

RESOLUTION NO. RES-20-0105

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-  
20-0035 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 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

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 September 1, 2020, by the following vote:

Ayes: Councilmembers: Zendejas, Pearce, Price, Supernaw,  
Mungo, Andrews, Uranga, Austin,  
Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Recusal(s): Councilmembers: None.

  
City Clerk

EXHIBIT "A"  
LEGAL DESCRIPTION

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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.