

November 17, 2020

R-65

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Attorney to prepare Ordinances to designate the properties located at 4204 Cedar Avenue, 244 Mira Mar Avenue, and 262 Newport Avenue as Long Beach Historic Landmarks; and,

Authorize the City Manager, or designee, to execute Mills Act historic property contracts with owners of 13 historic properties. (Districts 1, 2, 3, 6, 7, 8)

DISCUSSION

The Mills Act was enacted by State law in 1972 and allows local governments to enter into tax abatement contracts with property owners of historic structures. Under the law, property owners agree to restore, maintain, and preserve the property in accordance with specific historic preservation standards and conditions identified in the contract. Entering into a Mills Act contract results in a property tax reassessment by the County Assessor, using the income-capitalization method, which may result in a 30 to 50 percent reduction in property tax.

This is the sixth year the City of Long Beach (City) has opened the application cycle since the program was reactivated in 2016. With each year, Development Services staff continue to evaluate the process to provide the Cultural Heritage Commission (Commission) with feedback of how previous modifications to the program have affected the program and process. The program has improved, and eligibility requirements refined, with each continuing application cycle.

Mills Act contracts are executed between the City and the property owner for an initial term of ten years, with an annual automatic ten-year renewal, unless a request for non-renewal is made by either party. The City maintains various mechanisms to bring a property into compliance and can terminate the contract if the property owner breaches any of the contract terms.

The Department of Development Services conducts an inspection prior to approval of Mills Act contracts for each eligible property for which applications are submitted. To assure properties are properly maintained and that rehabilitation is occurring in accordance with executed Mills Act contracts, staff inspect the properties every five years.

The Mills Act application guide for the 2020 cycle was released to the public on January 31, 2020. Applications were due on March 14, 2020, but the application deadline was extended to April 10, 2020 due to the COVID-19 pandemic. A total of 22 applications were received prior to the deadline. At its meetings on August 25, 2020, the Commission recommended approval of ten Mills Act contracts (Attachment A). On September 29, 2020, the Cultural Heritage Commission made recommendations to approve three additional Mills Act contracts and three landmark designations (Attachment B).

To be eligible for the Mills Act program, properties must be located within a historic district or be designated historic landmarks. Property owners may apply jointly for both Mills Act and Historic Landmark designation during the Mills Act application period. To be designated as a historic landmark, a property must meet at least one of the four criteria for landmark designation, which are outlined in Chapter 2.63 of the Long Beach Municipal Code (LBMC). The criteria are as follows:

- Criterion A, associated with events that have made a significant contribution to the broad patterns of the City's history;
- Criterion B, associated with the lives of persons important to the City's past;
- Criterion C, embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or,
- Criterion D, has yielded, or has the potential to yield, information important in prehistory or history.

A total of three landmark designations and 13 Mills Act contracts are recommended for approval as a part of this action.

Recommended landmark designation applications include the following:

1. **244 Mira Mar Avenue (District 3)** – The structure is a Craftsman Bungalow built in 1921 by Miner Smith, an artisan builder in Long Beach. Smith's unique and artful craftsmanship can be found throughout this house. While the building form itself reflects a traditional Craftsman Bungalow shape and appearance, it is his unique finishes throughout the house that make the building significant. His signature craftsmanship is likely due to Smith's early work designing fireplace mantles and other decorative stonework. The notable detailing attributable to Miner Smith includes decorative stone tree trunks, stone flower and plant detailing used as ornamentation on the exterior of his structures, which are stylistic elements carried from similar detailing found inside the homes. Staff supports landmark designation for this building, as the building reflects the true artisan spirit of the period.

The Commission determined that the building meets Criteria C under the City's historic preservation ordinance in LBMC Section 2.63 for landmark designation. The structure was designed and built by Miner Smith who was a local artisan builder in Long Beach. This building reflects the distinctive craftsmanship and artistic detailing unique to Smith. The building is only recommended for landmark designation, and not for a Mills Act contract. If approved for landmark designation, it is recommended that the building be recognized as "Miner Smith Bungalow Mansion (1921)."

2. **262 Newport Avenue (District 3)** – This property consists of Craftsman Bungalow style single-family residence built in 1920. This structure is also designed and built by Miner Smith. This building is uniquely important as his earliest known commission to build a house in Long Beach. This commission initiated the start of several "Bungalow Mansion" buildings he constructed mostly in the Belmont Heights neighborhood. His signature architectural features are visible in this building including planter niches in the porch piers, stone tree trunk rails at the porch and a wainscot stone detailing. While Miner Smith went on to build homes in other areas in Southern California, these buildings are unique to Long Beach and built during a period of growth and expansion in the City.

The Commission determined that the building meets Criteria C under the City's historic preservation ordinance in LBMC Section 2.63 for landmark designation. The structure was designed and built by Miner Smith who was a local artisan builder in Long beach. This building reflects the distinctive craftsmanship and artistic detailing unique to Smith. This building requires landmark designation to be eligible for landmark designation since it is not located in a designated historic district. If approved for landmark designation, it is recommended that the building be recognized as the "Miner Smith Bungalow Mansion (1920)."

3. **4204 Cedar Avenue (District 8)** – This building was designed by architect Ed Killingsworth for his architectural firm partner Jules Brady under the firm Killingsworth, Brady and Smith (KBS). The building was originally constructed in 1970 and is 50 years of age meeting the minimum eligibility requirement for historic structures. The structure is considered to be the final single-family residential project designed by Long Beach architect Ed Killingsworth, whose notable work includes the Case Study House #25 at 82 Rivo Alto Way, Opdahl House at 5576 Vesuvian Way, the Killingsworth, Brady Smith (KBS) office at 3827 Long Beach Boulevard, and his work at California State Long Beach as the University's master architect.

The building is a late example of the Mid-Century Modern architectural style. The building features Killingsworth's signature architectural detailing and the building proportions, and scale that define his work. Killingsworth's work is influential as he gained an exemplary reputation throughout the country. The house has a privacy wall made with opaque glass and wood that screens an open-air courtyard. The tall front door is reminiscent of the Case Study House #25. The building has floor-to-ceiling glass front walls, high vaulted ceilings, and wood beams. The exterior also features vertical tongue and groove wood cladding and stucco finishes.

The Commission determined that the building meets Criteria C under the City's historic preservation ordinance in LBMC Section 2.63 for landmark designation. The structure was designed by master architect Ed Killingsworth and is a late example of Mid-Century Modern architectural style and has a distinctive characteristic that reflects the Modern architectural style. This building requires landmark designation to be eligible for Mills Act since it is not located in a designated historic district. If approved for landmark designation, it is recommended that the building be recognized as the "Brady House."

Recommended Mills Act applications from the 2020 application cycle include the following:

1. **1128 Magnolia Avenue (District 1)** – Constructed in 1922, this Craftsman Bungalow retains most of its character defining features, including the signature dual gable front facade and porch. The workplan proposed includes repair of dry rot and termite damaged wood siding throughout the building; painting the building in period appropriate paint colors; repair of the front porch wood columns; repair and repointing of original brick porch piers; repair of brick chimney; sealing roof penetrations; waterproofing and replacing flashing; repair of original wood window finish; and, rehabilitation of windows throughout to operable condition.

2. **401-423 Pine Avenue (District 1)** – This building is a designated landmark known as the Walker’s Department Store building. The building is a former location of Walker’s Department Store in downtown Long Beach. The building was designed by the architecture firm of Meyer and Holler who have notable works that include Grauman’s Chinese and Egyptian Theaters in Los Angeles. In Long Beach, their work includes the Ocean Center Building, Long Beach Museum of Art, and the Fox West Coast Theater. The workplan includes inspection and repair of all windows; wood windows removed, sanded and repainted; patching and treating wood; replacement of broken glass and restoration of operability; for steel windows, removal of rust, flaking and excessive paint and replacement of broken glass; replacement of missing hardware and lubrication of all operable parts; repair of spalling on exterior walls and pilaster; repair and replacement of exterior concrete with compatible finish; inspection of all decorative exterior medallions for cracks and/or replacement of medallions by creating reproduction molds; inspection of the crenellated parapet wall at roof; general cleaning of parapet wall; repair of cracks in parapet wall; repainting of the building exterior to current color palette; rosettes will be painted a darker brown color as previously painted; inspection of basement level damage and addressing water intrusion problems from prior penetrations; cleaning and repair of the metal and neon "The Walker's" sign as needed; repainting and reinstallation of sign on metal canopy - the sign will be mounted on canopy fascia facing Pine Avenue; relocation of metal fascia from Pine Avenue canopy awning to its original location on Fourth Street canopy; recreation of missing original rosettes to be applied to metal fascia panel; and, creation of new reproduction molds to match original and mounting per original photos. The application includes participation from 56 of the 57 total individually owned units.
3. **1728 East 3rd Street (District 2)** – This Spanish Colonial style multi-family property is a designated historic landmark known as the El Cordova, which was built in 1928. The building is a condominium with individual unit ownership and was previously granted a Mills Act contract that has expired. The contract was previously granted prior to the policy change requiring 100 percent participation from all individual unit owners. This application adds those individual units not included in the previous contract and proposes having full participation from all 20 dwelling units in the building. The workplan includes resealing the upper courtyard area to address drainage and leaks; repair of damaged areas due to water infiltration; paint and repair of all exterior building woodwork; repair of damaged wrought iron railing at balconies; inspection and repair of balconies for leaks and water infiltration; repair and/or replacement of all damaged courtyard walkways; replacement of four non-period louver windows at laundry room with new wood period appropriate casement windows; repair and/or replacement of deteriorating stairwell leading to upper floor units including damaged structural components; repair and reuse of original stair tiles; completing annual termite abatement and treatments; repair of damaged exterior stucco throughout building; and, conducting annual inspections and repairs as necessary.
4. **3013 East 6th Street (District 2)** – This single-family Cottage style residence, originally constructed in 1920, proposes a workplan that consists of replacement of front elevation vinyl windows with period appropriate wood windows; refinishing the front door; repairing a misaligned door frame; repairing and replacing damaged wood siding as needed; refinishing French doors; replacing the roof with new period appropriate composition shingle; installing new ceiling insulation; replacing knob and tube electrical; and, removing slump and leveling drain to the sewer in back of house.

5. **2333 Carroll Park South (District 2)** – Built circa 1905, this building is the oldest included in this year's application cycle. The two-story Transitional Craftsman style building features a high-pitched front facing gable and centered gable fish scale shingles at gable center, porch, and front balcony. Two cross gable roof lines at the sides of each building are adorned with a clipped gable. The building still retains its essential building form, but the various parts of the building has been altered over time including the non-period stucco cladding added to the exterior walls, and modifications to openings throughout the building. In this case, there were enough alterations, including major alterations, that staff are not recommending landmark designation at this time. The application should be reconsidered for landmark designation once substantial repair and restoration has been completed. The structure is, however, located within a historic district and is therefore eligible for a Mills Act contract.
6. **1538 East Hellman Street (District 2)** – This single-family Bungalow residence was constructed in 1921. The workplan includes the installation of new attic insulation; installation of new venting and temperature controls; removal of a Ficus tree and root system damaging the foundation; removal of a driveway that has caused site drainage issues and foundation damage; regrading and pouring new driveway to resolve drainage impacts to foundation; installation of sump pump under house to address flooding issues; installation of new sewer line from house to street to replace clay line; resealing of roof penetrations for waterproofing; bolting foundation to house; replacing two brick pier supports; termite fumigation; repair of termite damage on exterior; and, painting the building in new period appropriate paint colors.
7. **299 Kennebec Avenue (District 2)** – This property consists of a single duplex building in a Spanish Colonial style constructed in 1930. The workplan includes replacement of the flat roof and repair of damaged tiles as needed; repair of leaks in two fireplaces; restoration and/or replacement of downspouts; repair and/or replacement of damaged patio drains as necessary; replacement of all building plumbing; replacement of the water heater; repair columns and footings; a seismic retrofit of the building foundation; repair of termite and dry rot damage in garage; replacement of knob and tube electrical system; and, trimming back and/or replacing invasive vegetation encroaching on, and extending over, the structure.
8. **742 Orange Avenue (District 2)** – This is a Craftsman Bungalow constructed in 1909. The workplan includes repair of exterior wood siding, repair of casework and soffits; treatment of areas of water or termite damage; caulking gaps as needed; fixing doors and windows, and damaged cracked panes; repair of sash window systems to make operable 10 windows; re-glazing windows (15 total); installing weather proofing; repair of backdoor frame alignment; repainting the exterior house and two detached structures with period appropriate colors; repair of breaks and cracks in stucco perimeter of the house; fixing damaged vent windows; sealing gaps to prevent water intrusion; installing a drainage system around building perimeter; installing a French drain; reroofing the main house; removing front porch enclosure; removing door at porch enclosure; removing electrical; removing current windows from porch enclosures; repairing tapered columns; installing new front window; reinforcing foundation bypass; and, reinforcing building foundation post and piers.

9. **2711 East 1st Street (District 3)** – The structure at this location is a two-story single-family residence built in 1909. The building features a side gable roof and second floor shed roof and porch. The workplan items proposed include major repairs including, but not limited to, foundation repair, sewer line replacement, electrical service improvements, termite abatement, removal of non-period metal features, and replacement of non-period windows.
10. **262 Newport Avenue (District 3)** – This property is Craftsman Bungalow style single-family residence built in 1920. The workplan includes termite and dry rot repairs on both house and garage; reroofing the garage; an upgrade in electrical service in the garage; removal of knob and tube wiring; removal of aluminum kitchen window and replacement with period appropriate wood window; brick and mortar repair and the addition of a chimney cap and spark arrestor; repair and/or replacement of damaged exterior siding and trim as needed; refurbishment of dining room French doors; removal of aluminum sliders and replacement with wood French doors; undertaking an engineering evaluation to determine source of cracked brick at northwest porch column; repair/replacement of damaged wood siding on garage; repair of basement due to water damage and waterproofing walls; evaluating and refurbishing, as needed, all wood windows and wood screens; and, replacement of all damaged glazing. The building needs landmark designation to be eligible, as the property is not located in a historic district. Staff finds the building merits landmark designation, which will also provide protection against inappropriate alterations, consistent with LBMC Section 2.63.
11. **2111 Eucalyptus Avenue (District 6)** – This single-family structure is a Tudor style residence constructed in 1928 and located in the Wrigley Historic District. The workplan includes replacement of the building's roof; repair of damaged fascia; removal of non-original porch and replacement with a fabric awning; replacement of a main front window with a period appropriate window; and, completion of an earthquake retrofit to the building foundation.
12. **714 East 37th Street (District 7)** – This Tudor style single family house located in the California Heights Historic District was originally constructed in 1920. The workplan for this structure includes tenting and fumigation of the house and garage; replacement of south facing double hung windows and repair of wood rot in other windows; replacement of non-period sliding doors with new French doors; repair and replacement of all remaining wood damage including door frames, gates, fences, window frame; removal and patching of crumbling plaster; replacement of electrical with new panel; repair and replacement of foundation piers/post and fastening to the foundation; roof replacement of house and garage; replacement of vent pipes; repair and replacement of damaged original walkways; and, restoration of outside lighting and hardware to a period appropriate style.
13. **4204 Cedar Avenue (District 8)** – This single-family building was designed by architect Ed Killingsworth for his partner Jules Brady under the architectural firm Killingsworth, Brady and Smith (KBS). The building was originally constructed in 1970. The building requires substantial replacement of tongue and groove wood detailing; resurfacing damaged exterior stucco walls to repair cracks, addressing of exterior wall discoloration, and prior patch work; removing an inappropriate addition to the rear of the building; restoration of the building from three bedroom to the original two-bedroom configuration designed by Killingsworth. This structure is also being recommended for historic

landmark designation and requires landmark designation to be eligible for a Mills Act contract since it is not located in a designated historic district. Staff finds the building merits landmark designation, which will also provide protection against inappropriate alterations, consistent with LBMC Section 2.63.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on October 29, 2020 and by Budget Management Officer Julissa Jose-Murray on October 14, 2020.

SUSTAINABILITY

Implementation of the Mills Act program helps retain and restore local historic landmarks. This work often is completed by reusing or reclaiming existing building materials and reducing construction waste as compared to new construction.

TIMING CONSIDERATIONS

City Council action is requested on November 17, 2020, to allow sufficient time for the City Attorney to draft contracts; the property owners and City Manager to execute the contracts; and for the contracts to be recorded prior to the December 31, 2020 deadline established by the Los Angeles County Assessor for placement on the tax rolls.

FISCAL IMPACT

The Mills Act generally results in a 30 to 50 percent property tax reduction for a historic property. Based on an approximate combined assessed property value of \$47,651,543 for the proposed Mills Act historic properties, the City could experience a decrease of property tax revenue to the General Fund ranging from approximately \$31,540 to \$52,417 annually. For the initial 10-year term, the total decrease of property tax to the General Fund could range from approximately \$315,400 to \$524,170. The Mills Act contracts require improvements be made to the property and include a local hire and procurement provision. Implementation of the workplan items may create unknown new offsetting sales and other tax revenues. Given the number of properties, the impact on job creation is anticipated to be limited. Implementation of the Mills Act program has no staffing impact beyond the normal budgeted scope of duties and is consistent with adopted City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA
CITY MANAGER

August 25, 2020

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council approve Mills Act contracts for the following 10 properties: 2711 E. 1st Street, 1728 E. 3rd Street, 3013 E. 6th Street, 714 E. 37th Street, 2111 Eucalyptus Avenue, 1538 E. Hellman Street, 299 Kennebec Avenue, 1128 Magnolia Avenue, 742 Orange Avenue, 401-423 Pine Avenue. (Districts 1, 2, 3, 6, 7)

APPLICANT: Various

THE REQUEST

The Department of Development Services requests that the Cultural Heritage Commission recommend that the City Council approve a total of 10 Mills Act contracts. Together, the applications consist of seven single-family properties, one duplex property, and two multifamily residential properties, (Exhibit A- Location Map). In consideration of the tax abatement provided, each property owner has proposed a workplan to rehabilitate their historic structures and maintain them over the ten-year contract term (Exhibit B – Workplans).

2020 MILLS ACT APPLICATION SUMMARY

The City received 22 Mills Act applications this year. Similar to previous years, evaluation of these applications have been divided into two batches: those that are already designated historic landmarks or are located within a historic landmark district and those that are not and thus also require landmark designation in order to be eligible for Mills Act. The following table shows the status of the 22 applications. With the subject action, staff is recommending action on 16 of the 22 applications. Staff will provide recommendations for the six remaining applications for the Commission to consider at the next meeting.



Table 1: Summary of Status of Application

Application Status	Number
Recommended for Mills Act Contract	10
Not Recommended	6
Pending Further Review	6
Total Applications	22

BACKGROUND

The Mills Act, enacted by State law in 1972, allows local governments to enter into tax abatement contracts with property owners of historic structures. Property owners agree to restore, maintain, and preserve the property in accordance with specific historic preservation standards and conditions identified in the contract. Entering into a Mills Act contract results in a property tax reassessment by the County Assessor, using the income-capitalization method, which may result in a 30 to 50 percent reduction in property tax.

This is the sixth year the City of Long Beach has opened the application cycle since it was suspended in 2006. With each year, Development Services staff continues to evaluate the process to provide the Cultural Heritage Commission with feedback of how previous modifications to the program have affected the program and process.

Unlike previous application cycles, this year's community outreach efforts by the Planning Bureau were partially interrupted by the pandemic. Notices were mailed to all owners of historic district properties and historic Landmark properties notifying them of upcoming Mills Act workshops. The workshops were also advertised on social media this year, which was not done in past application cycles. Ultimately, one workshop was conducted at the Long Beach Gas & Oil auditorium on February 21, 2020 and was attended by over 140 people. A second planned workshop that was scheduled for March 14, 2020 had to be canceled. As a result of this workshop cancellation, the application period was extended to allow prospective applicants time to file applications.

There are six properties requesting landmark designation through this process. Of those six properties, three are located outside of a historic district; two properties are located in historic districts and are under the established property valuation criteria; and a third property is located in a historic district but exceeds the property valuation limit. In order to be eligible for the Mills Act, the property has to be located within a historic district or be a designated historic landmark property and meet property valuation caps or limits based property type, i.e. Single-Family, Duplex or Triplex, Multifamily or Non-Residential.

These six properties seeking landmark status in order to be eligible for the Mills Act program will be reviewed at separate Cultural Heritage Commission meeting to allow staff additional time to review the landmark nominations. Recommendations for both Mills Act and Landmark eligibility will be presented to the Commission concurrently at a future meeting.

2020 Application Cycle Summary

Under the existing program requirements, a total of 22 new Mills Act contracts can be awarded in an application cycle based on application categories. Application categories are based on property type and have a corresponding annual limit on the number of contracts that can be awarded under each property type. A maximum of 12 contracts can be awarded per year to single family properties, three contracts per year for duplex or triplex properties, four contracts to multifamily properties with 4 units or greater, one contract each to non-residential (commercial, industrial, and institutional) properties, and two contracts regardless of property type if the property is deemed to be of exceptional architecture, culturally significant or at risk of demolition.

To be eligible for the Mills Act program, a building must be designated as a landmark, be eligible for landmark designation, or be a contributing structure located in a historic district. The Commission also added a category for buildings that are exceptional architectural buildings, culturally significant, or at risk of demolition.

Table 2 provides a summary of the applications that are recommended for approval that are currently designated historic landmarks.

Table 2. Recommended Applications For Current Landmark Properties

Landmark Building Name	Address	Building Type	Historic District
El Cordova	1728 E. 3rd Street	Multifamily residential	N/A
Walker's Department Store Building	401-423 Pine Avenue	Mixed-Use (residential and commercial)	N/A

Table 3 summarizes the applications that require evaluation of both eligibility for historic landmark designation and Mills Act contracts that are still pending review.

Table 3. Applications Requesting Mills Act and Landmark Designation

Historic District	Address	Building Type	Historic Associations and Significance
Carroll Park	2333 Carroll Park West	Single Family	Associations for historic significance to be determined
N/A	4204 Cedar Avenue	Single Family	Association with architect Ed Killingsworth. Jules Brady (Case Study House #25, Killingsworth Office, CSULB)
N/A	29 Kennebec Avenue	Single Family	Association with Dr. Harriman Jones
N/A	20 Lindero Avenue	Single Family	Associated with architects W. Horace Austin, Harvey Lochridge

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N/A	244 Mira Mar Avenue	Single Family	Association with builder Miner Smith
N/A	262 Newport Avenue	Single Family	Association with builder Miner Smith

Mills Act by the Numbers: Geographic Distribution

Application information by historic district and council district are included in this report to illustrate the geographic distribution of applications within the City. The City received applications from nine out of 18 historic districts, and 6 out of 9 council districts. The largest single source of applications received this year are for properties located in the Bluff Park Historic District. Applications for properties located outside of historic districts also represented a significant portion of the total applications. By Council District, most applications submitted were by property owners located in Council Districts 2 and 3. Tables 4 and 5 summarizes geographic distribution among historic districts and Council Districts represented in this year’s application cycle.

Table 4. Mills Act Applications by Historic District

Applications By Historic District	
Bluff Heights	1
Bluff Park	5
California Heights	1
Carroll Park	1
Drake Park/Willmore City	2
Hellman Craftsman	2
Rose Park South	2
Sunrise Boulevard	1
Wrigley	2
Not Located Within a Historic District	5
TOTAL	22

Table 5. Mills Act Applications by Council District

Applications By Council District	
CD1	3
CD2	7
CD3	7

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CD4	0
CD5	0
CD6	3
CD7	1
CD8	1
CD9	0
TOTAL	22

The above tables illustrate that most applications filed are from properties located in the southern part of the City. While there are historic properties throughout Long Beach, historically the southern part of the City was developed first and retains the City’s larger concentrations of historic building stock, which explains why there is a preponderance of applications in Council Districts 2 and 3.

Number of Applications By Property Type

Of the 22 Mills Act applications, filed this year, 15 are in the single-family category. No applications were received for the category of non-residential properties, which includes commercial, industrial and institutional property types. Table 6 below shows the distribution and number of applications by property type and compares that to the limits by property type.

Table 6. 2020 Applications Under Consideration

Property Type	Max Contracts Allowed Per Year (Adopted Guidelines)	2020 Applications Filed	2020 Applications Not Recommended	2020 Applications Recommended	2020 Pending Applications
Single Family Residential (1 dwelling unit)	12	15	4	7	4
Duplex or Triplex Residential (2 or 3 dwelling units)	3	4	1	1	2
Multi-family Residential or Mixed-Residential/Commercial (4 or more dwelling units)	4	3	1	2	0
Non-Residential (Commercial, Industrial, or Institutional)	1	0	0	0	0
Exceptional Architecture,	2	0	0	0	0

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Culturally Significant or At-Risk for Demo					
TOTAL	22	22	6	10	6*

* 6 pending applications for combined Landmark and Mills Act designation will be presented at a separate CHC meeting.

Current Action

As noted previously, the current staff recommendation applies to 16 of the 22 applications. Staff is recommending ten (10) contracts be awarded and six (6) contracts be rejected through this action. While a more detailed rationale for the recommendations is provided below, generally, the primary reasons for rejecting applications is that the proposed workplans were not as thorough and competitive as other applications received and/or the properties are already in good shape and do not need substantial repair and restoration.

Applications Recommended for Approval

Applications in this year’s application cycle reflect a broad range of improvements, from major systems upgrades to roof improvements that preserve the longevity of the structures. Several of this year’s workplans include exterior cladding, repairs due to moisture, window rehabilitation and foundation work.

2020 MILLS ACT APPLICATIONS

Following is a description of the workplans for each of the properties for which Staff is recommending Mills Act contract approval:

1. **2711 E. 1st Street** – The structure at this location is two-story single-family residence built in 1909. The building features a side gable roof and 2nd floor shed roof and porch. The workplan items proposed include major repairs, including foundation repair; sewer line replacement; electrical service improvements; termite abatement; removal of non-period metal features; and replacement of non-period windows.
2. **1728 E. 3rd Street (Landmark –El Cordova/Rose Towers)** – This Spanish Colonial style multi-family property is a designated historic landmark known as the El Cordova, which was built in 1928. The building is a condominium with individual unit ownership and was previously granted a Mills Act contract that has expired. The contract was previously granted prior to the policy change requiring 100% participation from all individual unit owners. This application adds those individual units not included in the previous contract and proposes having full participation from all 20 dwelling units in the building. The workplan includes resealing the upper courtyard area to address drainage and leaks; repair of damaged areas due to water infiltration; paint and repair of all exterior building woodwork; repair of damaged wrought iron railing at balconies; inspection and repair of balconies for leaks and water infiltration; repair and/or replacement of all damaged courtyard walkways; replacement of four non-period louver

windows at laundry room with new wood period appropriate casement windows; repair and/or replacement of deteriorating stairwell leading to upper floor units including damaged structural components; repair and reuse of original stair tiles; completing annual termite abatement and treatments; repair of damaged exterior stucco throughout building; and conducting annual inspections and repairs as necessary.

3. **3013 E. 6th Street** – The application for this single-family Cottage style residence, originally constructed in 1920, proposes a workplan that consists of replacement of front elevation vinyl windows with period appropriate wood windows; refinishing the front door; repairing a misaligned door frame; repairing and replacing damaged wood siding as needed; refinishing French doors; replacing roof with new period appropriate composition shingle; installing new ceiling insulation; replacing knob and tube electrical; and remove slump and leveling drain to the sewer in back of house.
4. **714 E. 37th Street** – This Tudor style single family house located in the California Heights Historic District was originally constructed in 1920. The workplan for this structure includes tenting and fumigation of the house & garage; replacement of south facing double hung windows and repair of wood rot in others; replacement of non-period sliding doors with new French doors; repair and replacement of all remaining wood damage including door frames, gates, fences, window frame; removal and patching of crumbling plaster; replacement of electrical with new panel; repair and replacement of foundation piers/post and fastening to the foundation; roof replacement of house & garage; replacement of vent pipes; repair and replacement of damaged original walkways; and restoration of outside lighting and hardware to period appropriate style.
5. **2111 Eucalyptus Avenue** – A The structure at this location is a Tudor style residence constructed in 1928 and located in the Wrigley Historic District. The workplan includes replacement of the building's roof; repair of damaged fascia; removal of non-original porch and replacement with a fabric awning; replacement of a main front window with a period appropriate window; and completion of an earthquake retrofit to the building foundation.
6. **1538 E. Hellman Street** – This bungalow residence was constructed in 1921. The workplan includes the installation of new attic insulation; installation of new venting and temperature controls; removal of a Ficus tree and root system damaging the foundation; removal of a driveway that has caused site drainage issues and foundation damage; regrading and pouring new driveway to resolve drainage impacts to foundation; installation of sump pump under house to address flooding issues; installation of new sewer line from house to street to replace clay line; resealing of roof penetrations for waterproofing; bolting foundation to house; replacing two brick pier supports; termite fumigation; repair of termite damage on exterior; and painting the building in new period appropriate paint colors.

7. **299 Kennebec Avenue** – This property consists of a single duplex building in a Spanish Colonial style constructed in 1930. The workplan includes replacement of the flat roof and repair of damaged tiles as needed; repair of leaks in two fireplaces; restoration and/or replacement of downspouts; repair and/or replacement of damaged patio drains as necessary; replacement of all building plumbing; replacement of the water heater; repair columns and footings; a seismic retrofit of the building foundation; repair of termite and dry rot damage in garage; replacement of knob and tube electrical system; and trimming back and/or replacing invasive vegetation encroaching on and extending over the structure.
8. **1128 Magnolia Avenue** – Constructed in 1922, this Craftsman Bungalow retains most of its character defining features including the signature dual gable front facade and porch. The workplan proposed includes repair of dry rot and termite damaged wood siding throughout the building; painting the building in period appropriate paint colors; repair of the front porch wood columns; repair and repointing of original brick porch piers; repair of brick chimney; sealing roof penetrations; waterproofing and replacing flashing; repair of original wood window finish; and rehabilitation of windows throughout to operable condition.
9. **742 Orange Avenue** – The subject structure is a Craftsman Bungalow constructed in 1909. The workplan includes repair of exterior wood siding, casework and soffits; treatment of areas of water or termite damage; caulking gaps as needed; fixing doors and windows, and damaged cracked panes; repair of sash window systems to make operable 10 windows; re-glazing windows (15 total); installing weather proofing; repair of backdoor frame alignment; repainting the exterior house, and two detached structures with period appropriate colors; repair of breaks and cracks in stucco perimeter of the house; fixing damaged vent windows; sealing gaps to prevent water intrusion; installing a drainage system around building perimeter; installing a French drain; reroofing the main house; removing front porch enclosure; removing door at porch enclosure; removing electrical; removing current windows from porch enclosures; repairing tapered columns; installing new front window; reinforcing foundation bypass; and reinforcing building foundation post and piers.
10. **401 – 423 Pine Avenue** – This building is a designated landmark building known as the Walker's Department Store building. The building is a former location of Walker's Department in downtown Long Beach. The building was designed by the architecture firm of Meyer and Holler who have notable works that include Grauman's Chinese and Egyptian Theaters in Los Angeles. In Long Beach, their work includes the Ocean Center Building, Long Beach Museum of Art, and the Fox West Coast Theater. The workplan includes all windows to be inspected and repaired; wood windows removed, sanded and repainted; patching and treating wood; replacement of broken glass and restoration of operability; for steel windows, removal of rust, flaking and excessive paint and replacement of broken glass; replacing of missing hardware, and lubrication of all operable parts; repair of spalling on exterior walls and pilaster; repair and replacement of exterior concrete with compatible finish; inspection of all decorative exterior

medallions for cracks; and/or replacement of medallions by creating reproduction molds; inspection of the crenellated parapet wall at roof; general cleaning of parapet wall; repair of cracks in parapet wall; repainting of the building exterior to current color palette; rosettes will be painted a darker brown color as previously painted; inspection of basement level damage and addressing water intrusion problems from prior penetrations; cleaning and repair of the metal and neon "The Walker's" sign as needed; repainting and reinstallation of sign on metal canopy; the sign will be mounted on canopy fascia facing Pine Avenue; relocation of metal fascia from Pine Avenue canopy awning to its original location on 4th street canopy; recreation of missing original rosettes to be applied to metal fascia panel; creation of new reproduction molds to match original and mounting per original photos. The application includes participation from 56 of the 57 total individually owned units.

APPLICATIONS NOT RECOMMENDED FOR AWARD THIS YEAR

Most applications this year included important workplan items. Applications that included a comprehensive scope of work including "major" repair items and workplan items that reversed non-period exterior modifications and/or restored original architectural features were given strong consideration. Repairs that improve the condition of the structure for the long term were also the focus of applications that staff is recommending for Mills Act approval from the Commission. Applications that included limited work plan items or no major repairs were not recommended for consideration. Generally, staff found these properties were in good to fair condition and have already had more substantial repairs or where the scope of the workplans were limited and did not address the more long-term needs of the subject properties.

Awarding contracts with insufficient workplans is, in staff's evaluation, inappropriate in comparison to the property owner benefit and cost of the contract to the City in the form of lost property taxes. It is also inequitable to require extensive workplans of some and not other applicants.

1. **3039 E. 2nd Street-** This application is for a single-family residence constructed in 1946. The workplan was not as competitive as other applications. The workplan does include replacement of double hung windows, driveway replacement, fence replacement and new landscaping. Most workplan items were not focused on the building itself, but instead intended for other parts of the property. While the proposed workplan items are important, they really are not consistent with the objective and purpose of building restoration and preservation.
2. **2100 Eucalyptus Avenue** – This Spanish style building was originally constructed as a single-family residence in 1930. The workplan includes restoration of 2nd floor metal casement windows; repair and/or replacement of stucco as needed; and the addition of structural shear load reinforcement to house. The workplan was not as comprehensive or as competitive as other more robust workplans in this year's application cycle.

3. **627 Molino Avenue** – The original structure was constructed in 1911 as a single-family residence. A two-story addition consisting of two additional dwelling units were added to the rear of the existing building in 2003. The workplan includes partial foundation repair, replacement of non-period windows; repair and resealing of porch floor; and patching of wood siding damaged by dry rot and termites. The workplan items proposed involve important work, but the application is not as comprehensive as other applications in terms of the proposed building improvements. The program objective is to award contracts to properties with comprehensive workplans, and this workplan is narrow in focus. The property also includes a considerable rear addition. While such additions can be permitted under the Cultural Heritage Commission ordinance, the property does not contain the higher level of integrity suitable for a Mills Act contract award.
4. **437 Obispo Avenue** – This is a Craftsman Bungalow single family residence constructed in 1915. The workplan includes painting the building exterior in a period appropriate building color scheme; repair of exterior brick masonry at porch; replacement of missing bricks and replacement of missing mortar; repair/replacement of foundation pier supports; removal of remaining galvanized or cast iron plumbing and replacement with new code compliant plumbing; and removal of a Ficus tree at the rear of the property which is damaging the garage foundation. Staff's evaluation of this application is that the building appears to be in good condition and the workplan was not as strong or as competitive as other applications that had more robust workplans. Therefore, staff is not recommending approval of this application.
5. **710 Sunrise Boulevard** – This two-story building was constructed in 1925 and relocated from the Bluff Park neighborhood to its current location in 1954. The workplan includes repair of damaged exterior wood materials including windows and balcony, columns/posts; window re-glazing repair of exterior stucco; repainting the building; refinishing and restoring elements such as exterior lighting and the front door; and repairing damaged roof tiles. Other elements of the proposed workplan such as investigating past roof leaks and attic ventilation; refurbishing and/or replacing gutters and improved groundwater drainage; repair of windows and a fireplace, replacement of a water heater, and replacing gutters and addressing site drainage issues constitute general home maintenance and repairs and are not improvements to major critical systems that would extend the longevity of the structure. As such, it is not as robust a workplan as compared to a number of other applications submitted this year.
6. **1247 N. Loma Vista Drive** - This property has two detached residential buildings and a freestanding garage. The workplan addressed some work on the primary structure but did not propose work to the middle building which is also historic. There is also an open enforcement case on the property which the applicant was notified about but has not yet resolved. Resolving the enforcement action and a more comprehensive workplan may make this property a better candidate in next year's cycle.

Policy Changes for the 2020 Program

In 2014, the Cultural Heritage Commission, developed policies and restrictions for the Mills Act program that were approved by the City Council in 2015. These policies established application periods, guidance for property type categories, property value limits, and overarching policies for the direction of the Mills Act program.

Despite the pandemic, the City received 22 total applications this year which exceeds the 19 total applications received last year. The first workshop was well attended and there is still considerable interest in the program.

Planning Bureau staff does not have recommended policy changes this year, but we are planning to improve outreach efforts. In the near term, staff expects to pursue a variety of outreach efforts to identify culturally significant properties and to be proactive invite applications for properties that may be eligible under the exceptional architectural category and historic resources that may be at risk of demolition, using strategies such as working with community advocates to help identify potential candidates for Mills Act and landmark designation and a direct outreach campaign for properties that may be eligible under the exceptional architectural category.

Review of existing Mills Act contracts for compliance with the terms of the contract is currently underway. Through this compliance review process some contracts may not be renewed depending on compliance with the terms and whether the building still necessitates work to merit contract renewal. Non-renewal of some Mills Act contracts will free up the City's capacity to add new contracts on properties where more substantial work is needed. In future years, the City may update the local hire/purchase provisions of the Mills Act as well as the valuation limits and fees as the City responds to an evolving change in financial circumstance. The effects of the COVID-19 pandemic, its impacts to the City budget and the implications for the Mills Act program in the near term are unknown at this time. Staff will monitor relevant legislative and administrative actions of the City and tailor key program elements and outreach efforts accordingly.

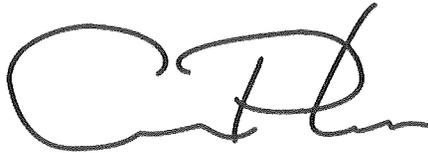
PUBLIC HEARING NOTICE

Public notices are not required for the recommendation to City Council to award Mills Act contracts.

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



PATRICIA A. DIEFENDERFER, AICP
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DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

CK: PD: AP

Attachments: Exhibit A – Location Map
Exhibit B – Workplans

September 29, 2020

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council designate the following three properties as Historic Landmarks: 4204 Cedar Avenue, 244 Mira Mar Avenue, and 262 Newport Avenue.

Recommend that the City Council approve a Mills Act contract for properties located at 2333 Carroll Park South (District 2), 4204 Cedar Avenue (District 8) and 262 Newport Avenue (District 3)

APPLICANT: Various

THE REQUEST

Staff requests the Cultural Heritage Commission recommend that the City Council approve landmark designation for three properties located at 4204 Cedar Avenue, 244 Mira Mar Avenue, and 262 Newport Avenue and Mills Act contracts for three properties located at 4204 Cedar Avenue and 262 Newport Avenue, Mills Act only for 2333 Carroll Park West and Landmark designation only for the property at 244 Mira Mar Avenue (Exhibit A – Location Map). In consideration of 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 August 25, 2020, the Cultural Heritage Commission conducted a public hearing and recommended that the City Council approve ten 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 six properties, which were also requesting landmark designation, because additional review was necessary to evaluate those applications. This review is now complete, and staff has prepared recommendations on both landmark and Mills Act applications for each property.

These six applications were included among the 22 total applications filed with the Planning Bureau during this year's application period. Limits have been established on the number of



CHAIR AND CULTURAL HERITAGE COMMISSIONERS

SEPTEMBER 29, 2020

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contracts awarded per year by property type. A limit of 12 contracts can be awarded for single family properties. A total of seven applications for single family properties were recommended to the City Council by the Commission at the previous CHC meeting on August 25, 2020, leaving five available contracts for single family properties. Of the six remaining applications presented in this report, four applications are for single family properties, one is for a two-unit property and one is for a three-unit property.

To be eligible for the Mills Act program the properties must either be contributors to a historic district or designated historic landmarks. Among the subject applications, three are located outside of the historic district and require landmark designation to be eligible for Mills Act. Consequently, the respective property owners 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, and this application is therefore dependent on meeting landmark designation criteria.

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

Address	Building Type	Historic District	Landmark Recommendation	Mills Act Recommendation
2333 Carroll Park South	Single family	Carroll Park	No	Yes
4204 Cedar Avenue	Single Family	N/A	Yes	Yes
29 Kennebec Avenue	Triplex	Bluff Park	No	No
20 Lindero Avenue	Duplex	Bluff Park	No	No
244 Mira Mar Avenue	Single Family	N/A	Yes	No
262 Newport Avenue	Single Family	N/A	Yes	Yes

LANDMARK DESIGNATION

As noted previously, four of the applications are also under consideration for landmark designation in order to be eligible for Mills Act 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 important for protecting historically significant buildings located outside of historic districts which would not otherwise have historic district protections, as well as to individually recognize significant buildings within historic districts. These applications are evaluated against

the City's Landmark designation criteria and for historic building integrity (Exhibit D- Historic Property Evaluations – DPR 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
- 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.

1. 2333 Carroll Park South

Landmark Designation – Built circa 1905, this building is the oldest included in this year's application cycle. The two-story Transitional Craftsman style building features a high-pitched front facing gable and centered gable fish scale shingles at gable center, porch, and front balcony. Two cross gable roof lines at the sides of each building is adorned with a clipped gable. The building still retains its essential building form, but the various parts of the building has been altered over time including the non-period stucco cladding added to the exterior walls, and modifications to openings throughout the building. In this case, there were enough alterations, including major alterations, that staff is not recommending landmark designation at this time. The application should be reconsidered for landmark designation once substantial repair and restoration has been completed.

Mills Act – The proposed workplan includes fixing drainage issues and leaks in a second floor balcony, balcony waterproofing; installation of new wall insulation, re-piping a bathroom to resolve leaks; building foundation retrofit for earthquake protection; re-leveling of the floor after foundation work; removal of exterior non-period stucco; restoration and/or replacement with new wood siding for both the house and garage; cleaning of the sewer line of tree roots; and replacement of non-period bathroom window with appropriate window material and style. The workplan addresses visible but reversible alterations to the building. The applicants have presented a thoughtful and comprehensive workplan that proposes the reversal of major alterations.

Conclusion: Staff does not currently recommend landmark designation but does recommend approval for the Mills Act application. This building is not dependent on landmark designation to be eligible, as it is in the Carroll Park historic district and under the valuation limits for a single-family property.

2. 4204 Cedar Avenue

Landmark Designation – This building was designed by architect Ed Killingsworth for his architectural firm partner Jules Brady under the firm Killingsworth, Brady and Smith (KBS). The building was originally constructed in 1970 and is 50 years of age meeting the minimum eligibility requirement for historic structures. The building is considered to be the final single-family residential project designed by Long Beach architect Ed Killingsworth, whose notable work includes the Case Study #25 house at 82 Rivo Alto Way, Opdahl House at 5576 Vesuvian Way, Killingsworth, Brady Smith (KBS) office at 3827 Long Beach Boulevard, and his work at California State Long Beach as the University's master architect.

The building is a late example of the Mid-Century Modern style. The building features Killingsworth's signature architectural detailing and the building proportions, and scale that define his work. Killingsworth's work is influential as he gained an exemplary reputation throughout the country. The house has a privacy wall made with opaque glass and wood screening an open-air courtyard. The tall front door is reminiscent of the Case Study #25 house. The building has floor to ceiling glass front walls, high vaulted ceilings, and wood beams. The exterior also features vertical tongue and groove wood cladding and stucco finishes.

The building needs landmark designation to be eligible, as the property is not located in a historic district. Staff finds the building merits landmark designation, which will also provide protection against inappropriate alterations, consistent with LBMC Section 2.63.

Mills Act – The building requires substantial replacement of tongue and groove wood replacement; resurfacing damaged exterior stucco walls to repair cracks, exterior wall discoloration, and prior patch work; removing an inappropriate addition to the rear of the building; restoration of the building from three bedroom to the original two-bedroom configuration designed by Killingsworth.

Conclusion – The building is as important as any of Killingsworth's larger or more high-profile buildings. It is the former private residence that was designed as a custom house for his partner Jules Brady. The proposed workplan includes substantial improvements designed to restore the structure to its original configuration and to repair and maintain many of the character defining features that are unique to the mid-century style. Staff supports both the Mills Act application and landmark designation request for this property.

3. 29 Kennebec Avenue

Landmark Designation – The property consists of a two-story building with two dwelling units constructed in 1939 and a detached two-story building consisting of a single dwelling unit built over the garage constructed in 1920. The two buildings took design cues from a house previously on the same lot (later demolished) which was in the Prairie architectural style. Until a recent subdivision, this was a much larger lot extending to First Street. The buildings feature horizontal stucco banding, and wide overhanging roof eaves reminiscent of Prairie style detailing. The building is also associated with Dr. Harriman Jones who purchased the property in 1939 and is an important figure in Long Beach history. Dr. Jones's former clinic located at 211 Cherry Avenue is a designated landmark. The buildings, while generally intact, have modest detailing and do not meet landmark designation criteria and the association with Dr. Harriman Jones is not sufficient to support designation.

Mills Act – The workplan includes removal and replacement of existing roofing; window restoration; replacement of electrical panels; replacement of plumbing; painting of the building exterior; sewer line replacement; new attic insulation installation; and heating system replacement. In staff's assessment the buildings do not rise to the level of significance that would merit landmark designation of the property which is already located within and benefits from the protections of being in a historic district. Furthermore, while there are good workplan items proposed, many proposed workplan items appear constitute deferral of routine building maintenance and generally are not substantial rehabilitation that would commensurate with the value of the tax benefit that would be afforded to the property and do not support the Mills act application request, given the high valuation of the property.

Conclusion – While this is an interesting building, neither the Landmark application nor Mills Act application rise to a level that staff can support.

4. 20 Lindero Avenue

Landmark Designation – The subject property includes a two-story, Prairie style single-family residence constructed in 1914 and a detached two-story building consisting of a second dwelling unit built over the garage at the rear of the property that was constructed in 1930. The building was designed by a partnership of two notable Long Beach architects, W. Horace Austin, and Harvey Lochridge. The building was constructed during the period in which Austin's professional reputation was well-established and in the early years of Lochridge's long career. Austin was called the "Dean of Long Beach architects," for the tutelage he provided to many of his associates who went on to enjoy successful careers. The building, while generally intact, did have additions take place in the 1930s, notably an addition which widened the building from its original building footprint. The building is also notable as the former residence California Governor Frank Merriam from 1934-1939. Merriam, originally from Iowa also served as an elected official in Iowa, later moving to Southern California and representing the Long Beach area as a California state assemblyman.

The building distinctly has associations with two groups of people important in history. W. Horace Austin, widely respected as an architect, whose extant work can be seen throughout Long Beach. His classical detailing is a notable feature found throughout his work. He is also well noted for designing several educational buildings and civic buildings. The other importation association is that it is was the residence of a former California Governor who has personal family roots in the migration of people from Iowa to Long Beach leading to the City's moniker of "Iowa by the Sea." In light of these associations, the building may eligible for landmark designation.

Mills Act – The workplan includes repair of roof leaks on both buildings to resolve leaks and pooling water; repair and/or replacement of warped metal flashing on roof and gutters; relocation of downspouts to improve groundwater drainage; sanding and staining garage doors and repairing gage; inspecting and repairing a second floor drain which causes backup and flooding; rehabilitating three front facing single-hung wood windows to operable condition; installing insulation and weather stripping at two doors; inspecting cracks in foundation basement walls; patching and repairing stucco; and painting the structure with period appropriate colors.

The subject property requires a landmark designation in order to be eligible for Mills Act due to the fact that is already located in a historic district but exceeds the valuation limit for the duplex property type. Staff finds that the building is likely to be eligible for landmark designation based on adopted criteria but also concluded that the proposed workplan is not commensurate with the tax benefit that would be afforded to the property nor is the workplan as comprehensive as other applications in this year's application cycle. 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.

5. 244 Mira Mar Avenue

Landmark Designation – The structure is a Craftsman Bungalow built in 1921 by Miner Smith, an artisan builder in Long Beach. Smith's unique and artful craftsmanship can be found throughout this house. While the building form itself reflects a traditional Craftsman Bungalow shape and appearance, it is his unique finishes through the house that make the building significant. His signature craftsmanship is likely due to Smith's early work designing fireplace mantles and other decorative stonework. The notable detailing attributable to Miner Smith includes decorative stone tree trunks, stone flower and plant detailing used as ornamentation and is a stylistic element carried through to the building exterior in his buildings. Staff supports landmark designation for this building, as the building reflects the true artisan spirit of the period.

Mills Act – The workplan includes repair of cracked stained glass panes in windows flanking the fire place; repair of a damaged chimney which exhibits several interior and

exterior cracks; reinforcement of the entire chimney; restoration of the cast concrete benches at front and rear porches to include original ornamentation; installation of new composition shingle roof; repair of terminate damaged wood members at porte-cochere; restoration of existing window finger pulls and replacement where missing; and repair and or replacement of water damaged doors. The workplan does include important repairs needed for this unique structure. However, in comparison to other workplans this year this application is not as competitive in major workplan items, and consequently staff is not recommending approval of the Mills Act application. The applicant was presented with the option of continuing with landmark designation without the Mills Act and accepted moving forward with landmark designation.

Conclusion – In light of the above, staff is recommending only landmark designation but not recommending Mills Act for this property.

6. **262 Newport Avenue**

Landmark Designation – This property consists of Craftsman Bungalow style single-family residence built in 1920. This structure is also designed and built by Miner Smith. This building is uniquely important as his earliest known commission to build a house in Long Beach. This commission initiated the start of several “Bungalow Mansion” buildings he constructed mostly in the Belmont Heights neighborhood. His signature architectural features are visible in this building including planter niches in the porch piers, stone tree trunk rails at the porch and a wainscot stone detailing. While Miner Smith went on to build homes in other areas in Southern California, these buildings are unique to Long Beach and built during a period of growth and expansion in the City.

This building requires landmark designation to be eligible for landmark designation since it is not located in a designated historic district.

Mills Act – The workplan includes termite and dry rot repairs on both house and garage; reroofing the garage; an upgrade in electrical service in the garage; removal of knob and tube wiring, replacement of aluminum kitchen window and replacement with period appropriate wood window; brick and mortar repair and the addition of a chimney cap and spark arrestor; repair and/or replacement of damaged exterior siding and trim as needed; refurbishment of dining room French doors; removal of aluminum sliders and replacement with wood French doors; undertaking an engineering evaluation to determine source of cracked brick at northwest porch column; repair/replacement of damaged wood siding on garage; repair of basement due to water damage and waterproofing walls; evaluating and refurbishing as needed all wood windows and wood screens; replacement of all damaged glazing. Staff recommends Mills Act approval as this workplan presents substantial repair, but also includes major workplan items.

Conclusion – The application includes both a good workplan and analysis of the building reveals this to be an important building for landmark designation. The designation also

protects the building under the City's ordinance against future inappropriate alterations. Staff recommends approval of both the Landmark designation and the Mills Act application.

PUBLIC HEARING NOTICE

Public notices for landmark designation were distributed on September 14, 2020, in accordance with the requirements of Chapter 21.21, of the Long Beach Municipal Code. As of this date, two public comments were submitted in support of the landmark application request at 244 Mira Mar (Exhibit F – Public Comments).

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



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CHRISTOPHER KOONTZ, AICP

DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

CK: PD: AP:

Attachments: Exhibit A – Location Map
 Exhibit B – Workplans
 Exhibit C – Cultural Heritage Commission Mills Act Report 8.25.20
 Exhibit D – Historic Property Evaluations - DPR Forms
 Exhibit E – Findings
 Exhibit F – Public Comments