as part of the original construction. The presence of a garage for most
12 homes throughout the neighborhood reflects the centrality of the automobile in
13 making settlement in North Long Beach feasible for many new residents.

14 Exclusionary Housing Practices. During the early 20th Century,
15 restrictive covenants had been widely used in property deeds, that dictated the
16 terms for present and future ownership. For example, deeds could specify what
17 races could own property and more importantly what races could not. During the
18 Great Depression, the Federal Housing Administration, as a New Deal program,
19 offered home mortgages that were long-term with low interest. However, not all
20 races benefited from this program due to certain exclusionary housing practices.
21 During the 1930's, exclusionary housing practices restricted home ownership to
22 Caucasians. Another New Deal program, the Home Owners Loan Corporation
23 ("HOLC") program offered refinancing and low-interest loans for homeowners.
24 The HOLC Established an appraisal system for ranking neighborhoods and
25 assigning a security risk level for each neighborhood. Owners living in
26 neighborhoods identified with a moderate or high security risk generally could not
27 qualify for loans or federal funding. Most properties located in North Long Beach,
28 including the properties on Walnut Avenue, were identified as a 3rd level security

1 risk. The long time use of these practices resulted in the segregation in
2 communities. The FHA supported the use of restrictive covenants until 1948.
3 Today, the Grant Neighborhood is one of the most demographically varied and
4 diverse in the region.

5 Architectural Style. In an effort to provide affordable housing for the
6 military personnel returning from war, the FHA developed a home design that was
7 affordable to construct. The so-called "Minimum House," also referred to as the
8 "Minimal Traditional" style, presented a minimum threshold, in terms of square
9 footage, plan, program, and amenities that would be approved and funded through
10 the FHA. The Minimal Traditional home served as the prototype used by the FHA
11 in its efforts to codify and manufacture "a standard, low-cost, minimum house" that
12 the majority of American wage earners could afford. While architectural detailing
13 varies, the basic house type represents a stripped-down version of the historic-
14 eclectic styles popular in the 1920's, in particular the Tudor and English Revival
15 styles. Long Beach retains a great number of FHA-funded Minimal Traditional
16 homes of the late 1930's and early 1940's, with a large concentration in North
17 Long Beach neighborhoods. As of 2018, the Grant Neighborhood retained the
18 highest concentration of 1920's properties in the northwest quadrant and
19 southwest quadrant. These areas were also home to some of the earliest tracts
20 and subdivisions in the neighborhood. In total, twenty-five percent (25%) of the
21 current building improvements in the neighborhood were constructed during the
22 1920's, with notable concentrations in the western half of the neighborhood.

23 B. Rational for historic landmark designation. The City Council
24 finds that relative to the designation of the subject properties located on the
25 6000 block of Walnut Avenue as a Historic Landmark District, the following
26 criteria are manifested as set forth in the Long Beach Municipal Code
27 Section 2.63.050, based upon the following:

28 "A" The grouping represents a significant and distinguishable

1 entity that is significant within a historic context; and

2 "B" A minimum of sixty percent (60%) of the properties within the
3 boundaries of the proposed Landmark District qualify as a contributing property.

4 Section 5. General guidelines and standards for any changes.

5 A. Any maintenance, repair, stabilization, rehabilitation,
6 restoration, preservation, conservation, or reconstruction work proposed for
7 the buildings shall be conducted in a manner consistent with the "Secretary
8 of the Interior's Standards for the Treatment of Historic Properties with
9 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
10 Historic Buildings (1995)," by Weeks and Grimmer, as amended, as well as
11 the "Procedures for Certificate of Appropriateness" (the "Standards") found
12 in Section 2.63.080 of the Long Beach Municipal Code.

13 B. The Standards are incorporated herein by this reference and
14 shall be used as the authoritative guidelines for reviewing and approving
15 any proposed exterior work on the buildings located within the district.

16 C. The provisions of this Resolution shall regulate the building's
17 exterior walls and other external features. There shall be no restrictions on
18 any building's interior within the district.

19 D. Original historic fabric on the exterior of any building within the
20 district shall be executed in a matter that does not materially impair in an
21 adverse manner those physical characteristics of the structure that account
22 for its designation as a contributing property within an Historic Landmark
23 District. Any such work must be done in keeping with the building's historic
24 character, period, and architectural style.

25 E. No exterior changes to buildings shall be allowed unless an
26 approved Certificate of Appropriateness has been applied for by an
27 applicant and is issued by the City authorizing such environmental change.

28 Section 6. Pursuant to the authority of the Public Resources Code

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

1 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a
2 certified copy of this Resolution to be recorded in the Official Records of the County of
3 Los Angeles.

4 Section 7. This Resolution shall take effect on the same date the
5 ordinance referred to in Section 2 of this Resolution becomes effective, and the City Clerk
6 shall certify the vote adopting this Resolution.

7
8 I hereby certify that the foregoing resolution was adopted by the City
9 Council of the City of Long Beach at its meeting of _____, 2019,
10 by the following vote:

11
12 Ayes: Councilmembers: _____
13 _____
14 _____
15 _____

16 Noes: Councilmembers: _____
17 _____

18 Absent: Councilmembers: _____
19 _____

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23 City Clerk

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Exhibit A

Grant Neighborhood Historic District

Property Information					
	Address Number	Address	APN	Property Owner	Legal Description
1	6068	6068 Walnut Avenue	7123-003-034	Eloise Stella Gonzalez	The West 55.42 feet of Lot 175 of Tract No. 7846, as per Map recorded in Boon 91, Page 97 of Maps, in the Office of the County Recorder of said County.
2	6067	6067 Walnut Avenue	7123-002-042	Jose M. Lara	Lot 174 of Tract 7846, in the City of Long Beach, County of Los Angeles, State of California as per map recorded in Book 91, Page(s) 97 and 98 of maps in the Office of the County Recorder of said County.
3	6056	6056 Walnut Avenue	7123-003-037	Ethan O. Hemphill and Shelly Mask	Lot 176 Tract No. 7846 in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91 Page(s) 97 and 98 of Maps, in the Office of the County Recorder of said County.
4	6055	6055 Walnut Avenue	7123-002-041	Edward Y. Reedy	Lot 173 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of maps, in the Office of the County Recorder of Los Angeles County, California
5	6050	6050 Walnut Avenue	7123-003-038	Edna L. Ford and Jeffery A. Ford	Lot 177 of Tract No. 7846, as per map recorded in Book 91, Page 97 and 98 of Maps in the office of the County Recorder of said Los Angeles County
6	6049	6049 Walnut Avenue	7123-002-040	Pamela Kay Roberts, Trustee of the Pamela Kay Roberts Living Trust dated 10 March 2010	Lot 172 of Tract No. 7846 as per map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of the County Recorder of said County.
7	6044	6044 Walnut Avenue	7123-003-039	J. Alberto Osorio, as trustee of the J. ALBERTO OSORIO FAMILY TRUST DATED April 18, 2006	Lot 178 of Tract No. 7846 as per Map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of the County Recorder of said County.

Exhibit A

8	6043	6043 Walnut Avenue	7123-002-039	Jeffrey Francis Rowe, Trustee(s) of THE J.F. ROWE TRUST Dated November 19, 2006	Lot 171 of Tract No. 7864, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of maps, in the Office of the County Recorder of said county.
9	6038	6038 (and 6036) Walnut Avenue	7123-003-040	Charles M. DeMarti, Jr. and Carina E. DeMarti	Lot 179 of Tract 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of County Recorder of said County.
10	6037	6037 Walnut Avenue	7123-002-038	Choeun Oum and Ly Meng Lim, Trustees of the "Oum and Lim Family Trust dated May 26,2017"	Lot 170 of Tract No. 7846, In the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages(s) 97 and 98 of Maps, in the Office of the County Recorder of said County.
11	6030	6030 Walnut Avenue	7123-003-041	Tyanyla R. Lockett	Lot 180 of Tract No. 7846 in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91 Page(s) 97-98 of Maps in the Office of the County Recorder of Los Angeles County.
12	6029	6029 Walnut Avenue	7123-002-037	Yvonne Jennifer Hernandez	Lot 169 of Tract 7846 in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91 Page 97 and 98 of maps in the Office of the County Recorder of said County.
13	6024	6024 Walnut Avenue	7123-003-042	Sabay Sek	Lot 181 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Page(s) 97 and 98 of Maps, in the Office of the County Recorder of said County.
14	6023	6023 Walnut Avenue	7123-002-036	Alvin T Waldon	Lot 168 of Tract 7864, in the City of Long Beach as per Map recorded in Book 91 Pages 97 to 98 Inclusive of Maps, in the Office of the County Recorder of said county.
15	6018	6018 Walnut Avenue	7123-003-043	Vili Ah Kiong and Rozita Ah Kiong	Lot 182 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 Inclusive of Maps, in the office of the County Recorder of said County.

Exhibit A

16	6017	6017 Walnut Avenue	7123-002-035	Christine D. Lyons	Lot 167 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of the County Recorder of said County.
17	6012	6012 Walnut Avenue	7123-003-044	Tuan Q. Trinh and Joanne H. Nguyen	The North 45 feet of Lots 183 and 184 and the West 5 feet of the North 45 feet of Lot 185 of Tract No. 7846 in the City of Long Beach, County of Los Angeles, State of California, as Map recorded in Book 91, Pages 97 and 98 of Maps in the Office of the County Recorder of said County.
18	6002	6002 Walnut Avenue	7123-003-045	Rodolfo O. Calderon	The South 50 feet of Lots 183, 184 and 185 of Tract 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of Maps, in the Office if the County Recorder of said County.
19	6001	6001 Walnut Avenue	7123-002-033	Danielle E Lewis	Lot 164 and the East 20 Feet of Lot 165 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91, Pages 97-98 of Maps, in the Office of the County Recorder of said County.

61ST ST

61ST ST

FALCON AVE

WALNUT AVE

JOHN AVE

60TH ST

60TH ST

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6012

6002

Exhibit B

Grant Neighborhood Historic District Boundary and Designation of Contributing Properties Map



Technology and Innovation Department
& Development Services Department



Primary Contributor



Non-contributor



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

December 10, 2018

CHAIR AND CULTURAL HERITAGE COMMISSISONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council designate a new historic district for nineteen properties located on the 6000 block of Walnut Avenue, bounded by 61st Street to the north and 60th Street to the south, 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 as a Historical Landmark District. (District 9).

APPLICANT:

City of Long Beach
333 West Ocean Blvd
Long Beach, CA 90802
(Application No. HP18-508)

REQUEST

The City requests that the Cultural Heritage Commission review the background materials and recommend that the City Council designate the nineteen properties located on the 6000 block of Walnut Avenue, bounded by 61st Street to the north and 60th Street to the south, 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 as a Historical Landmark District as shown the proposed district would consist of a single residential block and would be recognized as Grant Neighborhood Historic District (Exhibit A - Location Map).

Background

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 historic timeline and 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

CULTURAL HERITAGE COMMISSION

December 10, 2018

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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 - Grant Neighborhood Survey Report). 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. This 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, as the rise of the personal automobile made 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 – Historic Resources Overview). A total of 19 properties were analyzed and a total of 17 were found to directly contribute significance to the block. The 19 properties specifically evaluated have the following addresses: 6001, 6002, 6012, 6017, 6018, 6023, 6024, 6029, 6030, 6037, 6038, 6043, 6044, 6049, 6050, 6055, 6056, 6067 and 6068 Walnut Avenue. These properties are located in the R-1-N zone (Single Family Residential District with Normal Lots).

The supporting documents establish themes of significance for Grant Neighborhood, detail eligibility standards, and identify integrity thresholds to ensure that evaluations are both contextual and comparative.

On September 23, 2018, a community workshop was held to discuss the proposed landmark district. The workshop provided guidance to community on the process for landmark district designation, how we evaluate properties and the specific impact the designation would have on property owners affected by the designation.

ANALYSIS

The HSC established several periods of significance for residential development in Grant Neighborhood and specifically the properties on Walnut Avenue. The primary themes of significance that apply to evaluations of these properties are listed below:

Residential Development and Suburbanization, 1887 to 1970

- Theme #1: Automobile Suburbanization, 1920 to 1960
- Theme #2: Oil Boom Town
- Theme #3: New Deal and the FHA "Minimum House," 1934-1945
- Theme #4: Military Boom Town: Defense-Related Housing
- Theme #5: Ethnic Enclaves, 1968 to 1980

CULTURAL HERITAGE COMMISSION

December 10, 2018

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Historical Background

Grant Neighborhood, including the entire City of Long Beach, originates from vast land holdings granted to Manuel Nieto in 1784 by the Spanish government. The 300,000-acre rancho, was overtime divided into a number of smaller land grants, which included Rancho Los Alamitos and Rancho Cerritos. After acquiring the land of Rancho Los Alamitos and Rancho Cerritos from Abel Stearns and John Temple in the 1870's, Jothem Bixby continued parceling off and selling the land. The area at that time was occupied by sheep and dairy farms, as well as agricultural farms which harvested barley, oats, alfalfa, pumpkin, and sugar beets amongst other crops.

The 1920s brought widespread construction and population boom for Long Beach. One of the most significant events in the City's early formation was the 1921 discovery of oil in Signal Hill. Between 1920 and 1925, the City's population more than doubled due to the influx of people looking for work in the oil industry. Oil-related processing, production, and shipping became Long Beach's principal employer. By 1925, Long Beach had become home to 135,000 residents, an increase of 80,000 in just five years. Throughout North Long Beach, the oil boom triggered a rapid rise in residential development, replacing the dairies and farms with single-family homes for oil workers and their families.

The one-square mile encompassed by Grant Neighborhood was roughly divided into four quadrants and by 1925, more than a dozen tracts had been subdivided and offered for sale, primarily in the northwest and southwest quadrants. Tract 7846, which was filed in January 1924, includes the current 6000 block of Walnut Avenue, between 60th and 61st Streets. This track totaled approximately 200 parcels with sizes ranging from 40-45 feet wide and approximately 117 feet deep.

Grant Neighborhood saw an increase of residential development, (specifically between 1938 and 1947), with primarily single-family homes, mainly due to the defense industry and the Navy's presence in Long Beach. By the end of World War II, Grant Neighborhood was already a well-established automobile suburb, with uniform setbacks, street trees, and neighborhood amenities. The deep configuration of the lots allowed for a home and an accompanying garage, set back and accessed via a side driveway. A majority of building permits from the 1920s and 1930s included a dwelling and a garage as part of the original construction. The presence of a garage for most homes throughout the neighborhood reflects the centrality of the automobile in making settlement in North Long Beach feasible for many new residents.

Exclusionary Housing Practices

During the early 20th Century, restrictive covenants had been widely used in property deeds, that dictated terms for present and future ownership. For example, deeds could specify what races could own property and more importantly what races could not. During the Great Depression, the Federal Housing Administration (FHA), as a New Deal program, offered home mortgages that were long-term and low interest. However, not all races benefited from this program due to exclusionary housing practices. During the 1930s, exclusionary housing practices restricted home ownership to non-Caucasians.

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Another New Deal program, the Home Owners Loan Corporation (HOLC) program offered refinancing and low-interest loans for homeowners. The HOLC established an appraisal system for ranking neighborhoods and assigning a "security risk" level for each neighborhood. Owners living in neighborhoods identified with a moderate or high security risk generally could not qualify for loans or federal funding. Most properties located in North Long Beach, including the properties on Walnut Avenue, were identified as a 3rd level (yellow or moderate) security risk. The long time use of these practices resulted in the segregation in communities. The FHA supported the use of restrictive covenants until 1948. Today, the Grant Neighborhood is one of the most demographically varied and diverse in the region.

Architectural Style

In efforts to provide affordable housing for the military personal returning from war, the FHA developed a home design that was affordable to construct. The so-called Minimum House, also referred to as the "Minimal Traditional" style, presented a minimum threshold, in terms of square footage, plan, program, and amenities, that would be approved and funded through the FHA. The Minimal Traditional home served as the prototype used by the FHA in its efforts to codify and manufacture "a standard, low-cost, minimum house that the majority of American wage earners could afford. While architectural detailing varies, the basic house type represents a stripped-down version of the historic-eclectic styles popular in the 1920s, in particular the Tudor and English Revival styles. Long Beach retains a great number of FHA-funded Minimal Traditional homes of the late 1930s and early 1940s, with a large concentration in North Long Beach neighborhoods.

As of 2018, Grant Neighborhood retains the highest concentrations of 1920s properties in the northwest quadrant (north of East Harding Street, along East 65th Street, Poinsettia Street, and 63rd Street) and southwest quadrant (south of East Harding Street, along Walnut Avenue, Falcon Avenue, Gundry Avenue, and Gaviota Avenue). These areas were also home to some of the earliest tracts and subdivisions in the neighborhood. In total, 25 percent of the current built improvements in the neighborhood were constructed during the 1920s, with notable concentrations in the western half of the neighborhood. Furthermore, Fire Station No. 12, located on the northwest corner of Gundry and East 65th Street, was recently designated as a historic landmark.

DESIGNATION CRITERIA

The Cultural Heritage Ordinance contains 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). For landmark designation the district has to meet one finding.

The Cultural Heritage Ordinance contains two criteria for *landmark district* designation: the grouping represents a significant and distinguishable entity that is significant within a

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historic context (Criterion A) and a minimum of sixty percent (60%) of the properties within the boundaries of the proposed landmark district qualify as a contributing property (Criterion B). For landmark district designation the district has to meet both findings.

The 6000 block of Walnut Avenue is eligible for Long Beach historic *landmark* designation under Criteria A and historic *landmark district* designation under Criterion A and B. The 6000 block of Walnut Avenue was found to be 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. The period of significance is between 1928-1956. 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, as the rise of the personal automobile made settlement feasible in areas far from the City center. A total of 89% of properties are contributing to the district which exceed the minimum requirement of 60% under Criterion B.

Among the 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, set-backs and landscaping.

The 19 properties are designated as General Plan Land Use District (LUD 1) Single Family Districts. The 6000 block of Walnut Avenue are developed as single family residences. 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 embody the history of the neighborhood and City as a whole. Its 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. Preservation of the 6000 block of Walnut Avenue will also allow for a future expansion to protect additional properties within the Grant Neighborhood.

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RECOMMENDATION

Staff has analyzed the landmark district 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 historic *landmark* if it retains integrity and meets one or more of the four findings and historic *landmark district* designation as it retains integrity as a whole and it meets two findings. Staff supports the nomination, and finds that the nomination meets Criteria A for landmark designation and Criteria A and B for Landmark District designation.

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. The period of significance is between 1928-1956. The 6000 block of Walnut Avenue was determined to be eligible as a historic *landmark district* under Criterion A and B. 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. A total of 89% of properties are contributing to the district which exceed the minimum requirement of 60% under Criterion B. (Exhibit E – Landmark Designation Findings).

PUBLIC HEARING NOTICE

Public notices were distributed on November 21, 2018, in accordance with the requirements of Chapter 21.21, of the Long Beach Municipal Code. As of this date, no objections have been filed as it relates to the project.

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.

CULTURAL HERITAGE COMMISSION

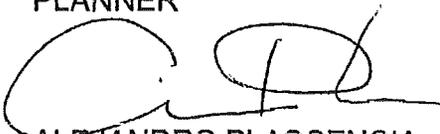
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Respectfully submitted,



GINA CASILLAS
PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:AP:gc

Attachments: Exhibit A – Location Map
Exhibit B – Grant Neighborhood Historic Context Statement
Exhibit C – Grant Neighborhood Survey Report
Exhibit D – Historic Resource Overview
Exhibit E – Landmark Designation Findings



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

March 5, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Attorney to prepare an Ordinance to designate a new historic district for 19 properties located on the 6000 block of Walnut Avenue, bounded by 61st Street to the north and 60th Street to the south, 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, as a Historical Landmark District. (District 9)

DISCUSSION

After several years of engagement with staff regarding interest in a historic landmark designation for the area, the Grant Neighborhood Association is formally nominating 19 properties located on the 6000 block of Walnut Avenue, as a historic landmark district. The Grant Neighborhood Association submitted an application on June 18, 2018, which nominated the entire 6000 block of Walnut Avenue along with 18 letters of support from property owners.

On September 23, 2018, the neighborhood hosted a community workshop that was attended by staff, with the residents and property owners to discuss the proposed landmark district. The workshop was an opportunity for staff to provide guidance to the community on the process for landmark district designation, how the City evaluates properties and the constraints, responsibility, special protections, and benefits the designation would have on affected property owners within the designation area.

On December 10, 2018, the Cultural Heritage Commission (CHC) held a public hearing to consider the designation of the subject historical landmark district (Attachment A – CHC Staff Report). To recommend approval of the new historic district, findings need to be made in the affirmative for both a historic landmark and historic landmark district as outlined in Chapter 2.63 of the Long Beach Municipal Code, which contains four criteria for landmark designation. Criterion A - associated with events that have made a significant contribution to the broad patterns of our history; Criterion B - associated with the lives of persons important to the City's past; Criterion C - 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; or, Criterion D - has yielded, or has the potential to yield, information important in prehistory or history. The CHC made two of these findings in support of the landmark district designation: Criterion A - the grouping

HONORABLE MAYOR AND CITY COUNCIL

March 5, 2019

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represents a significant and distinguishable entity that is significant within a historic context; and, Criterion B - a minimum of 60 percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property. For landmark district designation, the district must meet both findings. After reviewing all materials and taking public testimony, the CHC made a recommendation to the City Council to designate the subject historical landmark district.

In evaluating historic significance, a Historic Context Statement was prepared to establish a historic timeline and framework for evaluating Grant Neighborhood's history. 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. Each property along the 6000 block of Walnut Avenue was evaluated to determine individual significance to the collection of residential properties on the block.

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. The period of significance is between 1928-1956. The 6000 block of Walnut Avenue was determined to be eligible as a historic landmark district under Criterion A and B. The 19 properties were found to be unified through compatible architectural styles and scale, shared planning features, street trees, landscaping, and uniform setbacks. 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. A total of 89 percent of properties are contributing to the district, which exceeds the minimum requirement of 60 percent under Criterion B. Notably, this designation would expand the geographic diversity of landmark districts around the City and become the first landmark district in North Long Beach. This request presently before City Council is part of a larger effort led by the Development Services Department to equitably expand the City's historic preservation program to include a broader range of this City's geographic, demographic, and cultural history.

This matter was reviewed by Assistant City Attorney Michael J. Mais on February 19, 2019 and by Budget Analysis Officer Julissa José-Murray on February 11, 2019.

SUSTAINABILITY

Designation of a landmark district helps retain and restore existing buildings. Restoration work is often completed by reusing or reclaiming existing building materials, reducing construction waste as compared to new construction.

TIMING CONSIDERATIONS

City Council action is requested on March 5, 2019, to allow sufficient time for the City Attorney to draft the Ordinance.

HONORABLE MAYOR AND CITY COUNCIL
March 5, 2019
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FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:ap:go
P:\Planning\City Council Items (Pending)\Council Letters\2018\2018-03-05\Grant\Neighborhood\Historic\District\Grant\Neighborhood\HD_CC_030516v2.doc

Attachment A – Cultural Heritage Commission December 10, 2018 Staff Report

APPROVED:



PATRICK H. WEST
CITY MANAGER

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.

A Historic Context Statement (HCS) was prepared to establish a historic timeline and framework for evaluating Grant Neighborhood's history. 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. 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. The survey report determined that the properties along the 6000 block of Walnut Avenue meet the qualifications 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 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

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from the City Center. The period of significance for the Grant Neighborhood Historic District is between 1928-1956.

A total of 19 properties were analyzed and a total of 17 were found to directly contribute to the significance to the block. A total of 89% of properties are contributing to the district which exceeds the minimum requirement of 60%. Notably, this designation would expand the geographic diversity of landmark districts around the City and become the first landmark district in North Long Beach. This request presently before City Council is part of a larger effort led by Development Services to equitably expand the City's historic preservation program to include a broader range of this City's geographic, demographic and cultural history.

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

The proposed nomination is complementary to the surrounding neighborhood which has similar architecture and patterns of development. The 19 properties within the proposed district retain a high level of integrity and are representative of the development patterns of the greater Grant Neighborhood.

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, as a whole, embody the history of the neighborhood and City. Its 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 of the City. The nomination will also assure the neighborhood is maintained and preserved in a manner consistent with the Secretary of the Interior's standards for rehabilitation. The nomination also advances 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 resources for the public to enjoy.

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

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 setbacks. 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. The period of significance is between 1928-1956.

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%. A total of 19 properties were analyzed and a total of 17 were found to directly contribute the significance of the landmark district. Notably, this designation would expand the geographic diversity of landmark districts around the City and become the first landmark district in North Long Beach. Designation of the proposed district would equitably expand the City's historic preservation program to include a broader range of this City's geographic, demographic and cultural history.

61ST ST

61ST ST

FALCON AVE

WALNUT AVE

JOHN AVE

60TH ST

60TH ST

6067

6068

6055

6056

6049

6050

6043

6044

6037

6038

6029

6030

6023

6024

6017

6018

6001

6012

6002

New Historic District - Grant Neighborhood

Contributing Properties



Technology and Innovation Department
& Development Services Department



Primary Contributor



Non-contributor

