

H-2

October 8, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

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

Declare an Ordinance amending the Long Beach Municipal Code (LBMC) by adding Section 16.52.2310 relating to the designation of 1500 East 1st Street as a Historic Landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; adopt a Resolution establishing a landmark designation for 1500 East 1st Street, 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;

Declare an Ordinance amending the LBMC by adding Section 16.52.2320 relating to the designation of 5281 East El Roble Street as a Historic Landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; adopt a Resolution establishing a landmark designation for 5281 East El Roble Street, 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;

Declare an Ordinance amending the LBMC by adding Section 16.52.2340 relating to the designation of 3200 East 1st Street as a Historic Landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; adopt a Resolution establishing a landmark designation for 3200 East 1st Street, 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; and

Declare an Ordinance amending the LBMC by adding Section 16.52.2330 relating to the designation of 3735 Pine Avenue as a Historic Landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; adopt a Resolution establishing a landmark designation for 3735 Pine Avenue, 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. (Districts 2, 3, and 7)

DISCUSSION

In July 2018, the owner of the property at 1500 East 1st Street communicated her interest to the Department of Development Services Planning Bureau staff to nominate her property as a historic landmark property. The owners of 3200 East 1st Street, 5281 East El Roble Street, and 3735 Pine Avenue applied for historic landmark designation through the 2019 Mills Act application cycle in February 2019, however, the owner 3735 Pine Avenue was not awarded a Mills Act contract. Staff described the benefits, restrictions, and special permitting requirements that are applicable to designated historic landmark properties to all four applicants. The four properties have been "batched" together for consideration by the City Council. Bringing more historic structures under the protection of landmark status is a key goal of the City's overall historic preservation program and is consistent with the City's General Plan.

On December 10, 2018, the Cultural Heritage Commission (CHC) held a public hearing for the landmark nomination of the property at 1500 East 1st Street. On July 8, 2019, the CHC held a separate hearing for the landmark nomination of the properties at 3200 East 1st Street, 5281 East El Roble Street, and 3735 Pine Avenue. To be a designated historic landmark, the properties must meet at least one of the four findings for landmark designation as outlined in Chapter 2.63 of the LBMC.

For the property at 1500 East 1st Street, the CHC made two findings: Finding A - recognizes the building's construction during the early 20th century development and expansion period and its contribution to the broad patterns of Long Beach's history; and, Finding C - recognizes the building as a unique and excellent example of the Craftsman architectural style with Japanese architectural influences.

For the property at 3200 East 1st Street, the CHC made two findings: Finding A - recognizes the building's association with the early 20th century development and Long Beach's expansion period; and, Finding C - recognizes the property's Spanish Colonial Revival style with its distinctive architectural features and unique arcade style front entry porch.

For the property at 5281 East El Roble Street, the CHC made one finding: Finding C - recognizes the distinctive characteristics of the unique Mid-Century Modern architectural style of the building and the building's association with noted nationally recognized architect John Lautner

For the property at 3735 Pine Avenue, the CHC made one finding: Finding C - recognizes the distinctive characteristics of the unique Mid-Century Modern architectural style of the building and the building's association with noted local architect Paul Edward Tay.

After reviewing all materials and taking public testimony, the CHC took an action to recommend that the City Council designate the four properties as historic landmarks.

The proposed nominations are complementary to their surrounding neighborhoods. The designation of these buildings as historic landmarks raises awareness of Long Beach and neighborhood history and preserves historic buildings. The nominations for historic landmark status are consistent with the Land Use Element Goal of Neighborhood Emphasis contained in the General Plan. Nomination of the buildings also specifically advances Policy 2.7 of the Historic Preservation Element of the General Plan, which encourages the preservation of Long Beach's historic resources through the landmarking of private buildings.

If approved, the buildings would be named as follows:

- 1500 E. 1st Street – “Ferguson House” in recognition of the original property owners.
- 3200 E. 1st Street – “Bowyer House” in recognition of the original property owners.
- 5281 E. El Roble Street – “Alexander House” in recognition of the original property owners.
- 3735 Pine Avenue – “Petersen Residence” in recognition of the original property owners.

Public hearing notices were distributed on September 23, 2019, and no responses were received as of the date of preparation of this report.

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

Landmark designation helps retain buildings, reducing construction waste as compared to new construction.

TIMING CONSIDERATIONS

Two of the properties requesting designation are also applying for Mills Act and their applications are dependent on designation of their properties as historic landmarks. City Council action is requested on October 8, 2019, to allow sufficient time for the City Attorney to draft contracts for property owners and the City Manager to execute the contracts; and for the contracts to be recorded prior to the December 31, 2019 deadline established by the Los Angeles County Assessor for placement on the tax rolls.

FISCAL IMPACT

This action does not have a direct fiscal impact. However, when a landmark is designated, it becomes 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 for these properties. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing 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

LT:CK:PD:ap

APPROVED:


THOMAS B. MODICA
ACTING CITY MANAGER

- ATTACHMENTS: City Council Ordinance (4)
City Council Resolution (4)
Attachment A – Cultural Heritage Commission Staff Report (December 10, 2018)
Attachment B – Cultural Heritage Commission Staff Report (July 08, 2019)
Attachment C – Findings
Attachment D – Department of Parks and Recreation Forms



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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 16.52.2310 RELATING TO THE DESIGNATION OF THE FERGUSON HOUSE LOCATED AT 1500 EAST 1ST STREET AS A LOCAL HISTORIC LANDMARK

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

Section 1. Section 16.52.2310 is added to the Long Beach Municipal Code to read as follows:

16.52.2310 Ferguson House.

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 Ferguson House located at 1500 East 1st Street as a Long Beach local Historic Landmark.

B. The complete location, legal description and reasons for Historic Landmark designation are more fully contained in Resolution No. RES-19-_____, which shall be recorded pursuant to Public Resources Code 5029, Government Code Section 27288.2, and Chapter 2.63 of the Long Beach Municipal Code.

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

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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 FERGUSON HOUSE LOCATED AT 1500 EAST 1ST STREET, 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 historical landmarks in the City of Long Beach.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach has adopted Ordinance No. ORD-_____ designating the Ferguson House located at 1500 East 1st Street as a local Historical Landmark. As a local Historic Landmark, the demolition, alteration, or relocation 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.

Section 3. The legal description for the Ferguson House located at 1500 East 1st Street is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owner of 1500 East 1st Street is Gail J. Cooper.

Section 4. Designation as a Historic Landmark. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the

1 recommendation of the Cultural Heritage Commission, the City Council of the City of
2 Long Beach hereby designates the Ferguson House located at 1500 East 1st Street as a
3 local Historic Landmark based on satisfying significance criteria "A" and "C", as defined in
4 the City's Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section
5 2.63.050). The designation of the Ferguson House as a local Historic Landmark has
6 been codified in Section 16.52.2310 of the Long Beach Municipal Code.

7 A. Basis for Recommendation:

8 1. Background. The subject property is located on the
9 south west corner of the intersection of East 1st Street and Falcon Avenue.
10 The site is located within the R-4-R zone (Multi-Family Residential District).
11 The property consists of a two-story residence and detached garage
12 accessible from Falcon Avenue. The two-story building was constructed in
13 1906.

14 2. Analysis. The multi-family residence is an example of
15 the Craftsman architectural style. More specifically, this style of Craftsman
16 exhibits Japanese influence and with elements of the Stick Style. The
17 period of significance for the Craftsman style is from 1902 to 1925.
18 Character defining features in this architectural style typically include an
19 extensive use of wood cladding in the form of horizontal siding or shingles
20 or both, wide front doors with upper divided light windows, porches either
21 full width or half width supported by piers and rectangular columns. More
22 prominent wood windows with decorative patterns were generally placed
23 along front elevations to allow light to enter the living room. Common
24 window styles or configurations include an emphasis on picture windows or
25 tripartite window patterns. Bay windows were also found on front
26 elevations, but also found along the side elevations. Hung wood windows
27 were commonly used in bedrooms. Windows are double-hung, usually with
28 multi-pane glazing in both windows and frequently in adjacent pairs. The

1 Japanese influence is evident in the peaked or flared roof line while the
2 Stick Style influence can be found in the steep roof pitch of the front gable
3 roofs.

4 The subject building features many of the character
5 defining features of this architectural style. The 1st floor is clad in wood
6 siding and second floor with wood shingles. The porch has wood columns
7 and river rock cladding along the porch foundation. The porch features a
8 fixed single pane window with upper transom window with divided geometric
9 art glass patterns. The front door is a wide wooden door with vertical panels
10 and single upper pane centered window. The door is flanked by single pane
11 side light windows.

12 Research prepared by historic consultant HouStories
13 indicates the building was designed by the architecture firm of Martin and
14 Barker based out of Los Angeles.

15 3. Windows and decorative features: 1st floor windows
16 include two (2) bay windows and a fixed pane window with upper transom
17 with art glass detailing in the porch. Original 1st floor windows visible from
18 Falcon Avenue have an upper divided light pattern. The bay window along
19 Falcon Avenue has twelve (12) upper divided lights flanked in the fixed
20 center window and is flanked by six (6) upper divided light double windows.
21 The original solid wood door is flanked by narrow side light windows. The
22 front entry is flanked on each side by a set of side light windows. The entire
23 building exterior is all wood siding.

24 4. Roof. The primary roof is a traditional side gable roof
25 that extends to cover the porch. Two (2) prominent front facing gables
26 define the front façade and are separated by a small centered eyebrow
27 dormer. A rear gable roof is also present along the second floor rear
28 elevation. The building has two (2) bay windows, one (1) located in the

1 interior side yard and one (1) visible from Falcon Avenue, both have a shed
2 roof with exposed rafters. The primary roof structures and second floor
3 gables have wide overhanging roof eaves with a slight flare and eave ends
4 supported by triangular wood brackets. The high pitch roof slopes and is
5 accented by flares at the ridge which accentuate the rooflines. The portion
6 of roof at the rear has been modified over times as a result of additions.

7 5. Construction History and Alterations. The subject
8 building was originally constructed in 1906 as a two-story single family
9 residence. According to assessment records, the building was permitted as
10 2,706 square feet in total area. The original building square footage and lot
11 size have changed over time. Assessment records indicate the building
12 was partitioned into four (4) units in 1943. In 1945, rooms were partitioned
13 and an exterior staircase was added by permit. In 1951, a permit was
14 granted to build a laundry room in the garage and an addition was added
15 for a new kitchen in the southeast corner of the building. Assessment
16 records in 1992 recognize the building as a three-unit residence. The
17 building has visible but reversible alterations that include replacement of
18 original windows with aluminum and vinyl slider windows. Most window
19 replacements appear to have preserved the original window openings. The
20 property owner has all the original remaining windows stored on-site.

21 6. Historical background. The house was commissioned
22 by the original owner, Calvin Ferguson, who moved to Long Beach after
23 purchasing the Ibox Mine in Needles, California. The Fergusons resided at
24 the property until 1920. James J. Allan purchased the building and owned it
25 from 1920 to 1926. He farmed alfalfa in Pomona, and owned boat launches
26 in west Long Beach. Mavro and Sarah Greenbaum lived in the building
27 from 1927 to 1950. During their residency, the building was partitioned into
28 four (4) apartments. From 1950 to 1954, Floyd and Ethel Babcock owned

1 the property. Samuel and Ramona Anderson purchased the property and
2 resided there from 1955 to 1978.

3 B. Rational for historic landmark designation. The City Council
4 finds that relative to the designation of the Ferguson House located at 1500
5 East 1st Street as a local historic landmark, the following criteria are
6 manifested as set forth in the Long Beach Municipal Code Section 2.63.050
7 based upon the following:

8 "A." It is associated with events that have made a significant
9 contribution to the broad patterns of the City's history; and

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

13 The subject building was constructed in the period recognized by the
14 City's Historic Context Statement as The Early 20th Century Development
15 and Expansion period from 1902-1920. During this period, there was
16 substantial investment and growth including port development, and the
17 expansion of Long Beach boundaries through annexation of surrounding
18 areas. This period also includes the City Beautiful movement which focused
19 on the beautification of cities. The tenets of the movement included well
20 planned cities, tree lined streets, and well-designed buildings. The subject
21 building is unique and designed to be stately in appearance on the highly
22 visible street corner. The property is also located in the Alamitos Beach
23 neighborhood which was annexed in the geographic boundaries of the City
24 of Long Beach during this period. The subject building illustrates this early
25 period of growth, expansion and craftsmanship emphasized during this
26 period.

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

28 A. Any maintenance, repair, stabilization, rehabilitation,

1 restoration, preservation, conservation, or reconstruction work proposed for
2 the building shall be conducted in a manner consistent with the "Secretary
3 of the Interior's Standards for the Treatment of Historic Properties with
4 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
5 Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as
6 the "Procedures for Certificate of Appropriateness" (the "Standards") found
7 in Section 2.63.080 of the Long Beach Municipal Code.

8 B. The Standards are incorporated herein by this reference and
9 shall be used as the authoritative guidelines for reviewing and approving
10 any proposed exterior work on the building.

11 C. The provisions of this Resolution shall regulate the building's
12 exterior walls and other external features. There shall be no restrictions on
13 the building's interior.

14 D. Original historic fabric on the exterior of the building shall be
15 executed in a manner that does not materially impair in an adverse manner
16 those physical characteristics of the structure that account for its
17 designation as a City landmark. Any such work must be done in keeping
18 with the building's historic character, period, and architectural style.

19 E. No exterior changes to the building shall be allowed unless an
20 approved Certificate of Appropriateness has been applied for by an
21 applicant and is issued by the City authorizing such environmental change.

22 Section 6. Pursuant to the authority of the Public Resources Code
23 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a
24 certified copy of this Resolution to be recorded in the Official Records of the County of
25 Los Angeles.

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

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

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I hereby certify that the foregoing resolution 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

OFFICE OF THE CITY ATTORNEY
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EXHIBIT "A"
LEGAL DESCRIPTION

THE WEST 50 FEET OF LOTS 1 AND 2, BLOCK 53 OF ALAMITOS
BEACH TOWNSITE, IN THE CITY OF LONG BEACH, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, BOOK 59 PAGES 11 AND 12 OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER
HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF
SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS
RESERVED OR GRANTED IN DOCUMENTS OF RECORD.

APN: 7265-014-001

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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 16.52.2320
RELATING TO THE DESIGNATION OF THE ALEXANDER
HOUSE LOCATED AT 5281 E. EL ROBLE STREET AS A
HISTORIC LANDMARK

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

Section 1. Section 16.52.2320 is added to the Long Beach Municipal
Code to read as follows:

16.52.2320 Alexander House.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach
Municipal Code and with the July 8, 2019 recommendation of the Cultural
Heritage Commission, the City Council designates the Alexander House as
a Long Beach local historic landmark located at 5281 E. El Roble Street.

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

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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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802-4664

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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 ALEXANDER HOUSE LOCATED AT 5281 E. EL ROBLE STREET, 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 historical landmarks.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach has adopted Ordinance No. _____ designating the property located at 5281 E. El Roble Street as a local historical landmark. As a local historic landmark, the demolition, alteration, or relocation 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.

Section 3. The legal description for the Alexander House located at 5281 E. El Roble Street is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owners of the Alexander House are Leonard and Tanya Farber.

Section 4. Designation as a Historic Landmark. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the

1 recommendation of the Cultural Heritage Commission, the City Council of the City of
2 Long Beach hereby designates the property located at 5281 E. El Roble Street as a
3 historic landmark based on satisfying significance criteria "C", as defined in the City's
4 Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section
5 2.63.050). The designation of the Alexander House as a local historic landmark has been
6 codified in Section 16.52.2320 of the Long Beach Municipal Code.

7 A. Basis for Recommendation.

8 a. Property Description. The subject property is
9 located on Lot 83 of Tract 14674 in the Park Estates neighborhood of Long
10 Beach. This 1950-51 low-slung modern home recedes into the surrounding
11 landscape of trees and small hillocks. The footprint of the house "follows
12 the contour of the lot", using narrow red brick and wood siding, a flat roof
13 and large, low overhanging eaves. The roofline is one long continuous
14 plane, of shake shingles, even overhanging the driveway. Nearly every
15 room has a view of the outside, with the square living room set at angles to
16 the rectangular balance of the house.

17 The architect employed a dramatic use of natural materials
18 and a highly individual mastery of space. Landscape and structure are
19 integrated. The roofline evokes a flattened pyramid formation and the
20 hidden entries contribute to the recession of the built structure into the
21 natural surroundings.

22 The primary entrance, with an original flat blond-wood door is
23 recessed under the low-hanging roof, and off-center. This overhang follows
24 the entire length of the living room windows, creating a covered porch
25 effect. Most of the windows are floor-to-ceiling, with some bisected,
26 transom style.

27 An attached garage of similar design and materials is located
28 in the front of the property. A dramatic cantilevered overhang identifies the

1 driveway's access to the garage.

2 The landscaping consists of a low lawn, bordered by low
3 bushes. The walkway leading from the street/sidewalk is of brick to mimic
4 the brick on the house wall and siding. A poured concrete driveway is on
5 the southeast side of the house, bordering the far side of the garage.

6 The subject property appears to retain all aspects of integrity
7 (windows, doors, brick cladding, roof).

8 2. Significance.

9 a. Architectural Design. The subject property is
10 unique in its provenance and architectural style/craftmanship. The
11 residence was constructed as a custom-house and is well designed with a
12 high level of design detailing that includes the use of the unique and intact
13 brick façade, low-slung roof and cantilevered overhang, floor-to-ceiling
14 windows, and subject placement on the lot to the advantage of light and air.
15 The massing, size and detailing of the building contribute to the receding
16 nature of the house, seeming to disappear into the landscape. Yet, upon
17 entering the property, the landscape becomes a major attribute.

18 b. Original Owners. This custom mid-century
19 modern style home was designed for the first owners, Dr. George A. and
20 Grace F. Alexander by Los Angeles architect, John Lautner. The
21 Alexanders spent the majority of their married years in the home (ownership
22 was in the family from 1950-2010). George Alexander was a dentist, born
23 in California. He maintained an office in the Belmont Shore/Naples area.
24 He and his wife Grace were well known in Long Beach social circles.
25 Grace taught at Lincoln School for a number of years in the 1950s.

26 c. The Architect. John Lautner designed the house
27 with significant direction from his clients, the Alexanders. When meeting
28 with Lautner, Grace did not want to feel boxed in or restricted. She insisted

1 on an element of openness and stipulated no enclosed halls. Consequently,
2 Lautner designed the house so there are views of the house from nearly
3 any room. A wing of bedrooms ensure that even these private areas had
4 full access to light and the outdoors. The Alexander House is the only
5 commission he constructed in Long Beach. It's location in the exclusive
6 Park Estates section of the eastside is also important to its significance.
7 Lloyd Whaley's development was in its infancy at the time and when
8 Alexander hired John Lautner to design a home in Whaley's new
9 subdivision, it helped to put the neighborhood on the map and encourage
10 other innovative architects to seek commissions in the area.

11 B. Rational for historic landmark designation. The City Council
12 finds that relative to the designation of the subject property located at 3735
13 Pine Avenue as a historic landmark, the following criteria are manifested as
14 set forth in the Long Beach Municipal Code Section 2.63.050 based upon
15 the following:

16 "C." It embodies the distinctive characteristics of a type, period or
17 method of construction, or it represents the work of a master or it possesses high
18 artistic values. The residence was constructed in 1950-1951 as a custom-house.
19 John Lautner designed the house with significant direction from his clients, the
20 Alexanders. Lautner is a recognized architect throughout the world. The subject
21 property is unique in its provenance and architectural style and craftsmanship. It is
22 well-designed with a high level of design detailing. This residence is a nearly
23 pristine example of the work of master architect, John Lautner, and the only
24 Lautner-designed building in Long Beach.

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

26 A. Any maintenance, repair, stabilization, rehabilitation,
27 restoration, preservation, conservation, or reconstruction work proposed for
28 the building shall be conducted in a manner consistent with the "Secretary

1 of the Interior's Standards for the Treatment of Historic Properties with
2 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
3 Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as
4 the "Procedures for Certificate of Appropriateness" (the "Standards") found
5 in Section 2.63.080 of the Long Beach Municipal Code.

6 B. The Standards are incorporated herein by this reference and
7 shall be used as the authoritative guidelines for reviewing and approving
8 any proposed exterior work on the building.

9 C. The provisions of this Resolution shall regulate the building's
10 exterior walls and other external features. There shall be no restrictions on
11 the building's interior.

12 D. Original historic fabric on the exterior of the building shall be
13 executed in a matter that does not materially impair in an adverse manner
14 those physical characteristics of the structure that account for its
15 designation as a City landmark. Any such work must be done in keeping
16 with the building's historic character, period, and architectural style.

17 E. No exterior changes to the building shall be allowed unless an
18 approved Certificate of Appropriateness has been applied for by an
19 applicant and is issued by the City authorizing such environmental change.

20 Section 6. Pursuant to the authority of the Public Resources Code
21 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a
22 certified copy of this Resolution to be recorded in the Official Records of the County of
23 Los Angeles.

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

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I hereby certify that the foregoing resolution 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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lana Beach, CA 90802-4664

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 83, of Tract No. 14674, in the City of Long Beach, County of Los Angeles,
State of California, as per Map recorded in Book 336 Pages 37 to 39 of Maps,
in the Office of the County Recorder of Said County.

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

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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 16.52.2340
RELATING TO THE DESIGNATION OF THE BOWYER
RESIDENCE LOCATED AT 3200 EAST 1ST STREET AS A
LOCAL HISTORIC LANDMARK

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

Section 1. Section 16.52.2340 is added to the Long Beach Municipal
Code to read as follows:

16.52.2340 Bowyer Residence.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach
Municipal Code, and with the July 8, 2019 recommendation of the Cultural
Heritage Commission, the City Council designates the Bowyer Residence
located at 3200 East 1st Street as a Long Beach local Historic Landmark.

B. The complete location, legal description and reasons for
Historic Landmark designation are more fully contained in Resolution No.
RES-19-_____, which shall be recorded pursuant to Public
Resources Code 5029, Government Code Section 27288.2, and Chapter
2.63 of the Long Beach Municipal Code.

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OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

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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 BOWYER RESIDENCE LOCATED AT 3200 EAST 1ST STREET, 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 historical landmarks.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach has adopted Ordinance No. ORD-_____ designating the Bowyer Residence located at 3200 East 1st Street as a local Historical Landmark. As a local Historic Landmark, the demolition, alteration, or relocation 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.

Section 3. The legal description for the Bowyer Residence located at 3200 East 1st Street is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owner of the Bowyer Residence located at 3200 East 1st Street is Roman Yaque Silva-Doyle and Bernadette Laxa.

Section 4. Designation as a Historic Landmark. Pursuant to the

1 provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the
2 recommendation of the Cultural Heritage Commission, the City Council of the City of
3 Long Beach hereby designates the Bowyer Residence located at 3200 East 1st Street as
4 a local Historic Landmark based on satisfying significance criteria “B” and “C”, as defined
5 in the City’s Cultural Heritage Commission Ordinance (Long Beach Municipal Code,
6 Section 2.63.050). The designation of the Bowyer Residence as a local Historic
7 Landmark has been codified in Section 16.52.2340 of the Long Beach Municipal Code.

8 A. Basis for Recommendation:

9 1. Property Description. The subject property is located
10 on Block 43, Lot 6 of the Alamitos Beach Townsite in the Bluff Park
11 neighborhood of Long Beach. This Spanish Colonial Revival consists of a
12 two thousand eight hundred ninety two (2,892) foot square two-story
13 residence that has a generally rectangular footprint. Built in 1924, the
14 house is surrounded by single-family residential structures. An arcaded
15 front entry with three openings extends from the façade. Two restrained
16 Corinthian columns support the archways. The second story is set back
17 from the porch, providing a shallow balcony where a single door is flanked
18 by two windows on either side. Simple brackets support the shallow eaves
19 beneath a full tile roof. The exterior walls are clad in stucco. Subtle
20 quoining detailed on the front side corners. Many visible windows are
21 deeply inset and of 8-paned wood double hung sash, with several along the
22 side of the house mimicking the porch colonnade with a Palladian arch.
23 There is one small stained glass window on one side. A Distinctive tall
24 tower and chimney with recessed arches are architectural features on the
25 west side of the home. The primary entrance, an original ten-paneled wood
26 door with original hardware, is recessed and off-center. The porch is deep
27 and would have been scored concrete. Two steps lead up to the porch and
28 front door. The roof is fully tiled. A detached garage of similar design and

1 materials is located at the rear of the parcel. Landscaping consists of
2 irregularly shaped lawn, bordered by low bushes and some multi-trunked
3 palms and yucca, a Mediterranean landscape. The walkway leading from
4 the sidewalk is of scored concrete. Generally the subject property appears
5 to retain all aspects of integrity with the exception of the rear additions
6 constructed in 1969.

7 Due to the era and style of home, it was evaluated under the "Oil and
8 Industry" themes, Harbor and Navy Expansion, as well as the Great
9 Depression, and Spanish Colonial Revival architectural style of the Historic
10 Context Statement.

11 2. Significance.

12 a. Owners.

13 (i) Joseph and Dorleskie Bowyer. This
14 custom Spanish Colonia Revival style was designed for the first owners,
15 Joseph and Dorleskie Bowyer. They spent the majority of their adult,
16 married years in Arizona mining towns and northern Mexico. The appeal of
17 a Spanish Revival, with a deep graceful colonnade, stucco exterior and tiled
18 roof would have spoken to their romanticism of the West. As an older
19 couple, well-endowed by their mining profits, money would have been of
20 little consequence. They chose the prominent architecture firm of Dedrick &
21 Bobbe to design their Long Beach residence; equally prominent and skilled
22 contractor, W. Jay Burgin, was in charge of the construction. Joseph
23 Bowyer was a native of Philadelphia but spent most of his adult life in the
24 western territories, including the Utah Territory where he worked for the
25 Union Pacific Railroad and was present at the 1869 transcontinental railway
26 celebration at Promontory Point. While living in Utah he met and married
27 Dorleskie Taylor. They had four children. Dorleskie Taylor Bower was born
28 in Kaysville, Utah. She is a descendent of Joseph Taylor who fought in the

1 Revolutionary War, and was related to President James Madison as well as
2 President Zachary Taylor. Dorleskie had deep ties to Long Beach,
3 spending her summers in the city with relatives. This familiarity influenced
4 the couple's decision to retire here.

5 (ii) Kate Souder Langstroth. By 1931 the
6 Bowyers had sold the subject property to Kate Souder Langstroth, widow of
7 Philadelphia paper mill operator, Theodore A. Langstroth. Originally leaving
8 Philadelphia for the healthful air of New Mexico, Mrs. Langstroth made her
9 way to Long Beach with her adult son, Charles Langstroth. When Kate died
10 in 1938, her son sold the subject property.

11 (iii) The Weiss Family. William H. and Lois
12 Weiss next bought the subject property and in 1969 added several rooms to
13 the second story rear. In 1979, they added a swimming pool and spa to the
14 backyard. William was the Chief Officer for the States Line Company, a
15 transatlantic shipping firm.

16 b. Architectural Design. This custom-built
17 residence was constructed in 1924. This arcaded, two-story residence on
18 exclusive First Street in what is now Bluff Park was an important addition to
19 the growing oil boom era in Long Beach of 1921-1945. This Spanish
20 Colonial style residence near the beach would have made a prominent
21 statement. The residence is well designed with a high level of architectural
22 detailing that includes the use of the unique and intact arcade entry with
23 Corinthian columns, full tile roof and intricate double hung and multi-paned
24 windows. Other details include a tall ornamental tower and functional
25 chimney, stained glass and two Palladian windows. The massing, size and
26 detailing of the building gives the structure a stately appearance, truly
27 unique among a neighborhood of Craftsman and Spanish homes, and none
28 with both the prominent portico and tower. This building meets the criteria

1 of being distinctive with characteristics of the Spanish Colonial Revival style
2 and designed and constructed by master craftsmen.

3 B. Rationale for historic landmark designation. The City Council
4 finds that relative to the designation of the Bowyer Residence located at
5 3200 East 1st Street as a local historic landmark, the following criteria are
6 manifested as set forth in the Long Beach Municipal Code Section 2.63.050
7 based upon the following:

8 "B." It is associated with the lives of persons significant in the
9 City's past. The building was constructed in the period recognized by the
10 City's Historic Context Statement as the "The 20th Century Development
11 and Expansion period from 1921-1945." During this period, there was
12 substantial investment and growth including port development, expansion of
13 Long Beach boundaries through annexation of surrounding areas. This
14 period also included expansion of the Navy and the Harbor, including the
15 Breakwater. The subject property is unique and designed to be stately in
16 appearance. The subject property is also located in what is now the Bluff
17 Park neighborhood, annexed into the geographic boundaries of the City of
18 Long Beach in 1909 and becoming a Landmark District in 1982. There are
19 only a handful of individually designated historic landmarks in this
20 neighborhood. The subject property was an imposing residence for several
21 key players in Western history, including Joseph Bowyer, Dorleskie Taylor
22 Bowyer, Charles S. Langstroth, and William H. Weiss. All contributed to
23 opening the Western territories via telegraph, rail or shipping.

24 "C." It embodies the distinctive characteristics of a type, period or
25 method of construction, or it represents the work of a master or it
26 possesses high artistic values. The subject property was constructed in
27 1924. Dedrick & Bobbe designed the house; W. Jay Burgin constructed it.
28 The firm of Dedrick & Bobbe was recognized architects throughout

1 California. The firm of W. Jay Burgin was synonymous with quality in Long
2 Beach. The subject property is unique in its prominence and
3 craftsmanship. This distinctive custom-home is an example of the Spanish
4 Colonial Revival style.

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

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

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

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

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

25 E. No exterior changes to the building 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
411 West Ocean Boulevard, 9th Floor
Lana Beach, CA 90802

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

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

I hereby certify that the foregoing resolution 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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 in Block 43 of the Resubdivision of Part of the Alamitos Beach Townsite, in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 5, Page 55 of Maps, in the Office of the County Recorder of Said County.

Excepting and Reserving unto the Grantor herein all minerals, gas, oil, petroleum, naphtha and other hydrocarbon substances located in and under said land below a depth of 500 feet from the surface thereof, without right to surface entry.

APN: 7264-015-007

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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 16.52.2330 RELATING TO THE DESIGNATION OF THE PETERSEN HOUSE LOCATED AT 3735 PINE AVENUE AS A HISTORIC LANDMARK

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

Section 1. Section 16.52.2330 is added to the Long Beach Municipal Code to read as follows:

16.52.2330 Petersen House.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and with the July 8, 2019 recommendation of the Cultural Heritage Commission, the City Council designates the Petersen House as a Long Beach local historic landmark located at 3735 Pine Avenue.

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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802-4664

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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 PETERSEN HOUSE LOCATED AT 3735 PINE 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 historical landmarks.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach has adopted Ordinance No. _____ designating the property located at 3735 Pine Avenue as a local historical landmark. As a local historic landmark, the demolition, alteration, or relocation 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.

Section 3. The legal description for the Petersen House located at 3735 Pine Avenue is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owner of the Petersen House is Gregory Vaccaro.

Section 4. Designation as a Historic Landmark. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the recommendation of the Cultural Heritage Commission, the City Council of the City of

1 Long Beach hereby designates the property located at 3735 Pine Avenue as a historic
2 landmark based on satisfying significance criteria "C", as defined in the City's Cultural
3 Heritage Commission Ordinance (Long Beach Municipal Code, Section 2.63.050). The
4 designation of the Petersen House as a local historic landmark has been codified in
5 Section 16.52.2330 of the Long Beach Municipal Code.

6 A. Basis for Recommendation.

7 1. Property Description. The subject property is located
8 on Lot 23 of Block E in the Los Cerritos tract of Long Beach, between Bixby
9 Road and 37th Street. It was built on the former ranch land of the Rancho
10 Los Cerritos and derives its name from the Spanish land grant. The subject
11 property was built as infill in an established neighborhood, which was
12 developed beginning in the 1930s. This custom Mid-Century Modern Style
13 home was designed by Southern California architect, Paul Edward Tay.

14 The footprint of the house is a rectangular "T" shape clad in stucco
15 and wood siding. The roof materials was originally composition tile and rock; it is
16 now asphalt tiles. Two low gables and clerestory windows identify the design with
17 mid-century era. Nearly every room has a view of the outside.

18 The first gable holds the recessed front door, aligned with the north
19 side of the house. This primary entrance is hidden under the wide eaves and
20 slender-posted portico. The second gable, tucked to the rear of the house, peeks
21 over the first. By using full clerestory windows, this second gable, though taller
22 and visible, seems to hover unconsciously over the home.

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

27 Also in the main roof are seven original skylights, made of "lasagna"
28 Pyrex glass.

1 The roof's eaves are unusually wide with only single beams,
2 extended along each side. The overhang follows the entire length of the home;
3 the fascia is wide and plain as it follows the low gable lines. Most of the windows
4 are sliding glass, rectangular or square, and at least three feet (3') above the
5 ground.

6 An attached garage of similar design and materials is located at the
7 rear of the parcel.

8 2. Significance.

9 a. Architectural Style. This 1959 post and beam
10 mid-century modern home exhibits the classic low-pitched roof, glass walls,
11 and private garden orientation style popular in the 1950s-1960s.

12 The subject property employs the use of simple, accessible materials
13 (stucco, wood siding, and glass); however, Tay's elegant design manages to
14 elevate these pedestrian materials into a soaring, light-filled single-story home.
15 This custom build home is unique it's prominence and architectural
16 style/craftmanship.

17 b. Original Owners. This custom mid-century
18 modern style home was designed for the first owners, Clarence and Hazel
19 Petersen, by Southern California architect, Paul Edward Tay. The
20 Petersens spent the majority of their married years in the home; ownership
21 was in the family from 1959-1999. Clarence Petersen was an executive
22 with Shell Oil Company. Born in Tacoma, Washington to Danish
23 immigrants, Clarence moved to California and eventually Long Beach with
24 his wife, Hazel K. Betchart Petersen for his job in the oil industry.

25 c. The Architect. The Petersens had been living at
26 4207 Pine when they contracted with the 35-year-old architect, Paul Tay, to
27 create a custom post-and -beam, light-filled modern home at 3735 Pine
28 Avenue. Tay had recently opened his own studio in Long Beach a few

1 years earlier. Around this time, Tay was often featured in the local press as
2 a speaker on real estate and design. Numerous other homes, at least thirty
3 (30) are attributed to Tay, who was greatly influenced by Frank Lloyd
4 Wright's Taliesin West and carried this aesthetic with him as he completed
5 his architectural degree at USC. Tay was also contracted by the City of
6 Long Beach to design the new Burnett Branch Library in 1958. The bulk of
7 his work in Long Beach was conducted between 1951 and 1971.

8 B. Rationale for historic landmark designation. The City Council
9 finds that relative to the designation of the subject property located at 3735
10 Pine Avenue as a historic landmark, the following criteria are manifested as
11 set forth in the Long Beach Municipal Code Section 2.63.050 based upon
12 the following:

13 "C." It embodies the distinctive characteristics of a type, period or
14 method of construction, or it represents the work of a master or it possesses high
15 artistic values. The subject property was constructed in 1959. Paul Tay designed
16 the house with his clients, the Petersens, in mind. Tay is a recognized architect,
17 especially in California, for his post-and- beam light-filled modern ranch-style
18 home. The subject property is unique in its provenance and architectural
19 style/craftmanship. The residence was constructed as a custom house and is well
20 designed with a high level of detailing that includes the use of the wood and
21 stucco, a low-slung roof and broad eaves, a glass and wood front courtyard, and
22 subject placement on the lot to the advantage of light and air. The massing, size
23 and detailing of the building contribute to the receding nature of the house,
24 providing deep privacy in a highly populated neighborhood.

25
26 Section 5. General guidelines and standards for any changes.

27 A. Any maintenance, repair, stabilization, rehabilitation,
28 restoration, preservation, conservation, or reconstruction work proposed for

1 the building shall be conducted in a manner consistent with the "Secretary
2 of the Interior's Standards for the Treatment of Historic Properties with
3 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
4 Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as
5 the "Procedures for Certificate of Appropriateness" (the "Standards") found
6 in Section 2.63.080 of the Long Beach Municipal Code.

7 B. The Standards are incorporated herein by this reference and
8 shall be used as the authoritative guidelines for reviewing and approving
9 any proposed exterior work on the building.

10 C. The provisions of this Resolution shall regulate the building's
11 exterior walls and other external features. There shall be no restrictions on
12 the building's interior.

13 D. Original historic fabric on the exterior of the building shall be
14 executed in a matter that does not materially impair in an adverse manner
15 those physical characteristics of the structure that account for its
16 designation as a City landmark. Any such work must be done in keeping
17 with the building's historic character, period, and architectural style.

18 E. No exterior changes to the building shall be allowed unless an
19 approved Certificate of Appropriateness has been applied for by an
20 applicant and is issued by the City authorizing such environmental change.

21 Section 6. Pursuant to the authority of the Public Resources Code
22 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a
23 certified copy of this Resolution to be recorded in the Official Records of the County of
24 Los Angeles.

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

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I hereby certify that the foregoing resolution 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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802-4664

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802-4664

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 23, in Block E, of Los Cerritos Tract, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 12, Pages 198-199 of Maps, in the office of the County Recorder of said County.



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).

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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

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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 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 & Sedgewick, 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.

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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



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

July 8, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council designate the following three properties as Historic Landmarks: 3200 E. 1st Street, 5281 E. El Roble Street, and 3735 Pine Avenue

Recommend that the City Council approve a Mills Act contract for properties located at 3200 E. 1st Street. (District 3) and 5281 E. El Roble Street (District 3)

APPLICANT: Various

REQUEST

Staff requests the Cultural Heritage Commission recommend that the City Council approve a landmark designation and Mills Act contracts for two properties located at 3200 E. 1st Street and 5281 E. El Roble Street, and Landmark designation only for the property at 3735 Pine Avenue (Exhibit A - Location Map). In consideration for the tax abatement provided, the property owners have proposed a work plan to rehabilitate the proposed Mills Act properties and maintain them over the 10-year contract term (Exhibit B - Workplans).

BACKGROUND

On June 10, 2019, the Cultural Heritage Commission conducted a public hearing and made a recommendation that the City Council approve nine Mills Act contracts (Exhibit C – Cultural Heritage Commission Mills Act Report). At that time, staff's recommendation for Mills Act contracts approval did not include five properties, which were also requesting landmark designation, because additional review was necessary to evaluate those applications. This review is now complete.

These five applications were included among the 19 total applications filed with the Planning Bureau during this year's application cycle. Limits have been established on the number of contracts awarded per year by property type. A limit of 12 contracts can be awarded for single family properties. Five applications for single family properties were recommended to the City Council by the Commission last month, leaving seven available contracts for single family properties. All five remaining applications are for single family buildings.

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To be eligible for Mills Act program the properties must either be contributors to a historic district or designated historic landmarks. In this case, four applications are located outside of the historic district and require landmark designation in order to be eligible for Mills Act. Consequently, they are applying for landmark designation concurrently with their Mills Act applications. One property is in the Bluff Park historic district but exceeds the annual property valuation limit for single family properties, and this application is therefore dependent on meeting landmark designation criteria and being qualified under the unique or exceptional architecture category.

Following is an overview of the five applications reviewed during this process and staff's recommendation for each:

Address	Building Type	Historic District	Landmark Recommendation	Mills Act Recommendation
3200 E. 1st Street	Single family	Bluff Park	Yes	Yes
20 Corona Avenue	Single Family	N/A	No	No
5281 E. El Roble Street	Single Family	N/A	Yes	Yes
716 Havana Avenue	Single Family	N/A	No	No
3735 Pine Avenue	Single Family	N/A	Yes	No

LANDMARK DESIGNATION

In addition to applying for the Mills Act, these applicants also filed for landmark designation, which is required for four of the applicants since they are not located within a historic district. One property is located in a historic district and would typically be eligible to apply as a contributing structure in the district, but, in this instance, also requires landmark designation under the exceptional category because the property exceeds the property valuation limit. Landmark designation is beneficial for protecting historically significant buildings located outside of historic districts and which currently do not have any historic district protections afforded to them. Landmark designation is an opportunity to individually recognize properties outside of designated historic districts. These properties have been evaluated against the City's Landmark designation criteria and for historic building integrity (Exhibit D- Department of Parks & Recreation Property Inventory Forms). To be eligible for Landmark designation, a cultural resource must retain integrity and meet one of the following criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of the City's history; or
- B. It is associated with the lives of persons significant in the City's past; or
- C. It embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master or it possesses high artistic values; or

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

The properties have been thoroughly evaluated in accordance with Chapter 2.63 of the Long Beach Municipal Code and the criteria for designation outlined above (Exhibit E – Landmark Findings).

ANALYSIS

Since this group of Mills Act applications are dependent on Landmark designation, a combined analysis of each property's eligibility for both Landmark designation and Mills Act is provided below; the discussion is organized by address.

3200 E. 1st Street

Landmark Designation – This unique single-family property was designed by the architecture firm of Dedrick and Bobbe and built in 1924 by master builder Jay W. Burgin. Dedrick and Bobbe are recognized for designing the Bay Hotel building (Long Beach Landmark) and the now demolished Barker Bros. Building (former Long Beach Landmark). Warren Dedrick, is independently credited with designing the Long Beach Port Administration Building. W. Jay Burgin is credited with building the Breakers Hotel building (Long Beach Landmark) among several other local buildings. This particular building is unique as a two-story revival building. The building's covered entry has a distinct feature uncommon in the Bluff Park neighborhood which sets it apart from other buildings in the area. The building also reflects the detailed craftsmanship of both Dedrick and Bobbe and W. Jay Burgin with its fundamental revival characteristics, including a deep porch, large classical columns, symmetrical high arches and symmetrical door and window fenestration. If approved for landmark designation as recommended, the building will be known as the Bowyer House after the original owners.

Mills Act – One of the most unique elements of this building is its porch, but it is also in considerable disrepair. The applicant's workplan seeks to address the protection and restoration of the arcade entry. The plan will repair water damage to the roof deck above the arcade porch including new roofing and new stucco and install preventative flashing. Arcade entry ceiling repair is also proposed to address water damage that has penetrated the framing system. The Corinthian columns have layers of textured stucco which will be removed and replaced with a smooth stucco finish throughout the house. Foundation repair at the rear corner of the building needs new footings and foundation. Old knob and tube wiring will be replaced with a code-compliant electrical system as replacement of all plumbing throughout the house. Rehabilitation of original wood windows is proposed along with replacement of non-period aluminum windows. The combined expertise of architects Dedrick and Bobbe and master builder W. Jay Burgin led to a uniquely designed custom building. The arcade entry is prominently situated, symmetrical in appearance, and stands out amongst other building styles. The plan is comprehensive and addresses character defining features. The building is unique and eligible under the exceptional architecture category.

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Conclusion: Based on staff evaluation, this property has been found to be eligible for both Landmark designation and Mills Act.

20 Corona Avenue

Landmark Designation – This building is a Tudor style building constructed in 1928, located in the Belmont Shore neighborhood. The single-family building was designed by architect Reginald F. Inwood, who is also known for designing the Gaytonia Apartments (Long Beach Landmark) and the former Belmont Theater (former Long Beach Landmark). He became known for his church designs. This building is unique and reflects a compact example of a Tudor Style structure on a 30' x 80' property near the beach. The style is rare for the neighborhood, and uses character defining features of the style, including, stained glass, decorative half-timbering, tower entry, and diamond-pane door and window glazing.

Mills Act – The building is in relatively good condition. The proposed plan was limited to three workplan items. Those workplan items include roof removal and repair of roof leaks; installation of new roofing material, replacing outdated electrical wiring with new code compliant wiring; and refurbishment of stained-glass windows and structural correction to address bowing of stained-glass panes.

The property is not located in a historic district. As a result, to be eligible for the Mills Act, the property needs to be designated as a historic landmark. Staff found the building to be eligible for designation, but also concluded that the proposed workplan was not commensurate with the tax benefit. The applicant was presented with the option of continuing with landmark designation without the Mills Act but declined to proceed.

Conclusion: In light of the above, Mills Act and Landmark designation are not recommended for Commission consideration for this property.

5281 E. El Roble Street

Landmark Designation – This single-family building constructed in 1951 is a unique property in Long Beach. 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. This is the only known work by Lautner in Long Beach. This building meets the criteria for landmark designation under the exceptional architecture category and is therefore eligible for Landmark designation. If approved for landmark designation the building would be known as the "Alexander House" after the original owners.

Mills Act – The proposed workplan includes replacement of the brick privacy wall and repair and/or replacement of the roof, which is a combination of a flat roof and a pitched

roof with asbestos tiles. Window rehabilitation is proposed to fix original casement windows which are inoperable. Repair and/or replacement of damaged glazing on several floor-to-ceiling windows and repair of termite-damaged window frames are included in the proposed scope. The entire building will be repainted to its original color. The garage door will be repaired and/or replaced to match the original. Repairs to wood beam damage from rot to three building cantilevers which are unique and character-defining features of this building are also proposed. This building meets the criteria for landmark designation under the exceptional architecture category.

Conclusion: Based on staff evaluation, this property has been found to be eligible for both Landmark designation and Mills Act.

716 Havana Avenue

Landmark Designation – This building is a one-story, single-family building most closely resembling elements of both a Spanish and ranch style house. It was constructed in 1931 for Mr. Harry C. Armitage who was in the furniture business. The building remained the sole building to be constructed on this block until 1945. While these were interesting facts about the property history, there wasn't enough historical connections to individuals significant in history or a strong enough connection to broad patterns of the city's history. The building also does not meet the criteria of having an architectural style that is unique, well executed or a representative example of an architectural style.

Mills Act – The proposed workplan includes replacement of knob and tube wiring with new code-compliant electrical wiring and electrical panel replacement; new insulation in the walls and attic; structural foundation repair and seismic retrofit; roof replacement, replacement of large vinyl bay window with period appropriate window; and replacement of three vinyl windows with new period appropriate wood windows.

Conclusion: While the workplan addressed many important building features, this application was dependent on meeting landmark designation since it is not located in a historic district. However, staff found that the building does not meet the criteria for landmark designation and as a result is ineligible for landmark designation. Therefore, Mills Act and Landmark designation are not under the Commission's consideration for this property.

3735 Pine Avenue

Landmark Designation – This structure is a one-story building originally constructed in 1959. The architect of record for this building is Paul Tay whose work spans nearly three decades and who designed several buildings in Long Beach. The building is considered a Contemporary Ranch or Ranch Modernism which is a subtype of the Ranch style that blends in more mid-century aesthetics. This building features a post and beam style, low pitch roof with wide eave overhangs, floor-to-ceiling glass walls, clerestory windows, and decorative screens. The building reflects Long Beach's legacy of well-executed, mid-century style buildings. If approved for landmark designation the building would be known as the "Petersen Residence."

Mills Act – The work plan includes repair of termite damage to privacy screen; spraying of the privacy screen and rear fence for termite abatement; general termite inspection of house and garage and treatment as necessary; repair and replacement and painting of fascia boards; replacement of damaged front doors with new solid front doors to match existing front doors; replacement of front post supporting roof beam; and installation of new roof. The property is not located in a historic district. To be eligible for the Mills Act the property needs to be designated as a historic landmark. Staff found the building to be eligible for designation, but also concluded that the proposed workplan was not commensurate with the tax benefit.

Conclusion: In light of the above, the applicant was presented the option of continuing with landmark designation without the Mills Act and agreed to proceed. Therefore, only Landmark designation is recommended for the Commission's consideration for this property.

PUBLIC HEARING NOTICE

Public notices for landmark designation were distributed on June 24, 2019, 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 applications.

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.

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Respectfully submitted,



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK: PAD:AP
Attachments:

- Exhibit A – Location Map
- Exhibit B – Workplans
- Exhibit C – Cultural Heritage Commission – Mills Act Report, June 10, 2019
- Exhibit D – Department of Parks & Recreation, 523 Property Inventory Forms
- Exhibit E – Landmark Findings

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

ANALYSIS:

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

The subject property is located on the southwest corner of the intersection of East 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. Built in 1906, the building is an example of the Craftsman Style. Specifically, the building reflects a subcategory of Craftsman with Japanese influence and also elements of the Stick Style.

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

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

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

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family and multi-family residential structures in the neighborhood. The Alamitos Beach neighborhood is almost entirely residential in nature with some commercial in the larger vicinity. The historic building retains a high level of integrity, and represents the development patterns of the Alamitos Beach neighborhood. While there are some alterations that detract from the integrity of materials, those alterations will be reversed. Preservation of the building through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

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

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

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

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

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

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 complementary 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 neighborhood. Its preservation through landmark status will be complementary 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 and encourages public participation in learning about the historic resources of the City. The nomination will also assure the structure is maintained in a 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

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- 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.

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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-ceiling glass 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 eligibility 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 complementary 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 neighborhood. Its preservation through landmark status will be complementary 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

CULTURAL HERITAGE COMMISSION

July 8, 2019

Page 4

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.

CULTURAL HERITAGE COMMISSION

July 8, 2019

Page 2

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 eligibility criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity and meets Criteria 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 complementary 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 complementary 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 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.

State of California | The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or # (Assigned by recorder): 1500 E. 1st Street

P1. Other Identifier: 1500 E. 1st Street

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Long Beach Date: 1981 T5S; R12W; of of Sec 5; SB B.M.

c. Address: 1500 E. 1st Street City: Long Beach Zip: 90814

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 392130.5 mE/ 3737208.1 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 7265-014-001

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The subject property at 1500 E. 1st Street is located on Lots 1 and 2 of the Alamitos Beach Townsite. The Craftsman-style residence was a originally constructed as a 2,706 square foot two-story building and has a generally rectangular footprint. Constructed in 1906, the residence is surrounded by single and multi-family residential structures. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)
(See Continuation Sheet page)



P5b. Description of Photo (view, date, accession #): Facing East; November 21, 2018;

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
Gail J. Cooper
1500 E. 1st Street
Long Beach, CA 90802

*P8. Recorded by (Name, affiliation, and address):
City of Long Beach
Planning Bureau
333 W. Ocean Boulevard
Long Beach, CA 90802

*P9. Date Recorded: November 25, 2018

*P10. Survey Type (Describe): Intensive

*P11. Report Citation: N/A

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR 523 Forms

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 1500 E. 1st Street
Page 2 of 9

*NRHP Status Code: 5B

B1. Historic Name: Ferguson House

B2. Common Name: 1500 E. 1st Street

B3. Original Use: Single-Family Residence

B4. Present Use: Multi-Family Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of 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. 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.

*B7. Moved? No Yes Unknown Date: N/A

Original Location: N/A

*B8. Related Features: Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: Long Beach

Period of Significance: c. 1902-1925 Property Type: Residences Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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.

B11. Additional Resource Attributes (List attributes and codes): N/A

*B12. References: See Continuation Sheet page 4.

B13. Remarks: N/A

*B14. Evaluator:

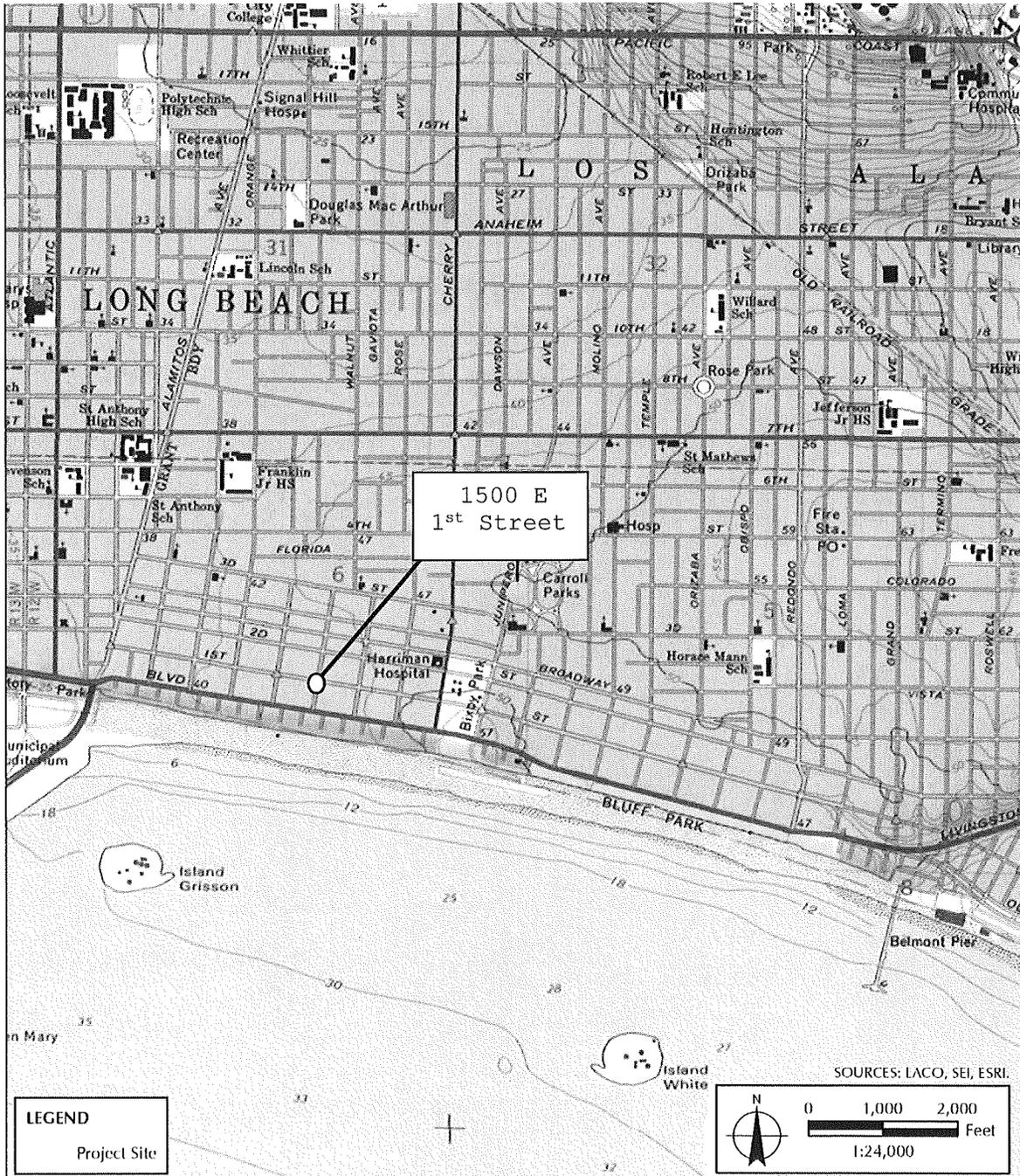
City of Long Beach
Planning Bureau
333 W. Ocean Boulevard
Long Beach, CA 90802

*Date of Evaluation: November 25, 2018

(This space reserved for official comments.)

(Sketch Map with North Arrow)





*P3a. Description: (Continued from Primary Record page 1)

Description

The two-story Craftsman-style multi-family residence is generally rectangular in plan. The front-facing elevation is characterized by two gable roofs clad in composition shingles with exposed wood brace features. The exterior walls are clad in second floor shingles and first floor horizontal clapboard siding. Several windows visible from the public right-of-way have been replaced with aluminum windows and one vinyl window, although the window openings and surrounds appear to be original. Other windows include three bay windows - two located on the side walls and one the front wall. The primary entrance is centered and accessed via a half-width covered wood porch. The main roof extends over the porch and is supported by dual wood posts and beams. The roof line is unique with a primary side gable roof with two exposed front gable dormers. The dormers are of substantial size with a steep pitch and feature Japanese influenced flared roof forms on top of the gables and flared at the roof eaves. The two front facing gables are separated by an eyebrow dormer with two fixed pane windows. Concrete steps lead up to the front porch. The porch railing is solid and clad in horizontal wood siding and the porch foundation is clad in river rock. The primary entrance consists of a wood door with period style hardware. A

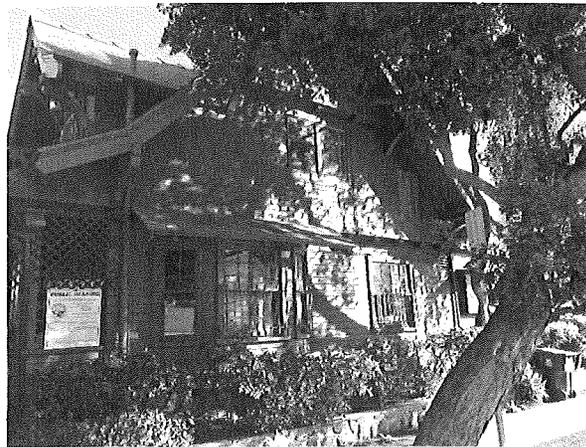
A detached garage of similar design and materials and is located in the rear of the parcel. The garage/barn building has a steep roof pitch, horizontal siding, shingles of a similar period and finish to the principal structure.

Landscaping includes mature trees and shrubs along the front yard perimeter. A modern wrought iron gate was installed at the front lot line at an unknown date.

The property is located on the corner of 1st Street and Falcon Avenue with neighboring residences of similar style and materials. Some infill construction, notably large apartment building on the same block as the subject property, has occurred in the neighborhood. The building has been altered with replacement windows but also retains several original windows. Generally the building appears to retain all aspects of integrity because the original window openings and surrounds remain. Replacement of non-period windows will improve integrity for materials.

P5a. Photo or Drawing: (Continued from Primary Record page 1)

SOURCE: City of Long Beach, Planning Bureau, 2018



View of Secondary (Western) Façade, 1500 E. 1st Street

P5a. Photo or Drawing: (Continued from Continuation Sheet page 4)



Detail of Secondary (Eastern) Façade, 1500 E. 1st Street



Detail of Detached Accessory Structure (South) Façade, 1500 E. 1st Street

***B10. Significance:** (Continued from Continuation Sheet page 7)

Significance

The subject property, 1500 E. 1st Street, was constructed 1906. Architecture firm of Martin and Barker were retained by the original property owner Calvin Ferguson for construction of new dwelling unit in the Alamitos Beach neighborhood. This area is notable for its early development along the Long Beach coastline. The neighborhood was later annexed into the City of Long Beach along with other neighborhoods during the period of expansion and growth at the early 20th Century. The building has exceptional craftsmanship and retains many of its original architectural features and is a distinct Craftsman style building for its detailing and Japanese inspired rooflines. For this reason, it was evaluated under the City Beautiful Movement themes and Craftsman architectural style of the Historic Context Statement.

Context

Long Beach - the Seaside Resort

By the end of the 19th century, the City of Long Beach (City) possessed a waterfront that had a burgeoning tourist industry. Sanborn maps estimated the population in 1895 at 1,200 and, in 1898, differentiated between winter residents (2,000) and summer residents (6,000), in a clear indication that the City's prosperity depended on seasonal tourism and seaside amenities. During this period, the City experienced an increase in the construction of small-scaled or mixed-use lodging houses, as well as strings of small, attached dwellings (courts), cottages, cabins, and tents. The increase in these building types suggests that the source of the tourist population was local, most likely Southern Californians who were most comfortable in familiar, informal accommodations (unlike visitors from the East and Midwest). In addition to local rail service, interaction between towns may have been facilitated by the sharp increase in the popularity of bicycling, which was fueled by modifications in bicycle design from the high wheeler to the safety bicycle in the 1890s. From 1895 to 1902, the geographic boundary of most development within Long Beach expanded northwest to Anaheim Street (north) and Monterey Avenue (west) to accommodate the growing population, which had increased to approximately 4,000 residents. Development also continued to grow through the communities north and east of the City.

The City Beautiful Movement

During the 1910s and 1920s, efforts were made to apply the tenets of the City Beautiful Movement to development in Long Beach. Espoused by Chicago architect Daniel Burnham and demonstrated in his plan for the 1893 World's Columbian Exposition, this movement sought to remedy social problems and increase civic loyalty through beautification of cities. With the City's population growing steadily, and multiple-family residential units becoming increasingly popular, City leaders and planners looked to the City Beautiful Movement for design solutions for Long Beach planning. The tenets behind the City Beautiful Movement were not foreign to the early vision of the City, which proudly advertised an "intelligent, refined and moral class of citizens "where no saloons [were] tolerated, and all objectionable elements of society [were] kept out." The movement supported the establishment of a monumental core or civic center, with wide, tree-lined boulevards, an axial plan carefully accented by impressive civic buildings, and comprehensive city planning. As an outgrowth of this movement in Long Beach, Victory Park was added to the City's park system, which included Pacific Park (1888; formerly Lincoln Park at Pacific Avenue, north of Ocean Park Avenue) and Knoll Park (1905; now Drake Park at the western terminus of Ninth Street and Tenth Street).

Craftsman Style

Rooted in the principles of the late-19th-century Arts and Crafts movement in England, the Craftsman aesthetic and ideals were developed and promoted in the United States by furniture maker Gustav Stickley and his 1901 magazine, *The Craftsman*. Craftsman architectural design reached its apogee with the work of two brothers, Charles S. Greene and Henry M. Greene, who practiced together in Pasadena from 1893 to 1914, and with the work of a handful of other architects primarily located in the vicinity of the Arroyo Seco and the San Francisco Bay area. The work of the Greene brothers and other Craftsman-style architects was widely published in both professional and popular journals. This exposure fueled the popularity of the Craftsman style, which spread quickly throughout the country. Craftsman house plans became easily accessible to the middle-class through pattern books and mail-order houses, such as Sears, Roebuck & Company, and Montgomery Ward. Affordable and easily constructed from locally available materials, the mostly one- or one-and-a-half-story Craftsman homes became known as bungalows and dominated middle-class residential design during the first quarter of the 20th century. Although some Craftsman homes were two stories in height, large-scale versions of Craftsman houses were rare except in California.

Structural features were left exposed and exploited for their decorative qualities. Earth tones were favored, integrating the building with the surrounding landscape. Horizontality was emphasized through low, ground-hugging massing, employment of broadly pitched, overhanging roofs, and utilization of wood siding and flat trim laid in continuous bands. Often, the lower portion of the exterior walls or porch supports was battered or tapered so as to be heavier at ground level. Capacious front porches were nearly ubiquitous features, often overlooked by generous expanses of windows clustered in groups. A combination of window types was used, with casement windows and fixed windows commonly appearing on the façade and double-hung sash on the sides and rear. Entries typically were characterized by oversized, heavy, wood-paneled doors. Craftsman interiors were distinguished by built-in features, such as bookshelves, cabinets, and hutches with leaded glass doors and seating nooks and by the use of wood for picture rails, continuous header moldings, window and door casings, and doors.

Character-defining Features

- One to two stories
- Low-pitched, gabled (or sometimes hipped) roof
- Wide, unenclosed eave overhang
- Exposed rafters, beams, and/or braces in the eaves
- Vents, usually slatted or trellised, in the gable ends
- Shed- or gable-roofed dormers and sleeping porches
- Wood siding (shingle, shake, or clapboard)
- Brick (common and clinker), stone (boulders, cobbles, or "cast" stone), and more rarely, stucco, used for porch piers and railings, foundations
- Porches, full- or partial-width or 'L'-shaped
- Porch piers, sometimes resting on pedestals
- Gabled or shed porch roofs, often echoing the shape and detailing of the main roof
- Widely proportioned front doors, sometimes with beveled glass inserts or panels
- Tripartite window groupings
- Art glass windows (usually on side elevations, marking locations of interior sideboards and stairways)
- Wide window and door casings, often with extended lintels
- "Battered" or sloping foundations, chimneys, porch piers
- Pergola porch extensions
- Overall horizontal emphasis

Although these are considered the most typical character-defining features, not all will apply to each Craftsman-style building. Various regional architectural and building material preferences, as well as socioeconomic factors, influenced several Craftsman typologies to develop, especially in Southern California. In general, the style became increasingly simplified through reduction to a few recognizable elements in the decade following World War I.

Eligibility

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 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. Sedgwick 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.

Integrity

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association.*

As described above, the building does not retain integrity of *materials, design, workmanship, and feeling.* However, the building generally retains integrity of *setting and association* as it is located within Carroll Park with neighboring residential buildings of similar age and style. The building has not been moved and retains integrity of *location.*

*B12. References: (Continued from Building, Structure, and Object Record page 2)

Sapphos Environmental, Inc. 2009. *City of Long Beach Historic Context Statement*. Pasadena, CA.

HousStories, Research, Report and Summary, Long Beach Ca, 2018

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 13 *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: 3200 E. 1st Street

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ of ___ of Sec ___; ___ B.M.

c. Address 3200 E. First St City Long Beach Zip 90803

d. UTM: (Give more than one for large and/or linear resources) Zone __, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property at 3200 E. First Street is located on Block 43, Lot 6 of the Alamitos Beach Townsite in the Bluff Park neighborhood of Long Beach. This Spanish Colonial Revival 2,892' square two-story residence has a generally rectangular footprint. Built in 1924, the house is surrounded by single-family residential structures. An arcaded front entry with three openings extends from the façade. Two restrained Corinthian columns support the archways. The second story is set back from the porch, providing a shallow balcony where a single door is flanked by two windows on either side (four windows in total). Simple brackets support shallow eaves beneath a full tile roof (See Continuation Sheet page3)

*P3b. Resource Attributes: (List attributes and codes) Single-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #) From street

*P6. Date 1929 Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address:
Roman Yaque Silva-Doyle & Bernadette Laxa. 3200 E. First St., Long Beach, CA 90803

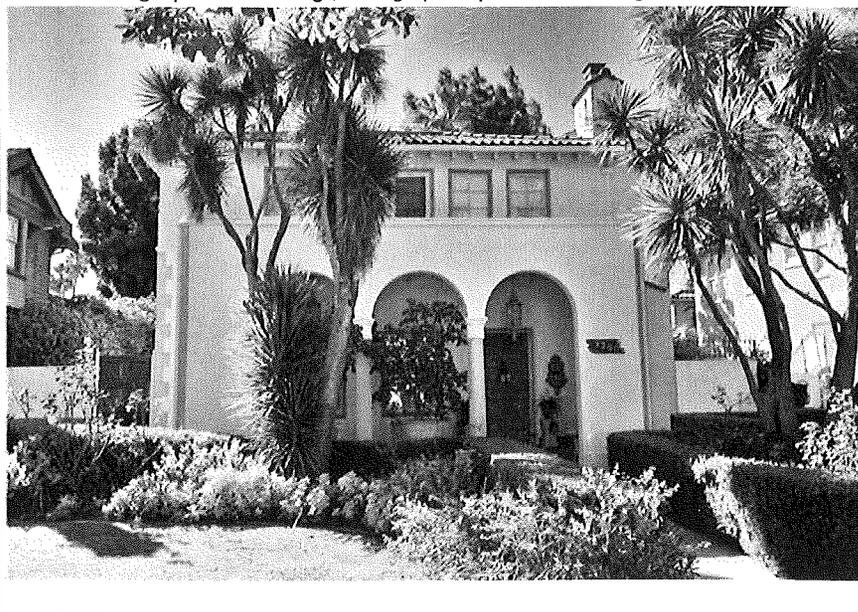
*P8. Recorded by: (Name, affiliation, and address) Maureen Neeley, MLIS
Research Consultant,
HouStories, Long Beach, Ca

*P9. Date Recorded: May 30, 2019

*P10. Survey Type: (Describe) _____

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

P5a. Photograph or Drawing (Photograph required for buildings, structures, and



*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
 Page 2 of 13

B1. Historic Name: Bowyer Residence
B2. Common Name: 3200 E. First Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)

1924 - Residence (1924) and 216 sq. ft. garage (1925) constructed for Joseph and Dorleski Bowyer. Dedrick & Bobbe, architects. W. Jay Burgin, contractor. [permits C-3968, C-7021]
 1930 - Addition for T.A. Langstroth (\$3,000) W. Jay Burgin, contractor. [permit C-27768]
 1969 - Addition to second floor, add family room & two bedrooms in rear. [permit dated 4-22-1969]
 1979 - Addition: Pool & spa to backyard [permit dated 5-23-1979]

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** Garage

B9a. Architect: Dedrick & Bobbe **b. Builder:** W. Jay Burgin

***B10. Significance: Theme** Residential Architecture **Area** Long Beach, CA
Period of Significance 1921-1945 **Property Type** Residential **Applicable Criteria** B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property, 3200 E. First Street, was constructed in 1924. The architectural firm, Dedrick & Bobbe designed the house for owners, Joseph and Dorleskie Bowyer. Long Beach master design-builder, W. Jay Burgin, was the contractor. This arcaded, two-story residence on exclusive First Street in what is now Bluff Park was an important addition to the growing oil boom era in Long Beach of 1921-1945. Joseph Bowyer (1846-1933), a successful mine owner from Arizona, had recently retired with his wife, Dorleskie Taylor Bowyer (1854-1948), to Long Beach. They commissioned Dedrick & Bobbe to design their \$15,000 residence in the Spanish Colonial style. The contractor was W. Jay Burgin, one of the top two design-build firms in the city at the time. The Bowyers selected from among the most well-known, highly regarded, and active residential and commercial building and design firms in Long Beach: Dedrick & Bobbe, and Burgin. (see Continuation Sheet p. 4)

B11. Additional Resource Attributes: (List attributes and codes) N/A

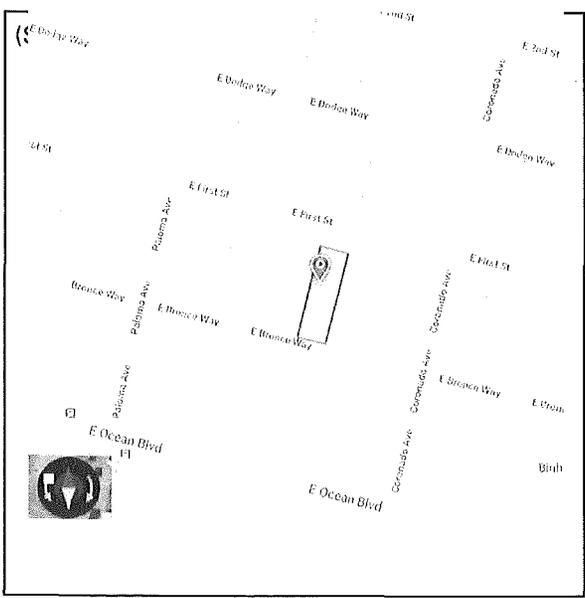
***B12. References:**

- Long Beach Building Permits
- Los Angeles Tax Assessor Building Descriptions
- City of Long Beach Historic Context Statement, Sapphos Environmental, Inc. 2009
- Long Beach City Directories, various years

B13. Remarks: N/A

***B14. Evaluator:** Maureen Neely, MLIS, HouStories
***Date of Evaluation:** May 30, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Bowyer Residence at 3200 E. First Street, Long Beach, CA 90803

Page 3 of 13

P3a. DESCRIPTION, cont'd from DPR 523a p. 1

The exterior walls are clad in stucco. Subtle quoining detailed on the front side corners. Many visible windows are deeply inset and of 8-paned wood double hung sash, with several along the side of the house mimicking the porch colonnade with a Palladian arch. There is one small stained glass window on one side. A distinctive tall tower and chimney with recessed arches are architectural features on the west side of the home.

The primary entrance - an original ten-paneled wood door with original hardware - is recessed and off-center. The porch is deep and would have been scored concrete (4 x 4 tiles have replaced the concrete). Two steps lead up to the porch and front door. The roof is fully tiled.

A detached garage of similar design and materials is located at the rear of the parcel.

Landscaping consists of irregularly shaped lawn, bordered by low bushes and some multi-trunked palms and yucca - a Mediterranean landscape. The walkway leading from the sidewalk is of scored concrete.

The property is located in the middle of the south side of East First Street, between Paloma and Coronado (historic name was Quito) surrounded by (fairly) original, early c1900s Craftsman and 1920s-era Spanish-Revival residences. Some infill construction exists nearby, such as apartment buildings, multi-family residences, and modern homes. This was a common occurrence in the neighborhood prior to the establishment of the Bluff Park Historic District. Generally, the subject property appears to retain all aspects of integrity (windows, doors, stucco cladding, roof), with the exception of the rear additions constructed in 1969.

B.10 SIGNIFICANCE (cont'd from DPR 523b, p. 1)

This custom Spanish Colonial Revival style was designed for the first owners, Joseph and Dorleskie Bowyer. They spent the majority of their adult, married years in Arizona mining towns and northern Mexico. The appeal of a Spanish Revival, with a deep, graceful colonnade, stucco exterior and tiled roof would have spoken to their romanticism of the West. As an older couple, well-endowed by their mining profits, money would have been of little consequence. They chose the prominent architecture firm of Dedrick & Bobbe to design their Long Beach residence; equally prominent and skilled contractor, W. Jay Burgin, was to be in charge of the construction. At the time, both of these firms were at the top of their game.¹

Joseph Bowyer (1846-1933) was a native of Philadelphia but spent most of his adult life in the western territories, including the Utah Territory where he worked for the Union Pacific Railroad and was present at the 1869 transcontinental railway celebration at Promontory Point. While living in

¹ Refer to their portfolios attached to this report.

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Utah he met and married Dorleskie Taylor. They had four children and sought their fortune first in the Idaho mines, then Arizona capitalizing on the burgeoning copper mine industry there. During his early years near Tucson he had a close call in 1882 with the Apache tribe led by Loeo (?), Natchez, and Geronimo.² By 1907, Bowyer had struck a bountiful copper vein, capitalized at \$5,000,000. The Bowyer Gold & Copper Company stakes were on the western slope of Dome Rock Mountains, near Bouse, Arizona. The office was in Quartzite.

Dorleskie Taylor Bowyer (1854-1948) was born in Kaysville, Utah. She is a descendent of Joseph Taylor (1751-1812) who fought in the Revolutionary War, and was related to President James Madison as well as President Zachary Taylor. Dorleskie had deep ties to Long Beach, spending her summers in the city with relatives. This familiarity influenced the couple's decision to eventually retire here.

The Bowyers hired Warren Dedrick (1891-1975) and Earl Bobbe (1887-1964) to design their Spanish Colonial Revival residence on the wide and gracious First Street in the southeastern side of the city. At the eastern end of the Alamitos Beach Townsite, this Spanish Colonial style residence near the beach would have made a prominent statement. The house cost \$15,000, no small sum. This would have been one of Dedrick & Bobbe's first commissions by their newly formed partnership.³ Another early commission in 1924 was the (now demolished) Italian Romanesque Heartwell Building at the corner of Pine. This building defined the Long Beach skyline for decades. Closer to the Bowyer residence was the Romanesque Revival firehouse at Belmont and Broadway, also erected in 1924.

Design-Build Contractor, W. Jay Burgin was one of the two most well-known and highly regarded builders in the city. In addition to dozens of homes, his firm's commissions included the imposing Mexican Methodist Church (c1914) and the Breakers Hotel (1925) for Walker & Eisen, Architects.

By 1931 the Bowyers had moved to 4915 E. Ocean, selling the subject property to Kate Souder Langstroth (1853-1938), widow of Philadelphia paper mill operator, Theodore A. Langstroth. Originally leaving Philadelphia for the healthful air of New Mexico, Mrs. Langstroth made her way to Long Beach with her adult son, Charles S. Langstroth (1977-1948). Kate died in 1938. After his mother died, Charles had advertised the home for sale as a "modern 3 bedroom, willing to sell furnished." Prior to selling, Charles moved to El Paso, Texas, where he died on April 11, 1948. His estate, along with that of his brother, James, was renowned for its rare book collection. Local antiquarian bookseller, Glen Dawson, purchased the bulk of the books, which boasted an unparalleled selection of Charles Dickens volumes.

The Weiss family - William H. and Lois Weiss - moved into the subject property, and, in 1969 added several rooms to the second story rear. In 1979

² "Story of Narrow Escapes from Hostile Indians is Recalled by Ex-Arizonian," *Arizona Republic*, Apr 18, 1928.

³ In 1923 they had worked as Dedrick, Bobbe, Piper & Kahrs, but from 1924-1932 the firm was just Dedrick & Bobbe.

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they added a swimming pool and spa to the back yard. Weiss was the Chief Officer for the States Line Company, a transatlantic shipping firm. The current owners purchased the house in 2015.

Due to the era and style of home, it was evaluated under the "Oil and Industry" themes, Harbor and Navy Expansion, as well as the Great Depression, and Spanish Colonial Revival architectural style of the Historic Context Statement.

Context

3200 E. First Street was built in a maturing neighborhood along the coastline of Long Beach, one that had seen early Edwardian and Craftsman residences, then a post oil/WWI boom in Spanish Revival homes. The City had annexed the neighborhood in 1909. The need for development accelerated with the success of the Signal Hill fields in 1921.

City Development And Growth, 1921-1945

Oil and Industry

In 1921, the discovery of oil in Signal Hill by the Shell Oil Company brought radical changes to Long Beach, as the ownership, production, and sale of oil became the City's primary economic industry. The field in Signal Hill proved remarkably rich in oil, producing 859 million barrels of oil and more than 100 million cubic feet of natural gas in the first 50 years. Speculators, promoters, and experienced oilmen descended on Signal Hill, competing for mineral leases. Although Signal Hill was an unincorporated island within the

City, the building boom resulting from oil production in Signal Hill had a dramatic effect on Long Beach's population.

From 1920 to 1925, the population more than doubled due to an influx of people hoping to find work in the oil industry, growing from 55,000 in 1920 to an estimated 135,000 in 1925. The discovery of oil had created millionaires out of ordinary citizens and investors, and the effects were felt throughout the City, particularly downtown and along the shoreline.

The need to meet the housing demand triggered a construction boom; in this way, the discovery of oil in Signal Hill quickly became the catalyst for a "million dollar per month" building boom in the downtown area. Many such luxury high-rise buildings rose at this time in downtown Long Beach and along the shore, including the Cooper Arms (1923), Blackstone (1924), Willmore (1925), Campbell Apartments (1928), Broadlind (1928), Lafayette Hotel (1929), the Villa Riviera (1929), and the Gaytonia (1930).

Also in the 1920s, a professional organization of architects known as the Long Beach Architectural Club formed to address the haphazard development of the City's most valuable areas and to guide decisions with regard to local architecture. Advocating cohesive, complementary urban design, the Long Beach Architectural Club became a strong presence in Long Beach, offering expertise and design solutions. Even in modest neighborhoods from that period, an overall approach to design is evident, as a comprehensive approach to

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building and streetscape design began to shape Long Beach neighborhoods, as well as many Southern California cities at the time. Period revival architecture also became increasingly popular and influenced architectural and development trends. In downtown and along the shoreline of Long Beach, the scale of construction was grander and more upscale, and the development of hotels, commercial buildings, civic buildings, and entertainment facilities was at a peak. Similarly, an increasing number of multiple-family residential buildings began to copy the period revival styles popular at the time. Acute population pressures prompted developers to build additional stories on apartment buildings; a new form of housing known as own-your-own cooperatives or apartment-hotels was the result.

Port and Harbor Expansion

Long Beach also continued developing its harbor through the 1920s, as the City's oil industry became dependent on the port to export its resources. Federal legislation in 1911 granting the City control over tidelands and submerged lands was expanded in 1925 and again in 1935, as the City's boundaries expanded. Funded by appropriations by the U.S. Congress and bond issues in 1924 and 1928, work on the Long Beach Inner and Outer Harbors began in 1925 and included dredging of the channels and construction of a 7,100-foot breakwater, docks, landings, and warehouses. By 1930, Long Beach Harbor was handling 1 million tons of cargo each year, and by 1939, harbor and oil revenues were able to finance continued development.

With the increasing importance of the Long Beach Harbor, the U.S. Navy designated Long Beach as the headquarters for its new Pacific Fleet in 1919. By the late 1920s, more than 3,000 officers and enlisted men were stationed in Long Beach. By 1932, the U.S. Navy had added 50 ships to Long Beach Harbor and approximately 8,500 servicemen. This population spike created a strong demand for housing. Top naval officers sought residency in elite hotels and apartment buildings, whereas enlisted men availed themselves of small-scaled apartments, duplexes, triplexes, and converted single-family residences.

Airport development also occurred in Long Beach during this period, when aviation pioneer Earl Daugherty had established his own airfield in 1919 in the northern part of the city. By 1924, the airport was moved to the present site of the Long Beach Municipal Airport after Daugherty persuaded the City to designate the land.

In 1928, the Pacific Southwest Exposition (Exposition) was held on a 63-acre site in Long Beach along the Pacific Electric right-of-way at the western terminus of Seventh Street between Channels 2 and 3 of the Long Beach Inner Harbor. Built at a cost of \$650,000, the Exposition showcased the industry and culture of Southern California. After several months of planning and less than three months of construction, the Exposition opened in July of 1928. With pavilions dedicated to art, education, textiles, and marine transportation, the Exposition presented a collection of Moorish-style buildings designed by local architect Hugh R. Davies, and featured contributions from 22 countries, including Spain, Belgium, Mexico,

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Czechoslovakia, New Zealand, Denmark, Holland, Japan, Guatemala, Ecuador, Bolivia, France, Italy, and Persia. Inspired as much by Hollywood as by the 1893 exposition in Chicago and the 1915 fairs in San Francisco and San Diego, the Exposition presented a fantasy of a Tunisian city to its million-plus enthralled visitors. After its five-week run, the buildings, constructed of impermanent materials, were dismantled.

The Great Depression

The success of the 1920s came to a halt following the stock market crash in 1929. The demand for oil dropped significantly, resulting in less revenue from the Signal Hill investors. By 1932, the repercussions of the Depression began in Long Beach. The tourism industry, a Long Beach staple, suffered greatly. The Virginia Hotel closed, and many other hotels and apartment buildings became deserted. Activity at the Pike slowed dramatically, with most concessions closing and others remaining rent-free. A majority of the middle class saw their savings evaporate overnight, and the affluent suffered severe losses as well. Real estate and automobile values plummeted, and shops and apartments stood vacant. In response to the economic crisis, Long Beach residents created a local barter system.

Adding to the despair of the Great Depression, a 6.4-magnitude earthquake rocked the City the evening of March 10, 1933, toppled masonry buildings, shook houses and apartments off their foundations, damaged and destroyed schools and churches, and disabled the City's natural gas service. In the wake of the disaster, reconstruction was financed with federal grants and loans, which, coupled with the activity generated through rebuilding, rejuvenated the local economy. Local Assemblyman Harry B. Riley successfully campaigned for stricter building and engineering codes to ensure that schools, in particular, would be more earthquake resistant. Many of the buildings that were repaired or rebuilt during this period incorporated the popular Art Deco or Streamline Moderne styles. In 1935, funds from the federal Works Progress Administration, which later became the Works Projects Administration, was used to build and improve parks and transportation facilities, as well as civic and recreational buildings throughout the City. In addition, funds from the Federal Art Project subsidized art, literature, music, and drama and engaged artists for public projects establishing a legacy of public art in the City.

SPANISH COLONIAL REVIVAL, 1915-1942

Beginning with the effort to rescue and restore the California missions in the late 19th century and the subsequent development of the Mission Revival style, architects in southern California pursued a quest for an architectural identity that reflected the region's climate, lifestyle, and Hispanic past. This search crystallized into the Spanish Colonial Revival with the 1915 design by architect Bertram Goodhue for the Panama-California Exposition in San Diego, California. The Spanish Colonial Revival style was hugely popular from the early 1920s until the 1940s. Whole communities and cities such as Rancho Palos Verdes, San Clemente, and Santa Barbara passed ordinances requiring that new buildings conform to the Spanish Colonial Revival image. Developers, builders, and individual homeowners in Long Beach, as elsewhere

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in southern California, embraced the style, which easily eclipsed the other contemporaneous revival styles in usage.

A Spanish Colonial Revival building borrows decorative details from the whole panoply of Spanish architecture rather than looking back merely to the colonial buildings inherited from the Spanish and Mexican eras in California. These precedents may be Moorish, Andalusian, Renaissance, or Baroque, resulting in an architectural vocabulary of unusual depth and variety that was further enriched by combining it in the late 1920s and 1930s with the Art Deco and Streamline Moderne styles. These borrowings and combinations notwithstanding, the style also encompassed an Adobe Revival as well, which resulted in an enhanced and romanticized vision of a California past that never was.

The Spanish Colonial Revival style was employed for nearly all types of buildings—single and multifamily residential, commercial, and institutional—and therefore could range in height from one to multiple stories. The majority of Spanish Colonial Revival buildings were asymmetrical, although a popular bungalow subtype was markedly symmetrical. Almost all Spanish Colonial Revival buildings are recognizable by stucco-covered exterior walls and red clay tile roofs (in California, barrel-shaped mission tiles, reputedly modeled after those made by molding on a man's thigh, were most common). Most roofs were gabled, or gabled and flat, although hipped roofs were also utilized. Towers and turrets, even on one-story homes, fed the southern California delight in fantasy. Arched openings were almost ubiquitous. Patios and balconies allowed enjoyment of the mild climate. Secondary materials—including wood (usually dark stained), wrought iron, and polychromatic tile—provided effective accents. Windows could be wood framed or metal and were mostly casement and double-hung sash in type.

Character-defining Features

Spanish Colonial Revival buildings draw on an extensive architectural vocabulary. Some of the most common elements are itemized:

- Usually one or two stories, but can be more
- Exterior wall surface covered in stucco (or very occasionally, brick or cast stone)
- Asymmetrical appearance (except for symmetrical, flat-roofed bungalow subtype)
- Round or square towers and cupolas
- Low-pitched gabled or hipped roof covered in Mission or Spanish red clay tiles or flat roof with parapet wall
- Shallow eaves or deeper eaves with carved wood brackets exposed in the overhang
- Heavy wood door, commonly carved or paneled, sometimes emphasized by spiral columns, pilasters, carved decoration, or patterned tiles
- Arched focal windows and casement windows
- Window grilles of wrought iron or pierced stucco or *rejas* of wood
- Exterior balconies with wood or wrought-iron railings
- Exterior gardens and patios

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- Arcades
- Attached, exterior chimneys, often tapered
- Tiled accents on walls, stairs, fountains
- Brick or tile vents
- Wrought iron lanterns and hardware
- Battered or buttressed corners
- Wing walls and *porte cocheres* with arched openings
- Exterior staircases
- Shallow second story overhang marked by corbels or brackets

Registration Requirements

Examples of the Spanish Colonial Revival style are visible throughout Long Beach and reflect the construction boom of the 1920s. Most examples are single-family residences and were part of such large developments as Bixby Knolls and the historic districts of Wilton Street, Wrigley, and Minerva Park Place. Several examples of courtyard housing were also built, including the Casa Grande Apartment Building (La Casa Grande, 317 Livingston Drive) by architects Schilling and Schilling and several designed by George D. Riddle (El Cordova Apartments, 1728 East Third Street; The Barcelona, 1905 East First Street; Casa Del Patio, 2055 East Third Street; Alvarado; and Casa Nido, 2074 East Third Street). Multistory residential examples include the Breakers by architects Walker and Eisen (200 East Ocean Boulevard) and the Campbell Apartments (130 Linden Avenue, Wright and Gentry, architects). Nonresidential examples include the Community Hospital by architect Hugh R. Davies (1720 Termino Avenue) and the Ebell Club and Theatre by C.T. McGrew (290 Cerritos Avenue/1100 East Third Street).

Typically, Spanish Colonial Revival Style buildings can be significant both individually and as part of a district designation. To be significant individually, the building must possess exemplary characteristics of the style. Commercial buildings tend to be designated on an individual basis, whereas residential examples, unless architecturally outstanding or designed by a noted architect, tend to be eligible mostly as district contributors.

To be significant as an example of the Spanish Colonial Revival style, a building must possess the majority of the aspects of integrity, including materials, design, workmanship, and feeling. If landscaping contributes to the Spanish flavor of the original design, integrity of the setting will also be a factor. Most critical are the retention of the original stucco siding (or replacement that duplicates the appearance and texture of the original), clay roof tiles (typically, replacement with concrete or other substitutes is not acceptable), and original windows and doors. Any additions should ideally be located in the rear and appropriately proportioned. An original, detached garage with a similar design scheme would be considered a related feature, unless it has been resurfaced or its garage door incompatibly replaced.

Eligibility

The Historic Preservation Ordinance includes four criteria for landmark designation:

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- 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 a building must meet at least one of the aforementioned criteria. [SEP]The subject property is eligible for Long Beach Historic Landmark designation under **Criterion B:** The historic building is associated with events that have made a significant contribution to the broad patterns of the City's history, and **Criterion C:** 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.

Criterion B: Associated with the lives of persons important to the City's past.

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.

The subject property was an imposing residence for several key players in Western history, including Joseph Bowyer, Dorleskie Taylor Bowyer, Charles S. Langstroth, and William H. Weiss. All contributed to opening the Western territories via telegraph, rail or shipping.

This property is eligible under Criteria A for landmark designation. [SEP]

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

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, 4 th & Roswell	1925
Professional Building, 8 th & Pine	1925
Wendell Neely House, 4825 Shaw	1925
LBUSD Administration Building	1928

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Property Name: Bowyer Residence at 3200 E. First Street, Long Beach, CA 90803

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Barker Brothers Furniture Store, Broadway & Locust 1929
Various Hollywood, Los Angeles City houses and apartments

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)

Burgin died on March 21, 1952, at his home at 280 Lowena Drive, where he had lived since constructing this unique multi-family dwelling for the Lowe family in 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.

Integrity

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of

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Property Name: Bowyer Residence at 3200 E. First Street, Long Beach, CA 90803

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Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association.*

As described above, the building does retain integrity of *materials, design, workmanship, and feeling.* The building retains integrity of *setting and association,* as it is located within Bluff Park with some original neighboring residential buildings of similar age - but most of Craftsman or more pedestrian Mediterranean style - still intact. The building has not been moved and retains integrity of *location.*

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Property Name: Bowyer Residence at 3200 E. First Street, Long Beach, CA 90803

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*B12. References (cont'd from DPR523b p. 1)

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Case, Walter H., "Long Beach Blue Book," 1942

"Long Beach News Notes," *Southwest Builder & Contractor*, Sept 12, 1924.

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Sanborn Map, 1949

"Rare Book Collectors' Tale can be Told Now," *The El Paso Times*, May 5, 1961

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"A June Wedding Jenkins-Bowyer," *Arizona Republic*, June 7, 1908

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"Bowyer Gold and Copper Company," *The Copper Handbook: Manual of the Copper Industry of the World.* Vol. 9, 1909

"Story of Narrow Escapes from Hostile Indians is Recalled by Ex-Arizonian," *Arizona Republic*, April 18, 1929

"Hold Last Services for Pioneer Miner," *Bakersfield Californian*, Nov. 10, 1933

"Resident for 25 Years Dies," *Long Beach Independent*, April 28, 1948

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer _____ Date _____

Page 1 of 16 *Resource Name or #: (Assigned by recorder) P1.
 Other Identifier: 5281 E. El Roble Street - Alexander House

*P2. Location: Not for Publication Unrestricted

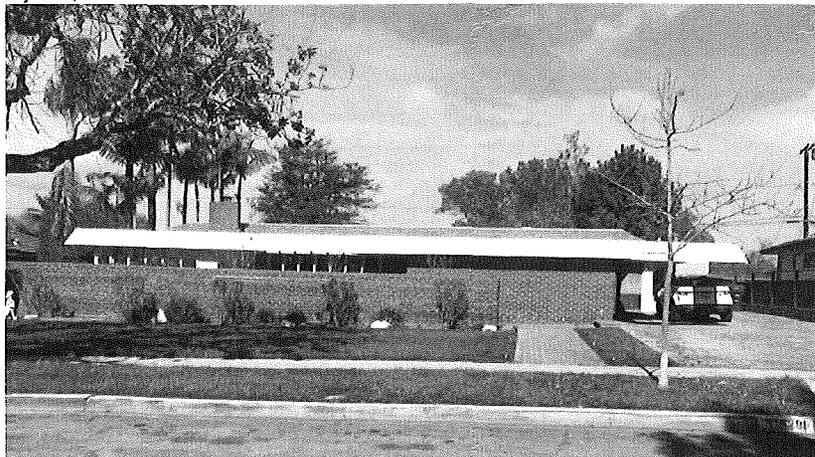
- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ of ___ of Sec ___; ___ B.M.
- c. Address 5281 E. El Roble Street City Long Beach Zip 90815
- d. UTM: (Give more than one for large and/or linear resources) Zone __, ___ mE/ ___ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 AIN#7240-006-030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property at 5281 E. El Roble Street is located on Lot 83 of Tract #14674 in the Park Estates neighborhood of Long Beach. This 1950-51 low-slung modern home recedes into the surrounding landscape of trees and small hillocks. The footprint of the house "follows the contour of the lot" [Mullio and Volland, *Long Beach Architecture*], using narrow red brick and wood siding, a flat roof and large, low overhanging eaves. The roofline is one long continuous plane, of shake shingles, even overhanging the driveway. Nearly every room has

a view of the outside, with the square living room set at angle to the rectangular balance of the house. See Continuation Sheet p2]

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) From street

*P6. Date 1951 Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address: Leonard & Tanya Farber, 5281 E. El Roble St., Long Beach, CA 90815

*P8. Recorded by: (Name, affiliation, and address) Maureen Neeley, MLIS Research Consultant, HouStories, Long Beach, Ca

*P9. Date Recorded: June 3, 2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: Alexander House, 5281 E. El Roble Street, Long Beach, CA 90815

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P3a. DESCRIPTION, cont'd from DPR 523a p. 1

The architect employed a dramatic use of natural materials and a highly individual mastery of space. Landscape and structure are integrated - the roofline evokes a flattened pyramid formation - and the hidden entries contribute to the recession of the built-structure into the natural surroundings.

The primary entrance, with an original flat blond-wood door - is recessed under the low-hanging roof, and off-center. This overhang follows the entire length of the living room windows, creating a covered porch effect. Most of the windows are floor-to-ceiling, with some bisected, transom style.

An attached garage of similar design and materials and is located in the front of the parcel. A dramatic cantilevered overhang identifies the driveway's access to the garage.

Landscaping consists of a low lawn, bordered by low bushes. The walkway leading from the street/sidewalk is of brick to mimic the brick on the house wall and siding. A poured concrete driveway is on southeast side of the house, bordering the far side of the garage.

According to an announcement in the *Long Beach Independent*, the house was to cost \$25,000 and was to be 2,500 sq. ft. The Los Angeles County Assessment recorded the square footage to be 3,055' and the garage was 441 sq. ft. [L.A. County Assessor, building description blank, 8/6/1951]

The property is located on the sixth lot in from Greenbriar Road surrounded by other period-appropriate homes from the 1950s and 1960s. However, other streets in Park Estates have seen numerous tear-downs of the original homes, replaced by large recidivist European designs. Generally the subject property appears to retain all aspects of integrity (windows, doors, brick cladding, roof).

CONTINUATION SHEET

Property Name: Alexander House, 5281 E. El Roble Street, Long Beach, CA 90815

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B.10 SIGNIFICANCE (cont'd from DPR 523b, p. 1)

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).

According to an interview conducted by Cara Mullio and Jennifer M. Volland with Grace Alexander, the clients were familiar with the wide open landscape of the Central Valley. When meeting with Lautner, "Grace did not want to feel boxed in or restricted. She insisted on an element of openness and stipulated no enclosed halls." Consequently, the architect designed the house so there are views of the outside from nearly any room.¹ A wing of bedrooms ensured that even these private areas had full access to light and the outdoors.

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 Alexanders 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.

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.

Context

5281 was built on the undulating hills and former farm / ranch land of the Rancho Los Alamitos. It was built into an intentional suburb, engineered by some of Southern California's most prominent developers, including Mark Taper in partnership with Lloyd Whaley - who would spearhead the growth of the Los Altos area in Long Beach.

City Development And Growth, 1945-1965

Post War Suburbanization

In 1921, the discovery of oil in Signal Hill by the Shell Oil Company Following the conclusion of World War II, some 850,000 veterans, who had trained in California or passed through on their way to the Pacific, decided to settle within the state.

¹ Mullio, Cara & Jennifer Volland, "Long Beach Architecture; the Unexpected Metropolis." Hennessey + Ingalls: Santa Monica, 2004.

CONTINUATION SHEET

Property Name: Alexander House, 5281 E. El Roble Street, Long Beach, CA 90815

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Increasingly, state officials began to fear that it would be difficult to provide adequate housing for these veterans. In 1944, two committees formed by the State Reconstruction and Reemployment Commission met to study the effects of the returning vets on the state's housing situation. In July, the committees issued a report titled *Postwar Housing in California*, "calling for the creation of 625,000 new single-family housing units within the first years following the war if California were to be able to cope with its projected growth. Northern California would require approximately 300,000 new houses; Southern California, 325,000."

Once the war ended, Southern California experienced unprecedented growth. County of Los Angeles alone had already grown by some 700,000 new residents since 1940. According to historian Dana Cuff, "By December of 1945, 200,000 LA residents had lost industrial jobs; simultaneously, 17,000 servicemen were in the City waiting for discharge clearance, another 14,000 were aboard ships in the harbor, and a full 90,000 more were expected before the month was over."

Returning veterans quickly realized the difficulty in finding affordable housing and were reported to be sleeping in such areas as buses, converted streetcars, automobiles, and on the streets. The tremendous housing shortage in the Los Angeles area prompted the U.S. Employment Service to warn the public to postpone moving to Southern California, where there was no acute labor shortage and "an extremely critical housing shortage." According to historian Kevin Starr, Calling the legislature into special session in January 1946 to deal with the many problems brought on by rapid growth, [Governor] Earl Warren backed, among other programs, low-cost housing loans—\$7,500 for a house, \$13,500 for a farm—to be administered by the California Department of Veterans Affairs. Payable in thirty years at an interest rate of 3 percent, these Cal-Vet loans played a key role in financing the post-war creation of suburban California.

State financial programs helped to ignite a postwar residential building boom along with the Serviceman's Readjustment Act (the G.I. Bill) signed in 1944 by President Franklin D. Roosevelt. Under Title Three, the G.I. Bill compensated millions of men and women who had given time to military service. The act jump-started a peacetime economy by guaranteeing that any veteran with an honorable discharge could buy a home with a government-backed loan of 50 percent, with no money down and a 4 percent interest rate.

With the creation of these home-buying incentive programs, a mass marketing campaign emerged geared exclusively toward veterans. Print ads promised the returning soldiers a home they could be proud of, with a garage, a large backyard, and all the modern amenities a family could possibly want. These ads pictured veterans returning home to the dream they had fought and sacrificed so much for, a beautiful home in the suburbs. General Electric had been putting out ads since the early 1940s also promoting these ideas, which featured the idea of the postwar home, complete with an extensive array of modern appliances.

The Postwar Home

The design of the postwar home was specified by the Reemployment Commission in *Postwar Housing in California*. The report concluded that all new residential construction

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Property Name: Alexander House, 5281 E. El Roble Street, Long Beach, CA 90815

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should ideally follow the Ranch architectural style (Section 10.25, *Ranch, 1930s-1970s*) that was perceived to embody California living. The Ranch House type took as its starting point the early rancho or hacienda form and was characterized by a horizontal emphasis, low-pitched, gabled, or hipped roof with wide eaves; the integration of indoor and outdoor space through patios and porches that included large expanses of windows; and a single-story, sprawling floor plan. According to historian Alan Hess, "Beginning in the 1950s, the Ranch House became one of the most widespread, successful, and purposeful of American housing types—a shelter of choice for both movie stars in the San Fernando Valley and aerospace factory workers in Lakewood."

The popularity of the Ranch style began as early as the 1930s and 1940s, when popular culture began propagating the myth of the Old West.⁸⁴ Songs with romantic images of cowboy culture gained popularity as Hollywood glamorized the era through movies and later television shows starring such actors as Gene Autry and Roy Rogers. Other factors such as the government-sponsored home-buying programs geared toward veterans, the new innovations in building techniques, and the more causal modern lifestyle of Americans caused the Ranch style to grow in popularity among architects, developers, and home owners. Historian Kevin Starr described the attributes of the Ranch House: simplicity of design, flexibility of indoor/outdoor spatial arrangement, the convenient re-siting of family rooms adjacent to kitchens, the use of glass walls and skylights, the integration of heating, ventilation, and electrical systems, the concern for landscaping, the ease of maintenance.

Although the Ranch House of the mid-20th century was considered a "modern home," it relied on architectural conventions of traditional styles for many of its characteristics, which served to ensure its acceptance by a wide audience. The Ranch House appealed to a broad range of American tastes and became a popular choice of architects and developers for the large tract developments constructed directly after the war. To help ensure that these new homes met the standards of the government-sponsored financing programs, the FHA produced design guidelines for small and efficient houses. These guidelines became very influential as the demand for housing increased throughout the 1940s, 1950s, and 1960s.

Suburbia

Close to the end of the war, the architectural landscape of Southern California began to quickly change as a multitude of new residential tracts were constructed to meet the housing crisis. Many architects, contractors, developers, and realtors realized the significance of the government-sponsored incentive programs and began planning and constructing homes at a very fast pace. By 1948, the *Los Angeles Times* was reporting that nearly \$500,000,000 was earmarked in the County of Los Angeles alone for residential building projects. Vast acres of land that had once thrived as agricultural preserves now became large expanses of dwellings known as suburbia, self-contained areas consisting of hundreds of dwellings bounded by major arterial streets. Suddenly, cities were forced to make highway improvements, as well as to construct new civic and public buildings—such as churches, schools, post offices, and fire stations—to serve the growing populations located in these new outlying areas. This was a new idea in community planning, in which residents moved further from the downtown core of a city, forcing businesses to also move to accommodate their customers' needs.

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Many returning veterans settled in Long Beach, which had already experienced a population boom since the beginning of the war due to the amount of military personnel and defense workers stationed in the area. By the end of the 1940s, the population of Long Beach had increased to 250,767, an increase of some 86,496 people within 10 years. Several new residential developments in Long Beach met the housing demand, including planned communities beginning in 1944. Many of them were geared toward returning veterans. One of the first was the Bixby Crest residential tract located close to downtown Long Beach at Orange Avenue and Carson Street. The new community consisted of 374 homes designed in many different styles, including Ranch and Minimal Traditional and were priced from \$8,150. The modern homes featured wood-burning fireplaces, oak floors, dual gas furnaces, solid wall foundations, and two- to three-bedroom plans. Despite the perceived demand, by 1950, only two-thirds of the residences in Bixby Crest had been sold and upgrades were made to compete with the many new residential tracts being developed within the City. Wide lawns were landscaped with shrubbery, and street and sidewalk improvements were made throughout the community. It was even stated in the *Los Angeles Times* that the exteriors of the homes had been remodeled by "skilled artisans and craftsmen." Due to state and federal home-buying incentive programs, veterans were able to purchase homes with no down payment except minimum escrow and impound costs. Monthly payments began at \$51.90

Another early Long Beach postwar residential development, Silverado Park, was located at Wardlow Road and Delta Avenue. The dwellings were originally constructed in 1945 as FHA rental units offered to navy dry-dock employees. In 1948, the 560 three-bedroom plan homes were offered to veterans for the purchase price of \$8,850. Local architect Hugh Gibbs, AIA, designed all the homes. The Country Club Manor tract was constructed in 1949 centrally in the Atlantic district of North Long Beach. Homes were designed in the Ranch style and were offered in both two- and three-bedroom plans with prices ranging from \$8,300 to \$9,050. The same year saw the completion of the Park Circle development located on Park Avenue fronting Pacific Coast Highway. The residential community offered 59 two-bedroom and 6 three-bedroom dwellings, which ranged in price from \$8,300 to \$9,400. All these building projects advertised to potential homebuyers the most modern interior features and amenities and large landscaped lots.

Construction of residential building projects continued well into the 1950s. Veteran home-buying incentives were strengthened April 20, 1950, by the revised financing plan made possible under Section 213 of the National Housing Act. The new plan made purchasing new homes possible for families who otherwise would be unable to afford a new home by offering low monthly payments. Long Beach had already been anticipating a large amount of building activity in 1950 prior to this announcement. Successful Long Beach developer, L.S. Whaley, head of the Home Investment Company and known for his wartime tract housing in west Long Beach and in the vicinity of the Virginia Country Club, was interviewed in the *Los Angeles Times* in November 1949:

"Long Beach will be one of the major residential construction areas in Los Angeles County during 1950." He reported that plans for home building, now on the drawing boards indicated that new construction contemplated is of boom proportions. "The outlook is further brightened," Whaley said, "by the prospect of new mortgage financing for straight G.I. loans." On the drawing boards are some 13,750 new homes for the northeast and east sections of Long Beach, Whaley said. "Projected home

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building programs in Long Beach can be expected to get underway early in 1950," he stated. "This means that the number of residential starts in the Long Beach area next year could very easily create a banner year."

Whaley's predications proved to be correct, as Long Beach experienced a record-setting amount of residential construction throughout the 1950s, peaking in 1954 and 1955. During this decade, Long Beach's population increased to 344,168, an increase of some 93,168 people from the year 1949.

The FHA established an office in Long Beach in 1950 to oversee all financing and construction of building projects using government sponsored incentive programs. The first tract authorized by the new FHA office in Long Beach was the Los Altos Manor. Los Altos was located on the former land of Rancho Los Alamitos and was the result of the partnering of Lloyd Whaley and the Fred Bixby family. The development consisted of 139 two- to three-bedroom dwellings mostly in the Ranch style. It was located on Bellflower Boulevard, north of Stearns Street, east of Lakewood Boulevard, and south of Los Coyotes Diagonal. The project was completed in October 1950, with prices varying from \$9,950 to \$14,550. Prior to the first sales, a preview was given to Long Beach City officials, FHA representatives, California Bank officers, members of the press, and Veterans Administration heads. The homes featured such modern amenities as garbage disposals, glass shower doors, double-bowl kitchen sinks, both gas-log and wood-burning fireplaces, electric heaters, large closet space, multiple electric outlets, oak floors, and doorbells on both the front and back doors. Due to the convenient location of the tract to Long Beach State College, demand for expansion prompted developers to construct two additional sections of housing in 1954. The new expansion included a section that offered affluent homebuyers custom built homes valued at \$50,000. Although Los Altos began constructing much more expensive homes, the development continued to offer veterans the opportunity to take advantage of the FHA terms that offered two- to four-bedroom homes for \$11,700.

The largest residential tract near Long Beach, Lakewood Park, was reporting large sales by 1945 and was expanded in 1950 by 7,400 homes for veterans to purchase, to consist of a total of 17,150 two- and three-bedroom homes located on 3,430 acres valued at \$136,000,000. The total value of the planned community—which also included schools, businesses, and recreation centers—was \$250,000,000. The development boasted 21 architect-designed models and 7 furnished model homes decorated by the May Company. Lakewood Park was the first housing development on the Pacific Coast, maybe the country, to accept the revised financing plan made possible by the amended National Housing Act. The plan allowed the development to offer veterans two- bedroom homes for an initial payment of \$695 and three-bedroom homes for an initial payment of \$795. Initial payments did not require any additional fees including escrow, and monthly payments began at \$59.75. The FHA applauded the developer's decision to accept the financing plan and monitored the construction of all new homes. Additional Long Beach residential developments completed in the 1950s included the Los Alamitos Park residential community in 1954, which was situated between Long Beach and Garden Grove around Katella Avenue. The homes were priced at \$10,300 and featured two- or three-bedroom or den plans. In 1955, the Signature Homes residential tract offered 220 four- bedroom, two-bath dwellings in a new development located at Downey Avenue and Janice Street. The homes were constructed in the Ranch style and were "designed

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for leisurely indoor-outdoor living, Southern California style, in wide diversification of stylings, floor plans and color schemes." The homes were priced at \$13,000. One of the larger developments, Rossmoor, opened in 1957 on 1,200 acres located 1 mile east of Long Beach State College. The development was initially divided into two sections, the Yale and Princeton units, and was later expanded to 4,000 homes by the construction of a third unit, the Cornell. The homes were designed in "Rustic and Farmhouse motifs" by architect Earl G. Kaltenbach, Jr., and ranged in price from \$17,500 to \$19,600. Due to the large size of Rossmoor, by April 1957, a \$50,000,000 shopping and medical center had been constructed to provide services to the community. The Marina View Homes tract was completed by 1959 and offered home owners convenient walking distance to the Long Beach small-boat marina. The three- and four-bedroom, two-bath homes were priced from \$19,900 and were also designed in the Ranch style.

Park Estates

In 1949, developer Lloyd S. Whaley embarked on a new vision for Long Beach. At a time when post-war housing was focused on building thousands of starter homes like those constructed in Lakewood and Whaley's own Los Altos Manor, Wrigley Heights, and Wrigley Terrace, Whaley now sought to reach the exclusive custom home market.

Whaley originally called his visionary development "Los Altos Park" and chose some of the finest property from the Spanish land grant of Rancho Los Alamitos, with its undulating, wooded hills. He hired Leon Deming Tilton, nationally noted landscape architect and Director of the California State Planning Commission, to design the curvilinear streets, ornamental lighting and parkways.

Large lots were sold to individuals, with the caveat that housing plans must meet certain minimum restrictions regarding floor space, as well as be submitted to an architectural review board to ensure variety and harmony in the area. Low-slung homes, which nestled into the landscape, were the preferred style.

Although all lots were supposed to be developed individually, Whaley sought to get the project moving in 1949 by commissioning a model home designed by local architect, Hugh Gibbs. Gibbs was also responsible for the Las Lomas Garden Apartments which front Anaheim.

Gibbs designed the eight-room model home at 5241 Vista Hermosa in the popular H-shape style that valued privacy, allowing residents to take advantage of the backyard and side terraces. This first home became known as the "House of Color" and was furnished by Aaron Schultz. For sixty days the house was open for inspection, after which the new owner, restaurateur Rex Welch, moved in.

"The Terrace Home" built by C.C. Mitchell and bought by Mr. and Mrs. R.E. Johnson of Moline, Illinois, was the next house to be occupied. In 1950, Gibbs designed "The Lanai House" and Paul Revere Williams was the architect for the "The Patio Home." It is ironic that Mr. Williams, one of Southern California's premier architects and an African American, would not have been able to buy or rent in the development. "Persons of African or Asiatic descent," were excluded, according to the tract's original Protective Restrictions.

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By 1951, the development had been renamed "Park Estates," and Whaley continued selling lots, but also primed the pump with additional model homes, such as "The Garden House" and "The Santa Clara."

Over the next decade, some of our country's greatest architects designed homes in Park Estates, including Edward Killingsworth, Richard Neutra, John Lautner, Richard Poper and William Lockett. Some received national acclaim in the press.

Park Estates is a legacy to the Golden Age of post-war California. Its setting amidst gentle inclines, wide streets and expansive lots continues to attract residents who value that optimistic, suburban setting. After 50+ years, the mid-century aesthetic has again become hip to a new generation of Long Beach families.

MIDCENTURY MODERN, 1945-1970s

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.

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).

Windows are generally flush mounted, with metal frames. Most Midcentury Modern houses are oriented to the rear, presenting a relatively unglazed facade to the street. This style was seen in postwar residences and commercial buildings from 1945 until circa 1975, when Title 24 restrictions on the use of glass curtailed the expansive glazing that characterizes the style.

Character-defining Features

- One or two-stories
- Flat or low-pitched roofs
- Simple geometric forms
- Open interiors
- Unadorned exteriors
- Post and beam construction

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Property Name: Alexander House, 5281 E. El Roble Street, Long Beach, CA 90815

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- Abundant glazing
- Wood or steel framing
- Integration of building with the landscape

Registration Requirements

The Midcentury Modern style is typically featured in commercial and residential architecture, as well as schools and libraries. Initially, solely the product of architects, the style was adopted by enlightened community builders and developers in the postwar era.

In Long Beach, a Midcentury Modern style building will most likely be significant as an individual resource. Eligible resources should retain most if not all their character-defining features and have experienced few alterations to the primary elevation of the building. Significant alterations to the property's primary elevation include the removal of character-defining features, additions, and the replacement of windows and doors (including garage doors).

ELIGIBILITY

The Historic Preservation 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 **Criterion 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.

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

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

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Property Name: Alexander House, 5281 E. El Roble Street, Long Beach, CA 90815

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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.

INTEGRITY

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association.*

As described above, the building does retain integrity of *materials, design, workmanship, and feeling.* The building generally retains integrity of *setting and association,* as it is located within Park Estates, a section of Long Beach's east side which features post-war, ranch / modern homes. The building has not been moved and retains integrity of *location.*

***B12. References (cont'd from DPR523b p. 1)**

- Ivers, Louise H. "The Remaking of a Seaside City: Mid-Century Modern Architecture in Long Beach, California," Historical Society of Long Beach, 20018
- Mullio, Cara & Jennifer Volland, "Long Beach Architecture; the Unexpected Metropolis." Hennessey + Ingalls: Santa Monica, 2004
- "Checking Plans for Los Altos Park Residences," *Long Beach Independent*, Feb. 12, 1950, p. 37.
- "Dentists, Wives to Whirl at Gay Ball," *Independent Press Telegram*, Dec. 4, 1955, p. W-4.
- California Department of Parks and Recreation. Landmark eligibility DPR523L for Lautner home at 1011 Cove Way, Beverly Hills, CA, June 1, 2004
- Alexander and Semas family trees, Ancestry.com
- Julius Shulman Archives, GRI Digital Collections



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State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#

HRI #

CONTINUATION SHEET

Trinomial

Property Name: Alexander House. 5281 E. El Roble Street, Long Beach, CA 90815

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State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings
 Review Code _____

Reviewer _____

Date _____

Page 1 of 11 *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: 3735 Pine Avenue - Petersen House

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ of ___ of Sec ___; ___ B.M.

c. Address 3735 Pine Ave City Long Beach Zip 90807

d. UTM: (Give more than one for large and/or linear resources) Zone __, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 AIN #7141-012-048

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property at 3735 Pine Avenue is located on Lot 23 of Block E in the Los Cerritos tract, Long Beach. This 1959 post & beam mid-century modern home exhibits the classic low-pitched roof, glass walls, and private garden orientation style becoming popular in the 1950s-1960s. The footprint of the house is a rectangular "T" shape clad in stucco and wood siding. The roof material was originally composition tile and rock; it is now asphalt tiles. Two low gables and clerestory windows identify the design with the mid-century era. Nearly every room has a view of the outside. See Continuation Sheet p3

*P3b. Resource Attributes: (List attributes and codes) _____

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) From street, Feb 2019

*P6. Date 1929 Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address: Gregory Vaccaro, 3735 Pine Ave. Long Beach, CA 90807

*P8. Recorded by: (Name, affiliation, and address) Maureen Neeley, MLIS Research Consultant, HouStories, Long Beach, CA

*P9. Date Recorded: June 5, 2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Continuation Sheet

Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 3735 Pine Avenue- Petersen Residence *NRHP Status Code _____

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B1. Historic Name: Petersen Residence B2. Common Name: 3735 Pine Avenue

B3. Original Use: Single-Family Residential B4. Present Use: Single-Family Residential

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1959 - Permit for 2,228 sq. ft. bungalow constructed for Clarence G. and Hazel K. Petersen
Paul Edward Tay, architect. Contractor - unknown. [footprint on permit dated 5-14-1959]

1972 - Replaced furnace, installed air conditioning [permit dated 4-19-1972]

post 1999 - current owners removed wall between kitchen and pantry to restore original design;

2002 - Added master bath to rear of house [permit dated 8-7-2002]

2000 - Reroof with composite shingles

2005 - 22 solar panels installed

2017 - 7 windows changed out; energy efficient, like-for-like.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Garage

B9a. Architect: Paul E. Tay b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Long Beach, CA

Period of Significance 1945-1965 Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This custom Mid-Century Modern style home was designed for the first owners, Clarence and Hazel Petersen, by Southern California architect, Paul Edward Tay, AIA (1924 -). The Petersens spent the majority of their married years in the home (ownership was in the family from 1959-1999). Clarence Petersen (1909-1996) was an executive with Shell Oil Company. Born in Tacoma, Washington to Danish immigrants, Clarence moved to California - and eventually Long Beach - with his wife, Hazel K. Betchart Petersen (1912-1999) for his job in the oil industry. [See Continuation Sheet p.3]

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

Long Beach Building Permits

Los Angeles Tax Assessor Building Descriptions

City of Long Beach Historic Context Statement, Sapphos Environmental, Inc. 2009

Long Beach City Directories, various years

Paul Tay brochure, n.d.

U.S. Federal Census records, accessed via

Ancestry.com

[See Continuation Sheet DPR523L]

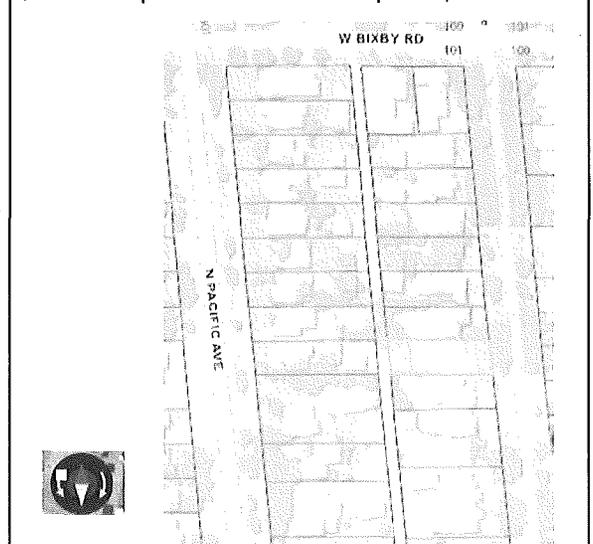
B13. Remarks: N/A

*B14. Evaluator: Maureen Neeley, MLIS Research Consultant,
HouStories, Long Beach, CA

*Date of Evaluation: June 5, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Petersen Residence at 3735 Pine Avenue, Long Beach, CA 90807

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P3a. DESCRIPTION, cont'd from DPR 523a p. 1

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, peeks over the first. By using full clerestory windows, this second gable, though taller and visible, seems to hover unconscientiously over the home.

A glass and wood fence is 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.

An attached garage of similar design and materials is located at the rear of the parcel.

Landscaping consists of a low lawn, bordered by low bushes and at least one mature tree. The walkway leading from the street/sidewalk is of poured concrete, abutting the two floating concrete pads that create the long side porch leading to the front doors.

The property is located in the middle of the west side of Pine Avenue, between Bixby Road and 37th Street. Several residences on the block have been torn down and replaced by large recidivist European designs. Some multi-family properties are also nearby. The area is not protected by a landmark ordinance. Generally the subject property appears to retain all aspects of integrity (windows, doors, stucco and wood facade, roof).

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B.10 SIGNIFICANCE (cont'd from DPR 523b, p. 1)

The couple had been living at 4207 Pine when they contracted with the 35-year-old architect, Paul Tay, to create a custom post-and-beam, light-filled modern home at 3735 Pine Avenue.

Tay had recently opened his own studio in Long Beach a few years earlier (c1956). His 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.

According to the original building permit, the house cost \$18,000 and the detached garage, \$1,600. The residence is currently 2,338 sq. ft. after the addition of a master bathroom of 249.33 sq. ft. in 2002.

Context

3735 Pine was built on the former ranch land of the Rancho Los Cerritos. Indeed, the tract derives its name from the Spanish land grant. The subject property was built as infill in an established neighborhood, which was developed in earnest beginning in the 1930s.

To understand the Los Cerritos neighborhood, one has to address the growth of industries that were springing up around the Long Beach harbor as it was being developed (1906-1913). Thousands of people flocked to the area to work and needed someplace to live. In May 1912 Mayor Charles Windham's real estate company placed three hundred acres of the Los Cerritos Rancho on the market. Development of the Los Cerritos area began. Promotional ads described the area as the coming "high-class" residential district of Long Beach. It was an ideal spot for a home, close to the Pacific Electric line, only thirty minutes from Los Angeles and ten minutes from Long Beach.

Jotham Bixby's grandson, Richard Bixby and his wife were one of the

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first to build, as was Attorney Walter J. Desmond, who practiced law in Los Angeles. Desmond remarked that before he moved it took 2 ½ hours a day on the electric line to get back and forth to work, by building a new home in Los Cerritos his travel time was reduced to one hour a day.

Following Windham's development, growth in the area took off. In October 1919, their ten year lease up, the board of directors of the Virginia Country Club decided to move back to the site they had considered in 1909, feeling the new location would make the club more accessible to golfers coming from Los Angeles and other cities. By a vote of 35 to 1 they agreed to purchase 125 acres of land adjacent to the old adobe, the Rancho Los Cerritos. It was a wise move. On June 23, 1921, around 5 p.m., the Shell Oil Company struck oil at its well at Temple Avenue and Hill Street on Signal Hill. The hunt for other oil rich areas began, and in 1925 oil was discovered on their property and the club reaped the profits.

So, what had once been Long Beach's most beautiful and exclusive residential area became a mud-infested area of derricks, sump holes, oil covered streets and oil spattered homes. Homeowners in Los Cerritos, which had been annexed to Long Beach in December 1923, fled elsewhere in dismay. Out of the shadow of oil derricks, Los Cerritos began an upward climb in 1927 to once again become a fashionable residential section of Long Beach.

The life of the Los Cerritos oil field had been fleeting. Operations and individuals who drilled for the black gold reportedly invested \$24,000,000 into the petroleum ventures but had taken out less than \$1,000,000. Oil promoters decided it was time to move on, and for homeowners it was time to begin their uphill task of a "come back."

State and city laws requiring the removal of derricks from abandoned wells were strictly enforced. Slowly the unsightly wooden structures began to come down. By December 1927 it was estimated that 65 percent of those erected had been removed and the ground straightened up. The Los Cerritos Improvement Association organized the homeowners and aided the work.

As the fear of the menace of oil vanished, residents began to return to the Los Cerritos area and soon expensive houses costing upward of \$50,000 were being constructed, creating the district we know today.

City Development And Growth, 1945-1965
Post War Suburbanization

In 1921, the discovery of oil in Signal Hill by the Shell Oil Company Following the conclusion of World War II, some 850,000 veterans, who

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had trained in California or passed through on their way to the Pacific, decided to settle within the state. Increasingly, state officials began to fear that it would be difficult to provide adequate housing for these veterans. In 1944, two committees formed by the State Reconstruction and Reemployment Commission met to study the effects of the returning vets on the state's housing situation. In July, the committees issued a report titled *Postwar Housing in California*, "calling for the creation of 625,000 new single-family housing units within the first years following the war if California were to be able to cope with its projected growth. Northern California would require approximately 300,000 new houses; Southern California, 325,000."

Once the war ended, Southern California experienced unprecedented growth. County of Los Angeles alone had already grown by some 700,000 new residents since 1940. According to historian Dana Cuff, "By December of 1945, 200,000 LA residents had lost industrial jobs; simultaneously, 17,000 servicemen were in the City waiting for discharge clearance, another 14,000 were aboard ships in the harbor, and a full 90,000 more were expected before the month was over."

Returning veterans quickly realized the difficulty in finding affordable housing and were reported to be sleeping in such areas as buses, converted streetcars, automobiles, and on the streets. The tremendous housing shortage in the Los Angeles area prompted the U.S. Employment Service to warn the public to postpone moving to Southern California, where there was no acute labor shortage and "an extremely critical housing shortage." According to historian Kevin Starr, Calling the legislature into special session in January 1946 to deal with the many problems brought on by rapid growth, [Governor] Earl Warren backed, among other programs, low-cost housing loans—\$7,500 for a house, \$13,500 for a farm—to be administered by the California Department of Veterans Affairs. Payable in thirty years at an interest rate of 3 percent, these Cal-Vet loans played a key role in financing the post-war creation of suburban California.

State financial programs helped to ignite a postwar residential building boom along with the Serviceman's Readjustment Act (the G.I. Bill) signed in 1944 by President Franklin D. Roosevelt. Under Title Three, the G.I. Bill compensated millions of men and women who had given time to military service. The act jump-started a peacetime economy by guaranteeing that any veteran with an honorable discharge could buy a home with a government-backed loan of 50 percent, with no money down and a 4 percent interest rate.

With the creation of these home-buying incentive programs, a mass marketing campaign emerged geared exclusively toward veterans. Print ads promised the returning soldiers a home they could be proud of,

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with a garage, a large backyard, and all the modern amenities a family could possibly want. These ads pictured veterans returning home to the dream they had fought and sacrificed so much for, a beautiful home in the suburbs. General Electric had been putting out ads since the early 1940s also promoting these ideas, which featured the idea of the postwar home, complete with an extensive array of modern appliances.

The Postwar Home

The design of the postwar home was specified by the Reemployment Commission in *Postwar Housing in California*. The report concluded that all new residential construction should ideally follow the Ranch architectural style (Section 10.25, *Ranch, 1930s-1970s*) that was perceived to embody California living. The Ranch House type took as its starting point the early rancho or hacienda form and was characterized by a horizontal emphasis, low-pitched, gabled, or hipped roof with wide eaves; the integration of indoor and outdoor space through patios and porches that included large expanses of windows; and a single-story, sprawling floor plan. According to historian Alan Hess, "Beginning in the 1950s, the Ranch House became one of the most widespread, successful, and purposeful of American housing types—a shelter of choice for both movie stars in the San Fernando Valley and aerospace factory workers in Lakewood."

The popularity of the Ranch style began as early as the 1930s and 1940s, when popular culture began propagating the myth of the Old West.⁸⁴ Songs with romantic images of cowboy culture gained popularity as Hollywood glamorized the era through movies and later television shows starring such actors as Gene Autry and Roy Rogers. Other factors such as the government-sponsored home-buying programs geared toward veterans, the new innovations in building techniques, and the more causal modern lifestyle of Americans caused the Ranch style to grow in popularity among architects, developers, and home owners. Historian Kevin Starr described the attributes of the Ranch House: simplicity of design, flexibility of indoor/outdoor spatial arrangement, the convenient re-siting of family rooms adjacent to kitchens, the use of glass walls and skylights, the integration of heating, ventilation, and electrical systems, the concern for landscaping, the ease of maintenance.

Although the Ranch House of the mid-20th century was considered a "modern home," it relied on architectural conventions of traditional styles for many of its characteristics, which served to ensure its acceptance by a wide audience. The Ranch House appealed to a broad range of American tastes and became a popular choice of architects and developers for the large tract developments constructed directly after the war. To help ensure that these new homes met the standards of the government-sponsored financing programs, the FHA produced design guidelines for small and efficient houses. These guidelines became

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very influential as the demand for housing increased throughout the 1940s, 1950s, and 1960s.

DESIGN CHARACTERISTICS OF MIDCENTURY MODERN, 1945–1970s

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.

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).

Windows are generally flush mounted, with metal frames. Most Midcentury Modern houses are oriented to the rear, presenting a relatively unglazed facade to the street. This style was seen in postwar residences and commercial buildings from 1945 until circa 1975, when Title 24 restrictions on the use of glass curtailed the expansive glazing that characterizes the style.

Character-defining Features

- One or two-stories
- Flat or low-pitched roofs

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- Simple geometric forms
- Open interiors
- Unadorned exteriors
- Post and beam construction
- Abundant glazing
- Wood or steel framing
- Integration of building with the landscape

Registration Requirements

The Midcentury Modern style is typically featured in commercial and residential architecture, as well as schools and libraries. Initially, solely the product of architects, the style was adopted by enlightened community builders and developers in the postwar era. A number of fine examples of Midcentury Modern homes and office buildings remain in Long Beach, many of which are associated with architect Edward Killingsworth, who designed and built Case Study House #25 (the Frank House, Rivo Alto Canal) and whose office was located at 3833 Long Beach Boulevard.

In Long Beach, a Midcentury Modern style building will most likely be significant as an individual resource. Eligible resources should retain most if not all their character-defining features and have experienced few alterations to the primary elevation of the building. Significant alterations to the property's primary elevation include the removal of character-defining features, additions, and the replacement of windows and doors (including garage doors).

Eligibility

The Historic Preservation 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 eh building must meet at least one of the aforementioned criteria. ^[1]_{SEP}The subject property is eligible for Long Beach Historic Landmark designation under **Criterion**

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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.

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

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.

Integrity

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations, California Register of Historical Resources (Title 14, Division 3, Chapter 11.5, Section 4852 [C]). The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association.*

As described above, the building does retain integrity of *materials, design, workmanship, and feeling.* The building generally retains integrity of *setting and association,* as it is located within Park Estates, a section of Long Beach's east side which features post-war, ranch / modern homes. The building has not been moved and retains integrity of *location.*

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***B12. References (cont'd from DPR523b p. 1)**

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[C. G. Petersen of 3735 Pine receives 25 year award], *Independent Press Telegram*, July 31, 1960

California Department of Parks and Recreation. Landmark eligibility DPR523L for Lautner home at 1011 Cove Way, June 1, 2004

Alexander and Semas family trees, Ancestry.com

On-line real estate listings, provided by current owner and applicant

Local home tours by Long Beach Heritage, the SAHSCC, and CSULB