



OFFICE OF THE CITY ATTORNEY
Long Beach, California

ORD-24

CHARLES PARKIN
City Attorney

MICHAEL J. MAIS
Assistant City Attorney

PRINCIPAL DEPUTIES

Gary J. Anderson
Charles M. Gale
Anne C. Lattime
Howard D. Russell

DEPUTIES

David R. Albers
C. Geoffrey Allred
Taylor M. Anderson
Richard F. Anthony
William R. Baerg
Sarah E. Green
Monica J. Kilaita
Nicholas J. Masero
Dawn A. McIntosh
Lauren E. Misajon
Matthew M. Peters
Katrina R. Pickett
Arturo D. Sanchez
Chelsea N. Trotter
Todd Vigus
Amy R. Webber
Erin Weesner-McKinley
Theodore B. Zinger

September 1, 2020

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Recommendation to declare ordinance amending the Long Beach Municipal Code by adding Section 16.52.2350, relating to the designation of the property located at 1005 Locust Avenue as a historic landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt resolution establishing a historic resources designation for the property located at 1005 Locust 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; and

Recommendation to declare ordinance amending the Long Beach Municipal Code by adding Section 16.52.2360, relating to the designation of the property located at 141 and 143 E. 10th Street as a historic landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt resolution establishing a historic resources designation for the property located at 141 and 143 E. 10th 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.

DISCUSSION

Pursuant to your request on July 7, 2020, the referenced ordinances and resolutions have been prepared and are submitted for your consideration.

HONORABLE MAYOR AND CITY COUNCIL

September 1, 2020

Page 2

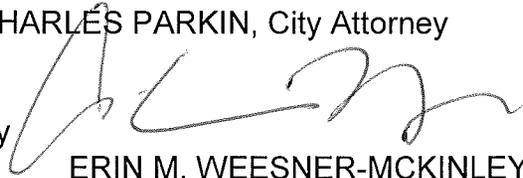
SUGGESTED ACTION:

Approve recommendation.

Very truly yours,

CHARLES PARKIN, City Attorney

By

A handwritten signature in black ink, appearing to read "Erin M. Weesner-Mckinley", written over a horizontal line.

ERIN M. WEESNER-MCKINLEY
Deputy City Attorney

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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 16.52.2350 RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 1005 LOCUST AVENUE AS A HISTORIC LANDMARK

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

Section 1. Section 16.52.2350 is added to the Long Beach Municipal Code to read as follows:

16.52.2350 Charles A. Buffum House.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and with the February 25, 2020 recommendation of the Cultural Heritage Commission, the City Council designates the Charles A. Buffum House as a Long Beach local historic landmark located at 1005 Locust Avenue.

B. The complete location, legal description and reasons for historic landmark designation are more fully contained in Resolution No. RES-_____, 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

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

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Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2020, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmember: _____

City Clerk

Approved: _____
(Date)

Mayor

OFFICE OF THE CITY ATTORNEY
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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 CHARLES A. BUFFUM HOUSE LOCATED AT 1005 LOCUST 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. ORD- _____ designating the Charles A. Buffum house located at 1005 Locust 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 Charles A. Buffum House located at 1005 Locust Avenue is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owner of the Charles A. Buffum House is Gail Cooper.

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 Charles A. Buffum House located at 1005 Locust
4 Avenue as a historic landmark based on satisfying significance criteria "B" and "C", as
5 defined in the City's Cultural Heritage Commission Ordinance (Long Beach Municipal
6 Code, Section 2.63.050). The designation of the Charles A. Buffum house as a local
7 historic landmark has been codified in Section 16.52.2350 of the Long Beach Municipal
8 Code.

9 A. Basis for Recommendation:

10 1. Property Description. The subject property is located
11 on the northwest corner of Locust Avenue and E. 10th Street. The site is
12 located within the PD-30 (Downtown Plan) zoning district. The rectangular
13 shaped property is developed with two detached residential buildings, and a
14 detached single car garage. The property is not located in a designated
15 historic district. The two-story, single family residence was build in 1905
16 and was designed in the Edwardian architecture style. The Edwardian
17 architecture style typically features a multi-gable roof system, asymmetrical
18 massing, wrap-around porches, a tower feature, and classical detailing.
19 The Edwardian architecture period of significance is from 1902-1920.

20 This single-family house located at 1005 Locust Avenue is on
21 the same lot as the duplex located at 141 and 143 E. 10th Street.

22 2. Significance.

23 a. Architectural Design. The subject building
24 features many of the character-defining features of the Edwardian
25 architectural style, such as, a large front facing gable roof system, a turret
26 that extends above the second-story roof line, a deep covered porch, a
27 large bay window on the east (front) elevation and a set of dormer windows
28 each accented with individual gable roofs on the south (side) elevation.

1 The building's exterior façade features a combination of horizontal wood
2 planks and decorative wood shingles and stucco. The majority of the
3 windows on the building are original wood windows. The front façade
4 includes a number of other character-defining features. Two, thick cast
5 stone columns connected by a decorative stone archway highlight the
6 single wood entry door. A large bay window features a large fixed window
7 with an upper transom window with diamond shaped mullions that are
8 flanked by two double hung wood windows.

9 The second floor features a set of side-by-side double hung wood
10 windows centered under a steep gable roof and a large non-original aluminum
11 window located above the entry door. The turret features eight double hung wood
12 windows and is capped by a unique heptagonal roof structure which extends
13 above the second floor roof line. The south (10th Street) elevation features three,
14 thick cast stone columns and three separate, individual double hung wood
15 windows on the first floor and a set of dormer windows accented with individual
16 gable roof systems centered above. The west (rear) elevation features several
17 sets of side-by-side double hung wood windows positioned under a gable roof
18 system. The north (side) elevation features decorative wood siding and two
19 individual double hung wood windows located on the second story.

20 The subject building was originally constructed in 1905. In
21 1952, the building was converted into a multi-family dwelling rooming house.
22 In 1977, several modifications were permitted which included the installation
23 of a new exterior staircase and landing on the rear elevation, a new door
24 opening that provides interior access from the new staircase, and the
25 installation of stucco over wood exterior.

26 b. Historical Background. The house was
27 designed and constructed by local Long Beach architect. W. Horace Austin.
28 The subject house is believed to be an early project of Austin's. Austin

1 practiced from 1906-1942, and he is credited for being the first major
2 architect with professional credentials to open an office in Long Beach.
3 Austin designed a number of civic buildings as well as commercial and
4 residential buildings. After the 1933 earthquake, Austin supervised the
5 reconstruction of Wilson High School and Washington Junior High School.
6 Austin was elected to the American Institute of Architects in 1920 and was
7 the founding president of the Long Beach Architecture Club in 1923 which
8 consisted of thirty-five (35) architects that cooperated with the city officials
9 to secure better architecture for public buildings and in forming a new
10 building code for Long Beach. A few of the prominent projects he designed
11 in Long Beach include the Farmers and Merchant Bank building located on
12 Pine Avenue, the Press-Telegram Building, and Buffum's Department
13 Store.

14 B. Rational for historic landmark designation. The City Council
15 finds that relative to the designation of the Charles A. Buffum House located
16 at 1005 Locust Avenue as a historic landmark, the following criteria are
17 manifested as set forth in the Long Beach Municipal Code Section 2.63.050
18 based upon the following:

19 "B." It is associated with the lives of persons significant in
20 the City's past. Charles A. Buffum commissioned the construction of the
21 building as his primary residence in 1905. Buffum was an entrepreneur,
22 beginning with the purchase of the Schilling Brothers store on Pine Avenue,
23 which later became The Mercantile Company and finally the retail store
24 giant, Buffum's.

25 "C." It embodies the distinctive characteristics of a type,
26 period or method of construction, or it represents the work of a master or it
27 possesses high artistic values. The two-story building was constructed in
28 the Edwardian architecture style, featuring a distinctive corner turret and an

1 art stone porch and pillars. The building was designed and constructed by
2 local Long Beach architect, W. Horace Austin. Austin is credited with being
3 the first major architect with professional credentials to open an architectural
4 office in Long Beach.

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 manner 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

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

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

7 I hereby certify that the foregoing resolution was adopted by the City
8 Council of the City of Long Beach at its meeting of _____, 2020,
9 by the following vote:

10
11 Ayes: Councilmembers: _____

12 _____

13 _____

14 _____

15 Noes: Councilmembers: _____

16 _____

17 Absent: Councilmembers: _____

18 _____

19 Recusal(s): Councilmembers: _____

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City Clerk

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

EXHIBIT "A"
LEGAL DESCRIPTION

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OFFICE OF THE CITY ATTORNEY
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LOT 23 OF THE LOCUST AVENUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST 48 FEET THEREOF.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN THE DEED RECORDED IN BOOK M1924 PAGE 547 OF OFFICIAL RECORDS.

OFFICE OF THE CITY ATTORNEY
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Lona Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING SECTION 16.52.2360 RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 141 AND 143 E. 10TH STREET AS A HISTORIC LANDMARK

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

Section 1. Section 16.52.2360 is added to the Long Beach Municipal Code to read as follows:

16.52.2360 W.L. Porterfield Duplex.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and with the February 25, 2020 recommendation of the Cultural Heritage Commission, the City Council designates the W.L. Porterfield Duplex as a Long Beach local historic landmark located at 141 and 143 E. 10th Street.

B. The complete location, legal description and reasons for historic landmark designation are more fully contained in Resolution No. RES-_____, 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

OFFICE OF THE CITY ATTORNEY
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Long Beach, CA 90802-4664

1 Mayor.

2 I hereby certify that the foregoing ordinance was adopted by the City
3 Council of the City of Long Beach at its meeting of _____, 2020,
4 by the following vote:

5

6 Ayes: Councilmembers: _____

7 _____

8 _____

9 _____

10 Noes: Councilmembers: _____

11 _____

12 Absent: Councilmembers: _____

13 _____

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16 _____
City Clerk

17 _____

18 _____

19 Approved: _____
20 (Date) Mayor

21 _____

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1 RESOLUTION NO.
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3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH ESTABLISHING A HISTORIC
5 RESOURCES DESIGNATION FOR THE W.L.
6 PORTERFIELD DUPLEX LOCATED AT 141 AND 143 E.
7 10TH STREET, AS PRESCRIBED BY CHAPTER 2.63 OF
8 THE LONG BEACH MUNICIPAL CODE TO BE RECORDED
9 PURSUANT TO THE AUTHORITY OF GOVERNMENT
10 CODE SECTION 27288.2 AND PUBLIC RESOURCES
11 CODE SECTION 5029

12
13 The City Council of the City of Long Beach does hereby resolve as follows:

14 Section 1. This Resolution is adopted pursuant to the authority and
15 mandate of California Public Resources Code Section 5029 in order to provide recorded
16 notice to current and future owners of the affected properties that such properties have
17 been designated as historical landmarks.

18 Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code,
19 the City Council of the City of Long Beach has adopted Ordinance No. ORD-
20 _____ designating the W.L. Porterfield Duplex located at 141 and 143 E. 10th
21 Street as a local historical landmark. As a local historic landmark, the demolition,
22 alteration, or relocation is restricted, subject to controls and standards set forth in this
23 resolution and in Chapter 2.63 of the Long Beach Municipal Code, as may be amended
24 from time to time.

25 Section 3. The legal description for the W.L. Porterfield Duplex located at
26 141 and 143 E. 10th Street is set forth on Exhibit "A", attached hereto and incorporated
27 herein as though set forth in full. The owner of the W.L. Porterfield Duplex is Gail
28 Cooper.

1 Section 4. Designation as a Historic Landmark. Pursuant to the
2 provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the
3 recommendation of the Cultural Heritage Commission, the City Council of the City of
4 Long Beach hereby designates the W.L. Porterfield Duplex located at 141 and 143 E.
5 10th Street as a historic landmark based on satisfying significance criteria "B" and "C", as
6 defined in the City's Cultural Heritage Commission Ordinance (Long Beach Municipal
7 Code, Section 2.63.050). The designation of the W.L. Porterfield Duplex as a local
8 historic landmark has been codified in Section 16.52.2360 of the Long Beach Municipal
9 Code.

10 A. Basis for Recommendation:

11 1. Property Description. The subject property is located
12 on the northwest corner of Locust Avenue and E. 10th Street. The site is
13 located within the PD-30 (Downtown Plan) zoning district. The rectangular
14 shaped property is developed with two detached residential buildings, and a
15 detached single car garage. The property is not located in a designated
16 historic district. The residential building at 141 and 143 E. 10th Street is
17 situated along the western portion of the rectangular shaped lot facing 10th
18 Street. This two-story duplex was built in 1901 and was designed in the
19 Foursquare architectural style. The American Foursquare period of
20 significance is from 1894-1910.

21 This duplex located at 141 and 143 E. 10th Street is on the
22 same lot as the single-family house located at 1005 Locust Avenue.

23 2. Significance.

24 a. Architectural Design. The rectangular shaped,
25 two-story building features a hipped roof, large overhanging eaves and
26 exposed rafters. The building exterior walls feature decorative wood siding
27 and wood shingles. Narrow horizontal wood planks accent the base of the
28 first-floor and second-floor walls. A flared trim design delineates the break

1 between the two stories. The second-floor walls feature a decorative
2 shingle design which has an overlapping geometric pattern that is repeated
3 on all four sides of the building. A larger sized geometric pattern accents
4 the south (front) and east facing side elevations. The building features two
5 bay windows, one located on the front elevation facing 10th Street and one
6 located on the west facing elevation. Most of the original double hung
7 windows remain throughout the structure. One of the building's entry doors
8 appears to be an original feature to the building, which consists of four
9 rectangular raised panels; one panel located above a rectangular window
10 and three located below the window. The duplex is considered one of the
11 oldest buildings in Long Beach and amongst the last remaining buildings of
12 the Foursquare architecture style in Long Beach. The subject building is
13 intact and features a unique shingle design and flared shiplap accenting the
14 base of both stories makes this building an irreplaceable example of an era
15 and style no longer found in Long Beach.

16 b. Historical Background. The duplex was
17 originally located at 607-609 E. Ocean Boulevard. In 1914, W.D.
18 Culbertson moved the building to the 1005 Locust and 141 E. 10th Street
19 property. According to Sanborn maps (dated 1902, 1905 and 1908) the
20 two-story duplex featured a covered patio which extended across the entire
21 front elevation. The covered patio was removed from the front elevation in
22 1914. A smaller covered porch is now located on the southeast corner of
23 the building, which provides access to the two residential units. In 1925, a
24 11' x 24' sleeping room was converted to a storeroom and a bedroom. In
25 1938, a bay window was added to the front elevation which added 18-
26 square feet to the building.

27 c. Owner. Walter L. Porterfield owned both the
28 607-609 E. Ocean Boulevard property and the property addressed at 1005

1 Locust Avenue and 141 E. 10th Street, where he had the duplex moved in
2 1914. Porterfield resided at 141 E. 10th Street from the 1920 to 1935.
3 Porterfield was instrumental in bringing telephone service to Long Beach
4 through his Home Telephone Company. Porterfield served as President of
5 the U.S. Long Distance Telephone and Telegraph Company. He owned
6 several properties, including the Ocean Center Building and the Cliff
7 Dwellers hotel property.

8 B. Rational for historic landmark designation. The City Council
9 finds that relative to the designation of the W.L. Porterfield Duplex located
10 at 141 and 143 E. 10th Street as a historic landmark, the following criteria
11 are manifested as set forth in the Long Beach Municipal Code Section
12 2.63.050 based upon the following:

13 "B." It is associated with the lives of persons significant in
14 the City's past. The historic building is associated with the life of a
15 significant Long Beach civic and business leader, Walter L. Porterfield.
16 Porterfield lived in the building between 1920 and 1930. Porterfield was
17 instrumental in bringing local telephone service to the City of Long Beach
18 and he served as President of the U.S. Long Distance Telephone and
19 Telegraph Company.

20 "C." It embodies the distinctive characteristics of a type, period or
21 method of construction, or it represents the work of a master or it possesses
22 high artistic values. Built in 1901, it is considered amongst the last
23 remaining intact Foursquare buildings located in downtown Long Beach.
24 The building features distinctive, decorative wood shingle siding, double-
25 hung sash wood windows and a hipped roof.

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.

28 ///

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
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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 _____, 2020, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

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

LOT 23 OF THE LOCUST AVENUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST 48 FEET THEREOF.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN THE DEED RECORDED IN BOOK M1924 PAGE 547 OF OFFICIAL RECORDS.