

**Final Historic Resource Assessment of the  
Artesia Farmers and Merchants Bank Branch,  
3290 East Artesia Boulevard, Long Beach, California**

**With Notes on Aesthetic Considerations for the Initial Study**

Prepared for:

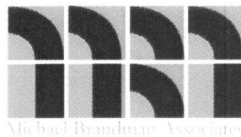
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November 4, 2009

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## **MANAGERIAL SUMMARY**

Michael Brandman Associates (MBA) cultural resource staff undertook a California Environmental Quality Act (CEQA) and City of Long Beach Landmark-compliant historical analysis of a commercial structure located at 3290 Artesia Boulevard in the City of Long Beach. The building is an operating branch of the Farmers & Merchants Bank, and was constructed in 1962. The purpose of this report is to determine whether or not the structure qualifies as a significant historic property at the State and City level of analysis. The potential loss of this structure to development has been mitigated for by the inclusion of research above and beyond the normal level of historic assessment analysis. This research consists of a complete photographic rendering of the structure, along with reproductions of available building plans. Additional Bank structure-related documents are available at the City of Long Beach Planning Department.

This report is in support of an IS/MND for the project. Replacement of the existing commercial building with a multi-family structure requires an analysis of aesthetic issues for the Initial Study that are best provided within the context of this report.

This report has been written in order to fulfill cultural resource recommendations found in the Long Beach General Plan, the North Long Beach Redevelopment Plan Program Environmental Impact Report (EIR), and the City of Long Beach Historic Preservation Ordinance. A draft version of this report was provided to the City Planning Department and the Proponent, and included certain recommendations for further study. The Final version of this report contains an additional technical photographic study.

Results of the initial historic resource assessment showed that the structure can be evaluated for significance utilizing an architectural context, and that the integrity of the building is considered good to excellent. The historical evaluation showed that the structure should be considered a historic resource at the Local level of analysis because it meets certain City of Long Beach parameters, but we do not consider the property significant at the State (CEQA) level of analysis. Because of this finding, we consider the loss of the structure to be a significant impact to the environment of North Long Beach following CEQA guidelines. Redevelopment of the area will likely be allowed and the loss of the building assured. The additional photographic study was needed in order to successfully mitigate for impacts.

We thank the Long Beach Public Library, City Planning Department, the Library at Cal-Poly Pomona, the Long Beach Historical Society for access and use of records therein. Mr. Dale Wiersma of the City of Long Beach Planning Department provided us with reprints of the architectural drawings of the evaluated structure. Mr. Jim Robeson, Artesia Branch manager, graciously allowed MBA to view the interior of the Bank and provided much valuable historical information.

## SECTION 1: INTRODUCTION AND PURPOSE

At the request of the Palm Desert Development Company (PDDC), MBA has undertaken a CEQA-compliant and City of Long Beach-compliant historical assessment of a building located at 3290 Artesia Boulevard in the City of Long Beach California. The Bank is located on parcel APN #7120-003-034. The building is an operating branch of Farmers & Merchants Bank ("Bank") of Long Beach, California and was constructed in 1962. Research was undertaken by Michael Dice, M.A. MBA Senior Archaeologist/Historian, Arabesque Said-Abdelwahed, staff Cultural Resource Specialist and Dale Hameister, Staff Photographer. A site visit and review of original building plans at City Hall took place on May 5 2009, and a research visit to the Long Beach Historical Society occurred on May 23, 2009. A technical photographic survey of the entire building was undertaken on October 27, 2009 in order to mitigate for the loss of the structure to redevelopment.

The City of Long Beach requires this report as part of an environmental compliance package because the Bank parcel will be redeveloped in the near future, and a historic significance assessment of any structure more than 45 years old is required following mitigation measures noted in the North Long Beach Redevelopment Plan Program EIR. This study examines the potential historic significance of the building with State and Local register criteria in mind. We note that structures less than 50 years old are typically not eligible for inclusion in the National Register (following Section 106 guidelines) unless special circumstances dictate a need; therefore, the Bank was not reviewed at the Section 106 level of analysis. Because the State and Local technical procedures are derived from Section 106, a short review of the Section 106 process will be necessary.

The project proponent, Palm Desert Development Company (PDDC), proposes to demolish the Bank and build a three-story 60-unit senior (55+) housing complex which will serve the needs of the local community. Parking lots and landscaping directly adjacent to the Bank shall also be removed. It is likely that those portions of the project area which will exhibit buildings will undergo over-excavation, but not to a depth in which fossiliferous sediments will be exposed. Paleontological analysis and mitigation recommendations are therefore not warranted.

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### 1.1 - The Project Area

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The Bank is located in the northeastern corner of a section of the City known as "North Long Beach" (Exhibit 1, Exhibit 2). Originally found in the Rancho Los Cerritos, a Spanish and Mexican land-grant ranch, the region was grazed by sheep and remained completely undeveloped until about the mid 1880's. The rancho was bought by Jonathan Temple in 1843, and in 1866 Mr. Temple sold the rancho in desperation to a sheep rancher consortium known as Flint, Bixby & Co. Subdivided and resold as the California Co-operative Colony beginning in the last part of the 1880's, parcels in North Long Beach were annexed into the City in 1924 during a post-WWI development and annexation

boom<sup>1</sup>. Agriculture was the prime economic engine of the area until the late 1950's and the project parcel was used for farming until about 1960.

The 2009 GoogleEarth image (Exhibit 2) shows the project parcel located on the south side of Artesia Boulevard in a wedge of residential land between a large petroleum-related development at the corner of Artesia and Paramount Boulevard to the west, and the extensive commercial development in the City of Bellflower to the east. Exhibit 3a through 3h shows the visual transformation of the project vicinity through a set of eight aerial survey photographs taken between 1928 and 1994. According to a review of on-line assessor records found at the Los Angeles County Assessor website<sup>2</sup>, lots on the north and south sides of Artesia near parcel APN#7120-003-034 have been zoned multi-family and/or commercial for decades. Review of other assessor records show that multi-family residential mixed with commercially zoned parcels are typical for arterials in this area. An assisted-family living center, built in 1970, is located due west of the Bank on the adjacent parcel. Ramona Park lies due south of the Bank parking lot, and it appears that Bank customers must share parking with Park users. A baseball diamond, seen on the 1950's era aerial photograph in Exhibit 3d, is located in the northwest corner of Ramona Park. Tennis courts were developed in the Park in the 1960's.

The sea of tract houses south of Artesia and within which Ramona Park is embedded consists of small homes mostly built between 1952 and 1959, although there are many houses within one mile that were built in the 1910's. The residential structures in the vicinity are typically small one-story homes of a vernacular character with 2-3 bedrooms and one bath. The original size of the homes was usually 1200 square feet or less, but many have been remodeled since they were built. Review of Assessors records that some of the tracts south of Artesia were built en masse, while others were spot builds where a house may have sat next to a vacant lot for several years. It was typical, in a boom market, for many of the neighborhoods to be built soon after the City permitted the subdivision, and when the boom died down somewhat (especially during the recessions of the 1950's), individual houses were spot-built on the tract lots.

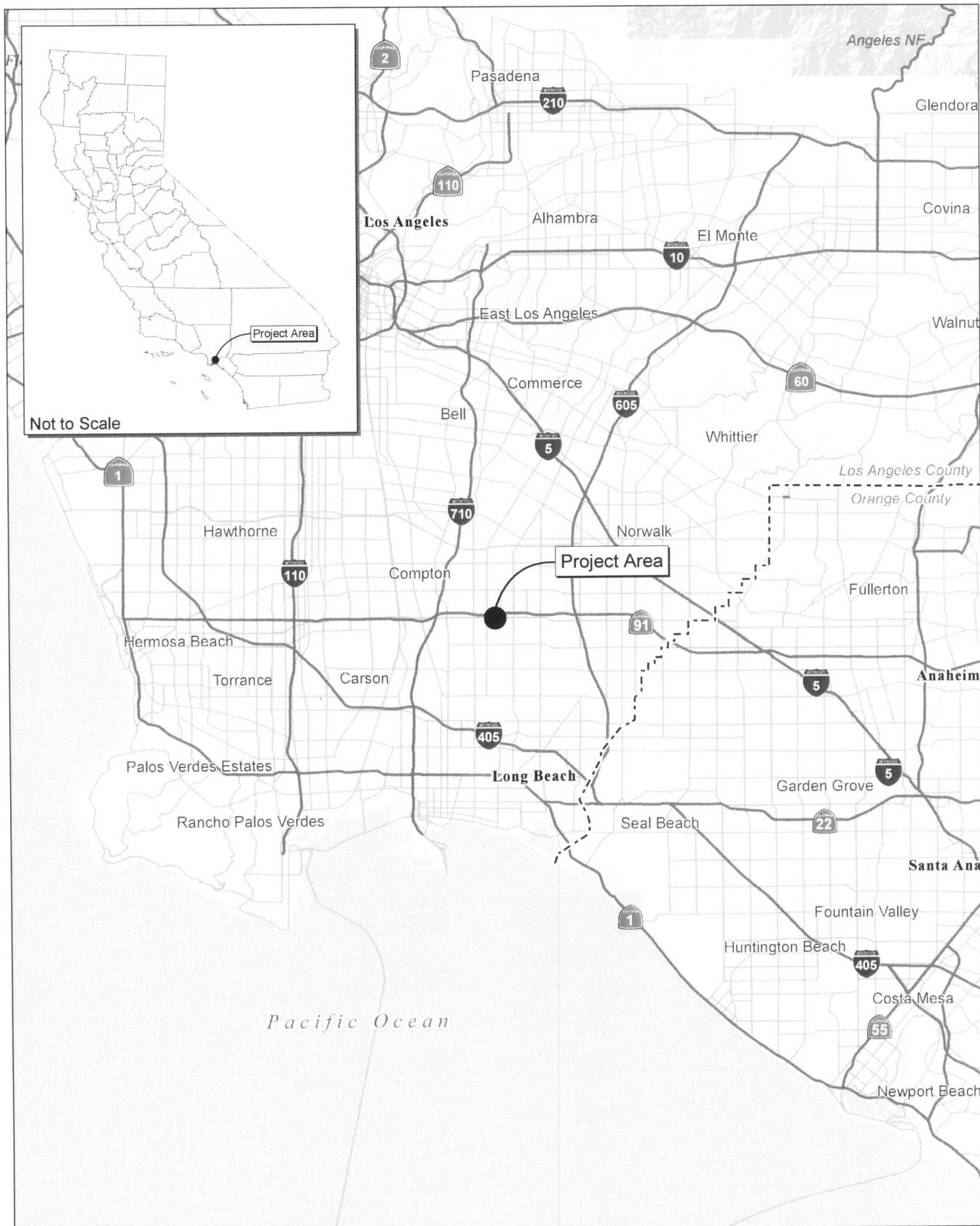
The majority of homes in North Long Beach were built during the Post-War Southern California housing boom, which began about 1947<sup>3</sup>, and did not end in the Long Beach area until about 1973-1974. In less than 25 years, this boom completely replaced all traces of small citrus and tree-crop orchards, dairying, and field-based agricultural developments that began in the previous century, and drove massive infrastructure development that continues to this day. A local bank branch would have had an effect on this transformation in that it would have served both the farmers who were being replaced and the new home owners, through development financing and mortgages.

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<sup>1</sup> City of Long Beach Public Library "North Long Beach" newspaper clippings file.

<sup>2</sup> All parcel records accessed May 18, 2009: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>

<sup>3</sup> Ivers, L.H. 2009. "Long Beach: A History Through its Architecture." Historical Society of Long Beach, Long Beach, CA..



Michael Brandman Associates

27720017 • 11/2009 | 1\_regional.mxd



## Exhibit 1 Regional Location

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY





Source: Google Earth aerial (2009).



Michael Brandman Associates

27720017 • 11/2009 | 2\_Aerial.mxd



## Exhibit 2 Local Vicinity

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY



Source: Track Info Services, LLC (2009).



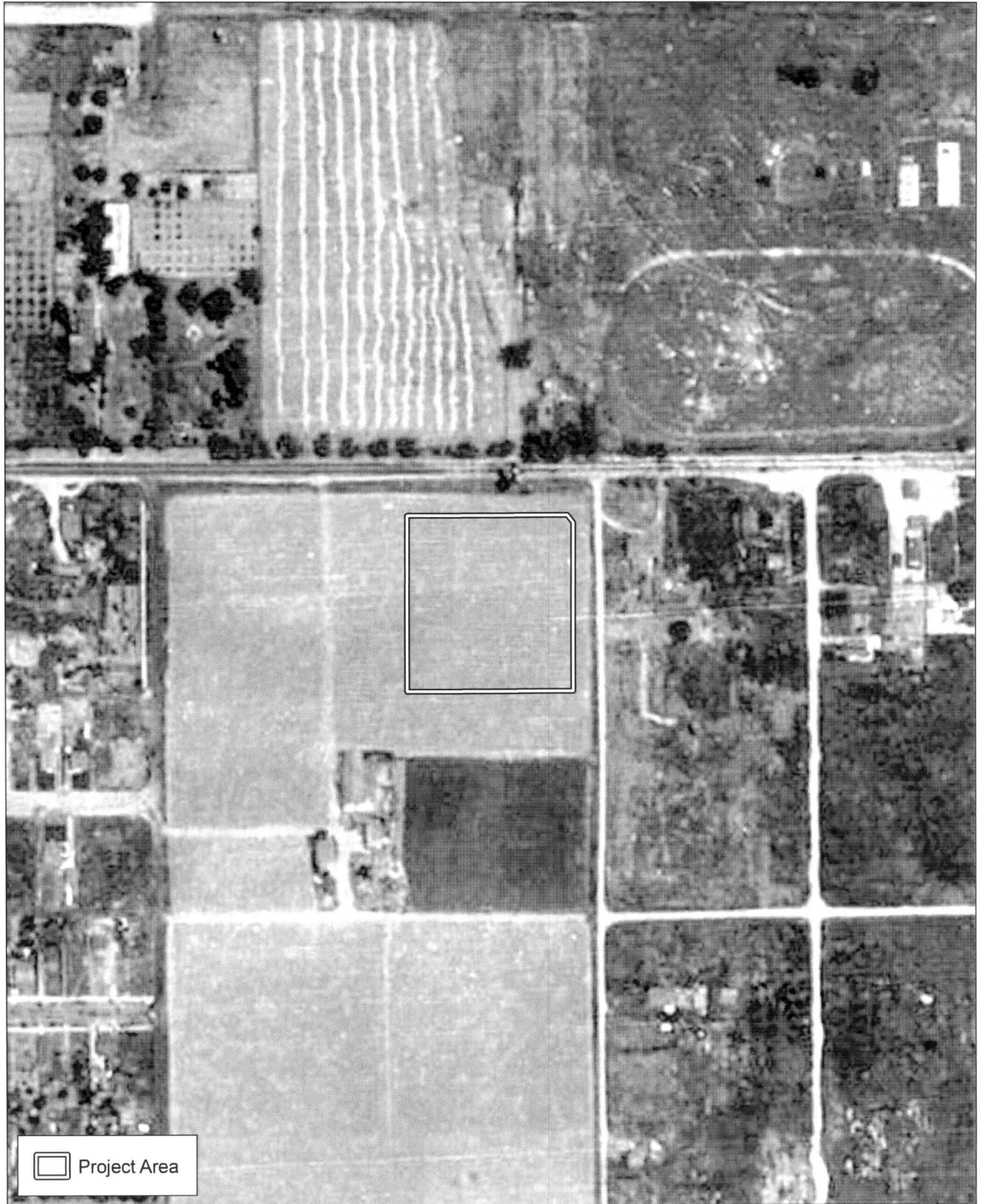
Michael Brandman Associates  
27720017 • 11/2009 | 3a\_1928.mxd



## Exhibit 3a Historical Aerial: 1928

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY





Source: Track Info Services, LLC (2009).



Michael Brandman Associates

27720017 • 11/2009 | 3b\_1938.mxd



## Exhibit 3b Historical Aerial: 1938

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY





Source: Track Info Services, LLC (2009).

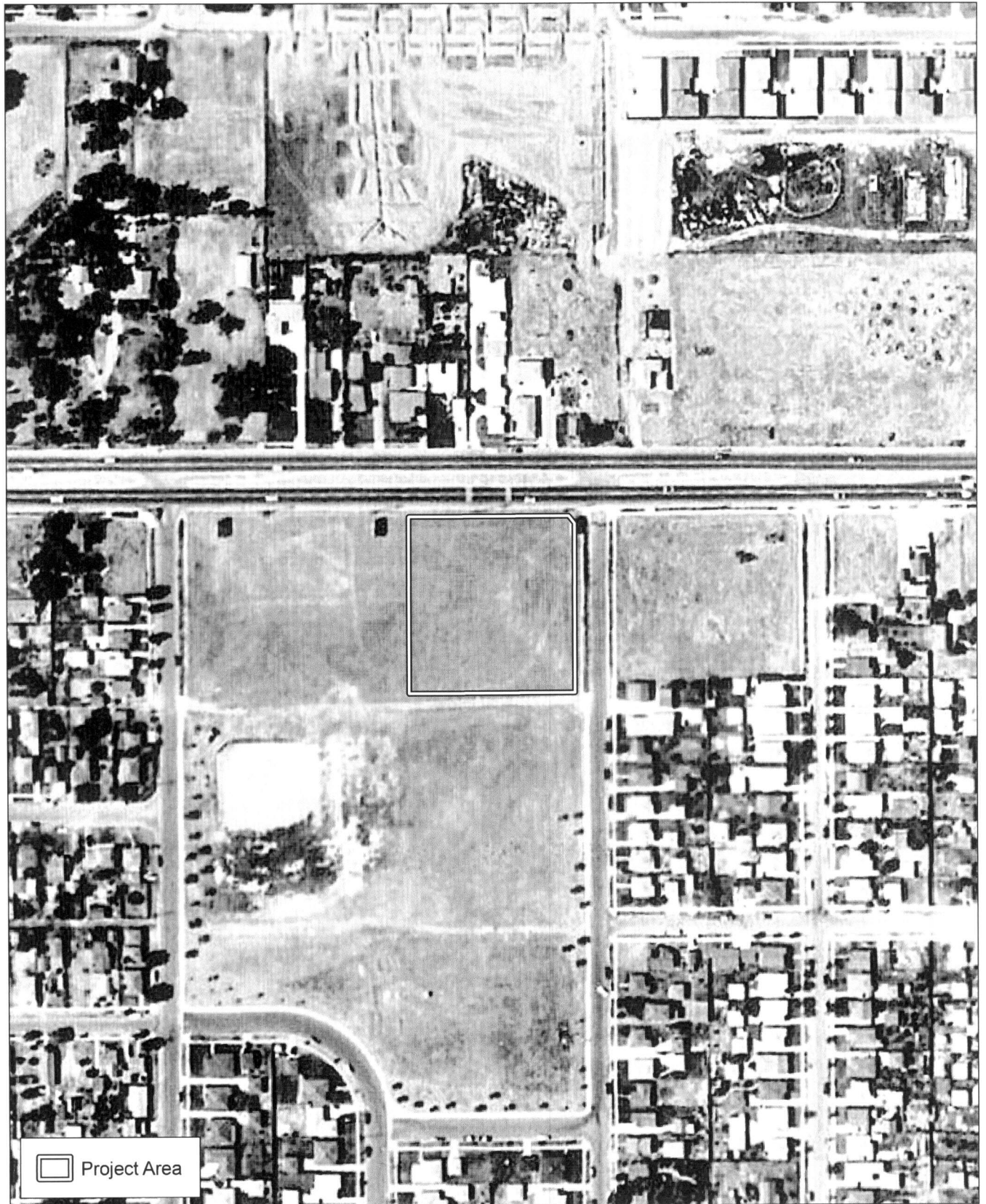


Michael Brandman Associates

27720017 • 11/2009 | 3c\_1947.mxd

## Exhibit 3c Historical Aerial: 1947

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY



Source: Track Info Services, LLC (2009).



Michael Brandman Associates

27720017 • 11/2009 | 3d\_1956.mxd



## Exhibit 3d Historical Aerial: 1956

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY





Source: Track Info Services, LLC (2009).



Michael Brandman Associates

27720017 • 11/2009 | 3e\_1968.mxd



## Exhibit 3e Historical Aerial: 1968

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY



Source: Track Info Services, LLC (2009).



Michael Brandman Associates

27720017 • 11/2009 | 3f\_1976.mxd



## Exhibit 3f Historical Aerial: 1976

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY





Source: Track Info Services, LLC (2009).



Michael Brandman Associates

27720017 • 11/2009 | 3g\_1982.mxd



## Exhibit 3g Historical Aerial: 1982

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY



Source: Track Info Services, LLC (2009).



Michael Brandman Associates

27720017 • 11/2009 | 3h\_1994.mxd



## Exhibit 3h Historical Aerial: 1994

PDDC • RAMONA PARK SENIOR APARTMENTS  
CULTURAL RESOURCE SURVEY

## SECTION 2: REGULATORY CONTEXT

### 2.1 - The Federal Level of Historic Analysis: Section 106.

Although not required for the purposes of this analysis, a review of techniques associated with the Section 106 process can assist in understanding the State and Local evaluative processes.

Federal agencies are required to consider the effects of their actions on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings under National Historic Preservation Act (NHPA) Section (§)106 process. Federal agencies are responsible for initiating Section 106 review and completing the steps in the process that are outlined in the regulations. Furthermore, Section 106 requires that any federal or federally assisted undertaking, or any undertaking requiring federal licensing or permitting, consider the effect of the action on historic properties listed in or eligible for the National Register of Historic Places (NRHP). Under Code of Federal Regulations (36 CFR) Part 800.8, all federal agencies are specifically required to coordinate compliance with Section 106 and the National Environmental Policy Act (NEPA) process. The implementing regulations “Protection of Historic Properties” are found in 36 CFR Part 800. Resource eligibility for listing on the NRHP is detailed in 36 CFR Part 63 and the criteria for resource evaluation are found in 36 CFR Part 60.4 [a-d].

Properties less than 50 years old may be considered for listing in the National Register if they exhibit exemplary cultural characteristics. Listing on the NRHP requires integrity, and it is the integrity of the resource that must be addressed first in any one analysis.

The NHPA established the NRHP as the official federal list for cultural resources that are considered important for their historical significance at the local, state, or national level. To be determined eligible for listing in the NRHP, properties must meet specific criteria for historic significance and possess certain levels of integrity of form, location, and setting. The criteria for listing on the NRHP are nationally significant in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- B. Is associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and
- D. Yields, or may be likely to yield, information important in prehistory or history.

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## 2.2 - The State Level of Historic Analysis

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At the CEQA level of analysis, a site or structure may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California (PRC §5020.1(j)) or if it meets the criteria for listing on the California Register of Historical Resources (CR), following 14 CFR §4850. CEQA allows for local historic resource guidelines, if enacted by local legislation, to act as the equivalent of the State criteria.

If the resource has integrity and any one of the criteria noted below are met at the State level of analysis, the resource would be considered significant and a direct impact to the cultural resource would be considered a significant impact on the environment. Typically, researchers in California use a 45-year age threshold following State Historic Preservation Officer (SHPO) recommendations. The time lag of five years between the State and federal criteria is explained by the fact that it takes about five years to plan for and redevelop any one property:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possesses high artistic values; and
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

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## 2.3 - City of Long Beach Landmark Criteria

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As noted above, CEQA allows that local jurisdictions can regulate historic resource protection guidelines with the same weight of law. The Long Beach Cultural Heritage Commission was established City of Long Beach Municipal Code 2.63.010 -2.63.101. The purpose of the LBCHC is:

- To protect, enhance and perpetuate areas, districts, streets, places, buildings, structures, outdoor works of art, natural features and other similar objects which are reminders of past eras, and persons important in local, state or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations significant examples of the physical surroundings in which past generations lived.
- To develop and maintain appropriate settings and environments for these cultural resources.
- To enhance the economic and financial benefits to the city and its inhabitants by promoting the city's tourist trade and interest and thereby stimulating business and industry.



- To intensify the visual and aesthetic character and diversity of the city and thus enhance its identity through the preservation of varied architectural styles which reflect the city's cultural, social, economic, political and architectural history.
- To encourage public understanding and appreciation of the unique architectural and environmental heritage of the city through educational programs.
- To strengthen civic pride in the beauty and notable accomplishments of the city's past, and thereby to encourage community involvement in the city's future.

A cultural resource may be recommended for designation as a landmark or landmark district in Long Beach if it has good integrity and manifests one or more of 13 criteria listed below<sup>4</sup>. Direct impacts to the resource exhibiting one or more of the following values would therefore be considered a significant impact to the environment under City of Long Beach and CEQA guidelines:

- A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation; or
- B. It is the site of a historic event with a significant place in history; or
- C. It is associated with the life of a person or persons significant to the community, city, region or nation; or
- D. It portrays the environment in an era of history characterized by a distinctive architectural style; or
- E. It embodies those distinguishing characteristics of an architectural type or engineering specimen; or
- F. It is the work of a person or persons whose work has significantly influenced the development of the city or the southern California region; or
- G. It contains elements of design, detail, materials, or craftsmanship which represent a significant innovation or
- H. It is a part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif; or
- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic; or
- J. It is, or has been, a valuable information source important to the prehistory or history of the city, the southern California region or the state; or
- K. It is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type; or

<sup>4</sup> (Long Beach Municipal Code Ord. ORD-05-0026 § 1, 2005; Ord. C-6961 § 1 (part), 1992)

- L. In the case of the designation of a tree(s) based on historic significance, that the tree(s) is (are) associated with individuals, places and/or events that are deemed significant based on their importance to national, state and community history; or
- M. In the case of the designation of a tree(s) based on cultural contribution, that the tree(s) is (are) associated with a particular event or adds (add) significant aesthetic or cultural contribution to the community.

The City of Long Beach Department of Developmental Services issued a City-wide Historic Context Statement (Sapphos 2009) between the Draft and Final versions of this report. Sapphos divided City history into logical chronological units, then developed thematic subcontexts within four major thematic units (economic, residential, institutional and ethnographic) of social behavior. The architecture of the City reflects these trends in the style, manner and reason they were built. Older buildings in the City are either named by Sapphos or reflect one or more themes and elements found in this study.

This document, plus historic resource information found in the North Long Beach Redevelopment EIR Second Amendment (Long Beach 2008), allows the researcher to complete a rather thorough project-level analysis of any one redevelopment area in the North Long Beach District.

## SECTION 3: HISTORIC CONTEXT

### 3.1 - The Bank and its Qualities

Historic contexts are defined as “those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning and significance is made clear”<sup>5</sup>. A context may be organized by a theme, geographic area or chronology. Typically, a historic context is associated with a defined area and an identified period of significance, and the context should be linked to the evaluated resource through the concept of property types. In this way, the contextual statement provides a framework for the evaluation of the significance of the potential historic resource.

The project area was once part of the California Co-operative Colony, a tract of land of about 7,000 acres. According to recent historical research<sup>6</sup>, in 1834 Governor José Figueroa officially declared the 167,000-acre Rancho Los Nietos grant to be under Mexican rule and ordered its partition into five smaller ranchos: the Las Bolsas, Los Alamitos, Los Cerritos, Los Coyotes, and the Santa Gertrudes. Manuela Nieto (daughter of Manuel Nieto) and her husband Guillermo Cota were able to claim the Los Cerritos, about 27,000 acres, while the other ranchos went to Nieto heirs. Jonathan Temple married a daughter of the Cotas, Rafaela Cota, in 1830. In 1843, Mr. Temple purchased Rancho Los Cerritos in its entirety from the Cota family after Manuela’s death. Statehood brought new land claims and controversies, but Temple and his wife were able to keep title. Following the terrible drought and floods of 1862-64, which for all intents and purposes ended the Spanish-Mexican style animal husbandry in southern California, Temple sold the ranch to Flint, Bixby & Co. in 1866. Flint and Bixby, along with James Irvine, were key to future subdivisions in south Los Angeles County and the new Orange County. Llewellyn Bixby chose his cousin, J.H. Bixby, to run the rancho and J.H. bought the property three years later. His Bixby Land Co., and others, were influential in bringing development to the north portion of the Cerritos Ranch as well as the Rancho Las Alamitos in the late 1800’s.

In early 1884, during the first of many southern California land development booms, 7,000 acres were extracted from the northwestern portion of J.H. Bixby’s landholdings and sold to a redevelopment syndicate named the California Co-operative Colony<sup>8</sup>. The Colony acreage stretched from the Los Angeles River to the west, South Street in North Long Beach to the south, about Lakewood Boulevard to the east and much of the City of Bellflower and Paramount to the north. Shareholders were formed, the legal papers drawn, and lots began to be sold in early 1887. Like many major subdivisions of the time, the purpose of the Colony was to attract farmers who could make use of rich bottomlands and the artesian wells found near the Los Angeles River. Bean and beet fields were planted in the heavy soil and much later, dairies were built. Exhibit 3h and 3g above shows much of

5 National Register Bulletin #15. National Park Service.

6 Ivers 2009, chapter 1.

7 On-line Wikipedia article accessed May 20, 2009. 7 Per the Long Beach Public Library newspaper clipping file, and other on-line references.

8 Library clipping file.

North Long Beach along Artesia Street in 1928 and 1938 during the agricultural period, with the project area shown inside the black box. The 1928 photo shows dirt roads with a few farms and the macadam (or oiled) Artesia Street running west to east along the north edge of the project area. No other streets in the area as of this date were paved, even Lakewood Boulevard, which appears to be dirt. The whitish curving swaths in this photo represent dry fields and exposed silts brought onto the farmlands through centuries of regular flooding. Homes on 0.5-acre plots of land dot the area to the southwest, near what is now Cedar Street and Downey Avenue. The 1938 photograph shows rows of cut hay north of the project area, waiting to dry to the proper ratio prior to baling. A circular path, probably for horse trotting, can be seen on acreage to the northeast of the project area.

It is clear that the California Co-operative Colony acreage was subject to irregular flooding by the Los Angeles River<sup>9</sup>, which overflowed its very low bank on a regular basis until large dikes and levees were built by the County north of Long Beach before World War II. In fact, North Long Beach was known for its gun clubs in the first half of the 20th Century, and such facilities would require swamps and ponds to attract waterfowl. In early March 1938, the Los Angeles and Santa Ana Rivers once again flooded and, due to extensive development by that time, caused many millions in damage and killed hundreds. While the 1938 aerial photo (Exhibit 3b) does not reveal extensive flooding damage<sup>10</sup> in the project vicinity, this disaster led to a series of federally funded projects designed to tame the rivers of southern California through concrete dams, earthen dams, and concrete flood control structures on a massive scale.

By the end of World War II, farms in the area were prosperous, but land was being acquired for tract development. The 1947 aerial of Exhibit 3 shows most of the land west of Downey Avenue being infilled with more houses, while farmland north and south of Artesia still exists, and smaller 1 to 10 acre farms are located to the east. A large farm (the structures centered in what is now the southeast corner of the Ramona Park baseball diamond) was probably cutting hay for its dairy operation from a field due south of the house. The 1956 aerial photograph reveals that the dairy was removed and the diamond formalized into what is now Ramona Park. The parcel at 3290 Artesia was still vacant, and three billboards are aligned against the southern edge of Artesia. It is possible that one of these signs is that shown in Appendix A.

The 1956 photograph is also interesting because new residential structures were being built near 68th Street and Lakewood Boulevard: these were removed just 12 years later to make way for the Artesia Freeway. The 1968 aerial photograph shows the denuded swath being readied for Artesia (91) Freeway construction. The 91 Freeway section between the 710 Freeway and Interstate 5 was completed in about 1970, just as the opposition to more freeways in the Los Angeles Basin became

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<sup>9</sup> The Los Angeles River in the Long Beach area as we know it today was created in the 1830's when a flash flood shifted the course of water out of Ballona Creek just south of the Glendale Narrows. Unconstrained, the LA River is an intermittent meandering stream channel across a flat plain covered with alluvium several thousand feet thick.

<sup>10</sup> The March 1938 flood damaged Long Beach extensively, but the massive Long Beach Earthquake of March 1933 brought the City to its knees with \$35m in damage and 74 deaths. The 1938 aerial photograph was likely taken in the summer of fall of that year due to the existence of drying hay rows in the fields of nearby farms.

highly vocal, with regular protests by residents. The F&M Bank, with a field still located to the west and Ramona Park to the south, appears in the 1968 photo. Its visual layout is unchanged (see <http://www.historicaerials.com>). The houses due north of the Bank were added to or replaced with multi-family residences. The rest home located due west of the property was not built until about 1972 and appears for the first time on the 1976 aerial photograph.

The reasons for mixed development and the advent of commercialization along the arterials of North Long Beach are clear: a long-term boom in commercial construction throughout all of southern California<sup>11</sup>. A breakwater at San Pedro was built beginning in 1899, making shipping to the port of Long Beach far more reliable. By 1921, development of the Signal Hill oil field allowed Long Beach commercial enterprises to greatly prosper by making it possible to ship finished petroleum products and crude oil through the expanding Port to all of the West Coast. North Long Beach underwent a housing boom in the 1920's after lands were annexed into the City and City services provided. With the increase in oil refining capacity due to development of oil fields in other nearby towns during the 1920's, most notably Santa Fe Springs, Brea and Wilmington, developmental pressure was placed on the small farms of the former California Co-operative Colony subdivision. The Douglas Aircraft Corporation built production facilities at the Long Beach Airport in 1940. Suburban development quickly spread north along arterials such as Long Beach Boulevard. The photos of Exhibit 3 reveal that nearly all of the vacant acreage within a mile of the project area had been turned into single-family residences, multifamily residences, or commercial establishments between the vast stretches of farmland in 1928 to the completely filled-in ground of 1968.

The F&M Bank has always been a regional bank. Founded in 1907 by C.J. Walker and run by the Walker family, F&M has always served a local customer base, is primarily commercially oriented, and is located only in southern California. Just 21 branches now exist, and all are located in southwest Los Angeles County and Orange County. Recent research on F&M Bank history<sup>12</sup> showed that branches of the bank were usually placed in areas of town where development of commercial concerns had already been established or where growth was assured. In 1940, architect Raymond Stiles designed an F&M branch structure at 1410 Long Beach Boulevard in the Streamline Modern style. This would have been a very good style to use on this thoroughfare because it was considered advanced and thus eye-catching at that date. Similarly, in 1962 a bank located at 3290 Artesia<sup>13</sup> would be a prime spot given recent and planned-for tract development in the area with the anticipation of more residential and commercial development of farmland and arterial-adjacent parcels to come. F&M apparently appreciated the modern look and designed its earliest branches to appeal to conservative, yet modern-oriented, clientele.

11 Mullio, C. and J.M. Volland. 2004. Long Beach Architecture: the Unexpected Metropolis. Hennessey + Ingalls. Santa Monica.

12 Heritage Architecture & Planning (HAP). 2008. Farmers and Merchants Bank Building 1401 Long Beach Boulevard Long Beach Historic Assessment Report. Dated 2/1/08. HAP, San Diego. On file, City of Long Beach.

13 The Artesia Branch was Branch #5.

According to an interview with the current branch manager, Jim Robeson, the commercial Bank structure at 3290 Artesia was known as Bank Branch No.5 when it first opened<sup>14</sup> in 1962. The massive brushed steel vault door now in the vault room was placed atop the finished vault foundation as soon as the vault foundation was stabilized, then left exposed to the elements for several months. The giant door was easily seen from the road, and served as a marketing opportunity for the new branch. According to Mr. Robeson, the vault room was built around the vault door. The vault room's north and west exterior facade was finished in split rock as a seemingly strength-oriented embellishment. Once the vault was completed, the rest of the building quickly followed suit, but these areas were clad in stucco and painted wooden panels rather than rock.

### **3.1.1 - Context of the International Architectural Style**

The International architectural style exhibited by the building is not uncommon for the City of Long Beach but is unique for the project vicinity. The style was developed in the 1920's by Modernist European and American architects<sup>15</sup>. It became a common method of building commercial structures just after World War II. The style is distinct from previous methods through its use of modern structural principles and materials. Concrete, glass and steel were the most common materials used for construction. The structures occasionally reveal skeleton-construction and its internal architectural mechanics. Non-essential exterior decoration was eliminated. "Curtain walls" and long bands of glass windows separated by stories were a hallmark of the style. The elements of this style were still admired after the World War II primarily because of its usefulness at a time when material shortages were still common. The goal was to create a very modern-looking structure by limiting the form to a clean and functional whole.

Internationalist architects used modern engineering practice as a wholistically visual attribute in reaction to the uneven look of previous style. The form of an international style building often reflected the feelings an architect had on the entirety of the usable space, including the relationships between the interior and exterior. Such buildings typically exhibited open interior spaces suggestive of weightlessness, and often included landscaping elements meant to project the simple and airy nature of the interior. The style was meant to convey simplicity of form and reflected the architects' reaction to structural engineering science by openly reflecting its engineering methods. Given this background, placement of an International style bank structure in a rapidly developing area would convey sophistication to new tract homeowners and the farmer or dairyman, to which a commercial enterprise in this area would naturally want to attract. After all, it would be the developer to whom the land would be sold by the farmer.

In the City of Long Beach, International-style houses by Richard Neutra (The Moore House [1952-1953], the Matlock House [1950] and the Hafley House [1952-53]), three structures by Ed Killingsworth (Cambridge Building [1960], the Opdahl House [Mid-Century Modernist style 1957] and the Killingsworth Office [1955]), and the 1948 addition to the Lafayette Complex by Ted Criley

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<sup>14</sup> The interview with Artesia Boulevard Branch Manager Jim Robeson took place on May 5, 2009.



(1948) are on the City Historic Landmarks registry. Sapphos (2009) notes an outstanding example by architect Raphael Soriano: the Kimpson/Nixon House at 380 Orlena Avenue. The Sapphos description of the style fits well with the current architectural condition of the Artesia Bank. These structures, especially the Killingsworth Office, typify the local style on the Internationalist architectural movement.

### 3.1.2 - The Architect

Building plans found at City Hall state that the Bank was designed and/or signed off on by Francis J. Heusel in 1963. Heusel was the head architect in a small local firm bearing his name and designed numerous buildings in the Long Beach area, including the Internationalist Benjamin F. Tucker Elementary School at 2221 Argonne Avenue (1954), and the Florence Bixby Elementary School at 5252 Stearns Avenue (1952). Heusel (1904-1968)<sup>16</sup> is known to have built numerous other buildings in Long Beach and was listed as an architect in the 1941 City Directory. Amongst major accomplishments, Heusel had limited success in partnership with architect Frank Homolka designing the Phi Kappa Tau fraternity house on the USC campus, the Los Angeles County Harbor Medical Center Building and a CalFederal Bank building at 1900 Sunset Blvd in 1964. The firm established by Heusel and Homolka was reasonably successful: a descendant of Homolka operated the concern in Long Beach until just a few years ago. Homolka is not credited on the 3290 Artesia building design plans despite having partnered with him beginning 1960. A search of architectural references on-line did not result in extensive National or State-level historical fame for either architect, nor could the architectural school of either architect be determined.

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## 3.2 - Visual Description

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The F&M Bank was examined by MBA staff on May 5 2009. Access to all interior rooms and offices were granted. This is an International style structure generally placed on an east-west axis. From the air, the structure takes on a stacked-block configuration, with the largest room a cantilever building which houses the main lobby. A second “block” consists of a flat-roofed office area attached to an exterior breezeway located northeast of the lobby, while the third “block” is the vault room in the northeast corner of the structure. Made of steel I-beams sheathed in wood and stucco, the structure exhibits composite wood beam roof trusses, and a massive gridded glass northern wall. The main structural support comes from the reinforced concrete foundation pad, cantilevered framework embedded in a solid south façade wall of the lobby section and southwest-southeast corner I-beam supports. The steel I-beams were exposed in several places through chipping stucco and all exposed beam surfaces were clad in wood. No rust on the I-beams was seen. Inspection of the building showed that the interior was of wood framing with plywood underlayment. An exterior coat of stucco was applied to all exterior wood surfaces: the vault building embedded in the northeast corner is faced with cut rock held in place with an underlayment surface of uncertain make.

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<sup>15</sup> Hitchcock, H.R. and P. Johnson. 1997. “The International Style”. W.W. Norton. New York.

<sup>16</sup> Frances Heusel is discussed briefly in Ivers 2009. Heusel can also be found in online Google searches.

Restricted in size by the square 1.3 acre lot and the fact that Ramona Park was located due south of the parcel, the small amount of parking along the west and southern sections of the parcel forced the architect to design a two-story building exhibiting a partial second floor extending over a drive-in teller window lane. The drive-in section faced due south. Drivers would approach the teller windows from the west and exit to the east. Drive-up teller windows were introduced to southern California by F&M in the 1940's at a different branch<sup>17</sup>. The drive-up banking lane on the south elevation was overhung by an extension of the second floor and the south wall is supported by internal cantilevers. Offices and supply rooms are located on the suspended floor of this extension and the floor was provided additional support at the south façade using simple steel posts atop a reinforced concrete foundation pad. The stucco coating is generally in good condition, and no major stress cracks could be seen in key joints suggesting that the underlying engineering is still sound. The roof was originally flat, but was subsequently modified for the installation of heating and air conditioning equipment.

The partial second floor is cantilevered over the first creating a balcony atop the rear end of the lobby with a north-facing view. This can be accessed by stairwells along the west and east margins of the lobby. The balcony allows a clear look outward and north toward one of the International Style hallmarks: the large gridded-glass panel wall emanating from the ground floor extending upward in an unbroken line to the roof trusses, which are partially hidden by acoustical ceiling tiles. This wall is estimated to be about 40 feet high and there are no elements of the panel face that can provide support to the roof. The partial second floor overhangs cubicles and polished wood teller cages, which are completely exposed and lack any bulletproof glass panels<sup>18</sup>.

Originally exhibiting a flat roof, Mr. Robeson believes that the roof was rebuilt or relined in the 1970's so as to shed water off to the south. Roof changes cannot be seen from the street level as each elevation exhibits an extended façade that blocks the roof surface from view, but from a distance the F&M sign appears to be attached to a low facade that probably surrounds exposed venting and air conditioning ductwork. Changes to the roof line would be hidden by this enclosure.

Mr. Robeson indicated that no glass panels separate the tellers from the customers because the panels do not offer protection from robberies. Panels would also be impractical due to the building design: a cage of glass would have to be built because the structure lacks supports that could hold the upper portions of 30-foot tall panels in place. An ATM machine was located in the northwest exterior: this appears to be the only ground floor exterior remodeling done on the building since its construction. Exterior embellishments are restricted to reinforced concrete planters near the front entrance, wooden block letters of the Farmers and Merchants Bank positioned on the roof of the structure above the gridded-glass panel wall. The vault room, extending off the northeastern corner of a wide hallway or breezeway, is clad in sawn rock.

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<sup>17</sup> Ivers, 2009 and Mullio and Volland 2004.

<sup>18</sup> F&M Bank does not use protective glass in its branches.



Drop panel ceilings, polished tile, and composite floors lend an air of 1960's timelessness: little remodeling has been undertaken inside the structure since the build date. Mr. Robeson stated that the Dairy Room (in the southeast corner) was reduced in size and converted to a smaller office at some unknown time in the past. This room was named the Dairy Room because the Bank had planned to service farmers and dairymen in the room, which opens directly out to parking in the southeast corner of the parcel. In this way, the muddy feet of the farmers would not detract from the other banking activities.

Existing landscaping consists of two types: in-ground plantings and plantings inside low rectangular painted cinder block and/or concrete planters. The concrete planters are located near an exterior breezeway which leads to a primary entrance of the Bank. The in-ground planters are located near the entrance on the western façade, and the entrance to the Dairy Room on the east side. Existing plants were non-native and consisted of camellia, Japanese privet, Indian hawthorne and a jasmine species.

## **SECTION 4: CULTURAL RESOURCE RECORD SEARCH**

On November 4 2009, MBA staff archaeologist Arabesque Said-Abdelwahed conducted a records search at the South Central Coastal Information Center (SCCIC), which is located at California State University - Fullerton. To identify any historic properties, Ms. Said-Abdelwahed examined the current inventories of the NRHP, CR, CHL, and CPHI. In addition, the HRI and certain archival maps of the project area were copied to determine the existence of previously documented local historical resources.

According to the SCCIC files, no block-transect surveys and one linear archaeological survey (for a gas pipeline along Artesia Boulevard) have been conducted within the ½-mile search radius. SCCIC files indicated that there no known cultural resources located within the project area, and no cultural resources have been recorded within the ½-mile search radius. Archived topographic maps show that arterial streets in the area had been built upon since at least 1948, while the rest was farmland until the 1950's.

This exercise demonstrates that the area had been built upon well before CEQA-driven cultural resource research was required. The fact that historians and archaeologists have not recorded any cultural resources is likely a result of land development efforts that took place before about 1980, when in that year the CEQA process would be more likely to require cultural resource surveys for developmental projects.

## SECTION 5: INTEGRITY AND SIGNIFICANCE STATEMENTS

Significance Theme: International Style Architecture

Area: North Long Beach

Period of Significance: 1962-1963

Applicable Criteria: LB Local Criteria: E, I, K

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### 5.1 - Integrity

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The subject building was evaluated against the seven aspects of integrity as outlined in National Register Bulletin 15. They are 1) location, 2) feeling, 3) association, 4) setting, 5) design, 6) materials and 7) workmanship.

**1). Location.** The building has not been moved nor has it been enlarged or modified since its construction. The bank was built at a time when the region was being converted from farming to commercial and residential districts. The building's location is not unusual for the area because City planners permitted a significant number of multi-family residences and commercial structures on parcels adjacent to Artesia Boulevard.

**2) Feeling.** Industrial (petroleum) development took place on the west and east sides on the area, with residences between and commercial on Artesia. The bank therefore was built inside a wedge of already planned-for houses, suggesting that the Bank may have been intended for commercial interests and therefore fit into the original commercial intention. Commercial still dominates Artesia Boulevard to this day.

**3 and 4) Association and Setting.** The original intention of the Bank appears to have been to service the dairies of the area (see the discussion on the "Dairy Room" above) even though the demise of the dairies was fast approaching. The street had been paved in macadam or oiled at least by 1928, making it a recognizable arterial for many decades prior: the Bank would have had a highly recognizable address once in operation. Careful review of the area shows that the built environment directly adjacent to the structure has changed since 1962, but not substantially once the post-War construction boom had played itself out in the 1970's. Houses to the east and west were built in simple and inexpensive post-war vernacular style, which would have made the Bank stand out as a place of modernity to its neighbors. The region retains the boom feel of the post-War years, although the small residences in the area have unevenly aged since.

**5) Design.** The Bank was the only structure built using the International style, and no other older commercial structure manifesting this style exists along Artesia for miles in any direction. The Bank was built after most of the houses along Artesia had been built, suggesting that ownership anticipated profiting on increased local commercial activity. Thus, the apparent purpose of the building style was to be distinct, modern looking (by this time the International Style was aging but commercially

dominant), and attract a reliable local moneyed client base. The Bank is still unique in design and retains its intended flavor.

**6) Materials.** With the large grid-glass panel facing due north and into the farmlands, it is possible that glass grid would have been seen from a mile or two distant. The amount of light afforded by the materials would have made the bank airy and open to the customer. Even the lettering atop the front façade appears to be unchanged from the original. The Bank likely retains most of not all of the materials used to build it in the early 1960's. Although some of the interior elements have been replaced with more modern materials, the exterior appears unchanged.

**7) Workmanship.** The structure appears the same as that drawn and planned by Heusel. This suggests that craftsmanship of the structure was very good although the effects of the elements has worn off the original luster of the structure to some degree.

For these reasons, the overall integrity of the structure is considered good to excellent.

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## 5.2 - Application of Significance Criteria

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### 5.2.1 - CEQA, State Level Analysis, CRHR Criteria

- A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The events associated with the construction of the building are associated with a unique developmental time in southern California history, but the building is isolated and one of many thousands built at that period. The Bank does not, by itself, significantly contribute to the general developmental history of North Long Beach. The Bank was built after most of the area had been developed and was probably filling a gap in commercial loan infrastructure. Therefore, historic research indicates that the property does not qualify for State listing under California Register of Historical Resources (CRHR) Criteria A.

- B) Is associated with the lives of persons important in our past.

There is no evidence that the structure was built by, for, or sponsored by a person who is now considered significant at the State level of analysis. Nor is there any available evidence to suggest that the Bank assisted a person significant at the State level. Therefore, historic research indicates that the property does not qualify for State listing under CRHR Criteria B.

- C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possesses high artistic values.

The Bank is an International Style building of good integrity. However, there are better preserved and more classic examples of International Style buildings in the local area. The structure does not embody unique construction methods nor are there City-related elements

on or near the building that may be considered unique. Therefore, historic research indicates that the property does not qualify for State listing under CRHR Criteria C.

D) Has yielded, or may be likely to yield, information important in prehistory or history.

The analysis herein appears to have exhausted the historical research potential of the building and shows that no additional research potential exists. The structure has yielded information but it is not considered substantive enough at the State level. Therefore, historic research indicates that the property does not qualify for State listing under CRHR Criteria D.

### 5.2.2 - City of Long Beach Landmark Criteria Analysis

A) It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation.

Criteria A is an all-encompassing point. The property is isolated in an area of multi-family dwellings, commercial enterprises and modest single-family residences and is unique to the project vicinity. It does not lend special qualities to enhance nearby Ramona Park. While the structure does qualify locally for other reasons, historic research indicates that overall the property does not qualify for Local Landmark listing under Criteria A.

B. It is the site of a historic event with a significant place in history.

There is no evidence that the structure was built on a site with any significant event history: the property was part of a farm until early 1962. Therefore, historic research indicates that the property does not qualify for Local Landmark listing under Criteria B.

C. It is associated with the life of a person or persons significant to the community, city, region or nation.

There is no evidence that the structure was associated with a significant person in the community: the branch was constructed well after the death of F&M founder C.J. Walker and the architect is of little renown. Therefore, historic research indicates that the property does not qualify for Local Landmark listing under Criteria C.

D. It portrays the environment in an era of history characterized by a distinctive architectural style.

There is no evidence that the structure style is distinctive to an era of local history: the branch was constructed during an era where International Style buildings were common if not modern looking for a commercial establishment. Therefore, historic research indicates that the property does not qualify for Local Landmark listing under Criteria D.

E. It embodies those distinguishing characteristics of an architectural type or engineering specimen.

There is evidence to suggest that the building is a classically designed International Style building that has remained intact to this day. The building does have integrity at the CEQA level of analysis. The structure is considered a type of building that is now rare in North Long Beach. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Criteria E.

- F. It is the work of a person or persons whose work has significantly influenced the development of the city or the southern California region.

There is no evidence that the structure was associated with a significant architect in the community: Francis J. Heusel is of little renown in Southern California and while he did construct a number of buildings, none he designed has reached City Landmark status as of this date. Therefore, historic research indicates that the property does not qualify for Local Landmark listing under Criteria F.

- G. It contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.

There is evidence to suggest that the building is a classically designed International Style building, but none of the existing structural qualities are considered a significant innovation. Therefore, historic research indicates that the property does not qualify for Local Landmark listing under Criteria G.

- H. It is a part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif

There are no distinctive motifs that are significant to this building. Therefore, historic research indicates that the property does not qualify for Local Landmark listing under Criteria H.

- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic.

The structure is unique to the area and does form a recognizable landmark because its style is like no other in the neighborhood. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Criteria I.

- J. It is, or has been, a valuable information source important to the prehistory or history of the city, the southern California region or the state.

The analysis herein appears to have exhausted the historical research potential of the building and shows that no additional research potential exists. The structure has yielded information but it is not considered substantive enough at the Local level of analysis. Therefore, historic

research indicates that the property does not qualify for Local Landmark listing under Criteria J.

- K. It is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type.

There is evidence to suggest that the building is a classically designed International Style building that has remained essentially intact to this day. The structure is a type of building that is now rare in North Long Beach. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Criteria K.

- L. In the case of the designation of a tree(s) based on historic significance, that the tree(s) is (are) associated with individuals, places and/or events that are deemed significant based on their importance to national, state and community history

- M. In the case of the designation of a tree(s) based on cultural contribution, that the tree(s) is (are) associated with a particular event or adds (add) significant aesthetic or cultural contribution to the community.

There are no trees on the property in question. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Criteria L or Criteria M.

## SECTION 6: FINDINGS AND CONCLUSIONS

We are of the professional opinion that the structure at 3290 Artesia Boulevard does not qualify under State criteria for historic designation. However, we are of the opinion that the structure does qualify under City of Long Beach “Criterion E”, “Criterion I” and “Criterion K”. Therefore the bank structure at 3290 Artesia Boulevard qualifies as a historic resource pursuant to PRC Section 5020.1(j) or 5024.1. Subsequently, the loss of the structure through development would be considered a significant mitigatable impact under CEQA guidelines.

There does not appear to be a way that the building can be saved, retrofitted and reused without substantial adjustments to the project and prohibitive costs. The structure was constructed in 1961-1962, well before certain building construction codes (ie: earthquake codes) were required. If the structure were to be saved, it is highly likely that the north façade glass curtain wall would have to be removed and replaced with an earthquake-proof design. This process would completely eliminate the most interesting stylistic aspect of the structure.

Because the City of Long Beach Planning Department has approved preliminary design and redevelopment specifications, it is likely that the Bank shall be lost to redevelopment in the year 2010. The loss of the structure is an environmental impact that can be reduced to less than significant through mitigation. Because the known history of the Bank has been thoroughly researched and no additional historical details will be uncovered, submission of a thorough photographic essay of the structure should take place following City of Long Beach guidelines. Although current National Register photographic essay standards are very out-of-date, the photographs should be taken in a manner that allows future researchers to view the structural details of the Bank building clearly. The photographic essay is summarized in Section 7.0, most of the photograph taken are printed in this document, and downsized reference photographs are found in Appendix E. The suite of original photographs have been attached to this report in a DVD, and the entire package must be submitted to the City of Long Beach Planning Department.

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### 6.1 - Aesthetics

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Photographs of the Bank and its environs can be found in Appendix E. The loss of the structure to development is a less than significant aesthetic change to the environment of the project area. Because the Bank is an International Style building that is unique to the area, replacement of the building with a structural design that blends into the rest of the neighborhood shall reduce potential aesthetic impacts to a level that is less than significant.



## SECTION 7: PHOTOGRAPHIC ESSAY

MBA staff photographed interior and exterior details of the Bank using a Nikon digital camera, 22mm lens and stabilized tripod. Low light levels inside the structure demanded the use of time exposures, some as long as eight seconds. Photographs taken indoors were generally positioned about 15 feet from the subject. The north façade is a floor-to-ceiling glass “curtain” was difficult to photograph from the interior view due to reflections and exterior glare. Photographs of interior rooms were minimized because these rooms were built using standard wood frame and wallboard practices with acoustical drop down ceilings and carpet. Several rooms appeared to have been remodeled from the original. Drop-down ceilings hid all upper structural details from view, but the Lobby and Vault section of the building appears original, as does the exterior walls.

Exterior photographs are meant to convey the “feel” of the structure as a Bank user approaches the structure, or as one drives past. The purpose of the photographs was to preserve the visual characteristics of the Bank building for posterity. Along with the original drawings, which are included in this Report, the sum totality of the information provided here shall mitigate for the loss of the structure to redevelopment. Commentary associated with many of the photographs is found in Appendix E.

This report contains a DVD which provides the future researcher with the raw photos taken during the shoot. The DVD holds full size color TIFF files and reduced size Black and White JPG photographs.

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### 7.1 - Notes on Aesthetics

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The Bank is located in a section of the City that does not contain any International style structures. Most of the buildings in the area that are more than 45 years old consists of small vernacular single-family residences south of the Bank, strip-style commercial buildings along the southern margin of East Artesia, two-story vernacular apartment buildings along the northern margin of East Artesia, and late 1950's Tract houses beyond the apartments. East Artesia is a two-lane two-direction street with Eucalyptus planted down the center. The Bank is painted green and has been located on East Artesia since the end of a boom period in which the region was converted to houses from farms. Residential buildings are generally located west of Indiana Avenue, while the numbers of commercial structure increase to the east as one approaches Lakewood Boulevard.

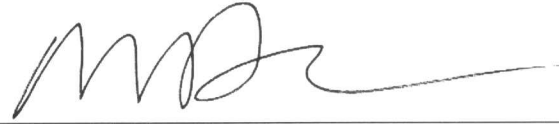
Photographs associated with aesthetics are found in the first section of Appendix E. Replacement of the structure with the Ramona Park Apartment Project will result in unifying the visual nature of the East Artesia/Indiana Avenue intersection, and the car-filled parking lots located due north of the Ramona Park will be removed. The southern façade of the new structure will front Ramona Park, with an existing tree buffer between.

## SECTION 8: CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: November 2, 2009

Signed: \_\_\_\_\_



Michael H. Dice, M.A., RPA  
Michael Brandman Associates  
San Bernardino, CA

## **Appendix A:** **Initial Assessment Photographs**



1) East-northeastern elevation of the vault section of the Bank. Note the walls clad in sawn rock typical of post-War commercial styling. Door behind sign originally opened into the Dairy Room.



2) North elevation of Bank showing wooden letters atop roof



3) View of Bank structure and landscaping toward the east. The lot size and parking are unchanged from 1962.



4) View of the extension of the south façade into a drive-in teller lane. Green-painted elements are mostly metal clad in wood showing the primary structural mechanisms. Large trusses extending out from the roof are composite glued wood beams, which were a new innovation in 1962.



5) View of Artesia Boulevard toward the west. The Edison power line pole right of way can be noted on the earliest aerial photos, and it appears the Artesia Boulevard was developed using land bordering the south side of the street. Two lanes were added after the War.



6) Southern parking and Ramona Park. The farm houses in the 1947 aerial photo would have been placed in an area where the large trees are located now.





20) Streetside view of the F&M Artesia Branch.



## **Appendix B: DPR523 Form Set**

**PRIMARY RECORD**

NRHP Status Code: 5S1

Other Listings:

Review Code:

Primary #

HRI #

Trinomial

Reviewer:

Date:

Page 1 of 4

\*Resource Name or #: None

**P1. Other Identifier:** F&M Bank, Artesia Branch.

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Long Beach **Date:** 1978 T 3 S ; R 12 W ; unsectioned ¼ of ¼ of Sec ; S.B.B.M.

**c. Address:** 3290 East Artesia Boulevard

**City:** Long Beach

**Zip:** 90805

**d. UTM:** Zone 10 393280mE/ 3748820mN (G.P.S. per GoogleEarth)

**e. Other Locational Data:** Los Angeles County Assessor APN #7120003034. **Elevation:** 58 feet ASL

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

The F&M Bank was personally examined by MBA staff on May 5 2009. Access to all interior rooms and offices were granted. This is a handsome L-shaped commercial structure generally placed on an east-west axis built in 1962-1963. Made of steel I-beams sheathed in wood and stucco, the structure exhibits composite wood beam roof trusses, and a massive gridded glass curtain northern wall. A bank vault building clad in rock extends off the northeast corner of the "L". The main structural support comes from a reinforced concrete foundation pad, cantilevered framework embedded in a solid south façade wall and upright I-beam support in all loaded corners. The steel I-beams were exposed in several places and all appear clad in wood. No rust on these beams was seen. Inspection of the building showed that the interior was of wood framing with plywood underlayment. An exterior coat of stucco was applied to all exterior wood surfaces: the vault building embedded into the northeast corner is faced with cut rock held on an underlayment surface of uncertain make. A ground floor drive-up teller lane on the south elevation was overhung by an extension of the south wall likely supported by internal cantilevers. This caused the internal structure of the lobby to be two story with offices extending toward the south. Offices and supply rooms are located in this extension and the open second floor was provided additional support using simple steel posts atop the reinforced concrete foundation pad. The stucco coating is generally in good condition, and no major stress cracks could be seen in key joints suggesting that the underlying engineering was well done. The roof was originally flat with a very small ledge. The roof now exhibits a squat rectangular AC/electric service enclosure that was added later.... (see Continuation sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) HP6

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

**P5a. Photo or Drawing**



**P5b. Description of Photo:** (View, date, accession #) View of the north façade of the Bank at 3290 Artesia Boulevard. May 5, 2009.

**\*P6. Date Constructed/Age and**

**Sources:** ☒ Historic

☐ Prehistoric ☐ Both

**\*P7. Owner and Address:**

Farmers and Merchants Bank, 3290 Artesia Boulevard, Long Beach, CA.

**\*P8. Recorded by:** (Name, affiliation, and address)

Michael H. Dice, M.A.  
Michael Brandman Associates  
621 Carnegie Drive #100  
San Bernardino, CA. 92408

**\*P9. Date Recorded:** May 5, 2009

**\*P10. Survey Type:** (Describe)

CEQA and Local Level Historic Building Survey and Evaluation

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dice, M.H. 2009. Draft Historic Building Survey and Evaluation of the F&M Bank Branch at 3290 Artesia Boulevard, City of Long Beach, CA. On-file, Michael Brandman Associates and the City of Long Beach. Dated May 28, 2009.

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 5S1

\*Resource Name or # (Assigned by recorder) F&M Bank Branch

B1. Historic Name: F&M Bank

B2. Common Name: F&M Bank

B3. Original Use: Bank Branch

B4. Present Use: Bank Branch

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations) Planned in 1962, and built in 1962-1963. Likely occupied in 1963 per building permit. Very minor alterations to the interior noted. No alterations to the exterior noted.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

\*B8. Related Features:

Decorative plantings are located in the near the north entrances to the building, and at the Indiana Avenue entrance. See sketch map.

B9a. Architect: Francis J. Heusel.

b. Builder: Uncertain.

\*B10. Significance: Theme: Commercial Architecture

Area: North Long Beach

Period of Significance: Post War California Development 1947-1967 Property Type: Commercial Bank.

Applicable Criteria: National Register (N/A); California Register (N/A); City of Long Beach Landmark Criteria (E, I and K.)

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

Built in 1962-1963 using the International Style by Francis J. Heusel, the overall integrity of the structure is considered excellent. The building has not been moved nor has it been enlarged. The interior space was slightly modified since its construction. The bank was built at a time when the region was being converted from farming to commercial and residential districts. The bank was located inside a wedge of built or soon to be completed houses, with commercial and multi-family units along Artesia. The original intention of the Bank appears to have been to service the commerce and especially the dairies of the area (the bank had an office on the ground floor east side known as the "Dairy Room") even though the demise of the dairies was fast approaching. The street had been paved in macadam or oiled at least by 1928, making it a recognizable arterial for many decades prior: the new branch would have had a highly recognizable address. Careful review of the area shows that the built environment directly adjacent to the structure has changed since 1962, but not substantially so once the post-War construction boom had played itself out in the late 1960's. (continued on Continuation sheet)

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

\*B12. References:

--Interview with Jim Robeson, Branch manager. May 5, 2009.

--Parcel records accessed May 5, 2009: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>

--Ivers, L.H. 2009. "Long Beach: A History Through Its Architecture." Historical Society of Long Beach.

--Long Beach Public Library newspaper clipping file

--Mullio, C. and J.M. Volland. 2004. Long Beach Architecture: the Unexpected Metropolis. Hennessey + Ingalls. Santa Monica.

--Heritage Architecture & Planning (HAP). 2008. Farmers and Merchants Bank Building 1401 Long Beach Boulevard Long Beach Historic Assessment Report. Dated 2/1/08. HAP, San Diego. On file, City of Long Beach.

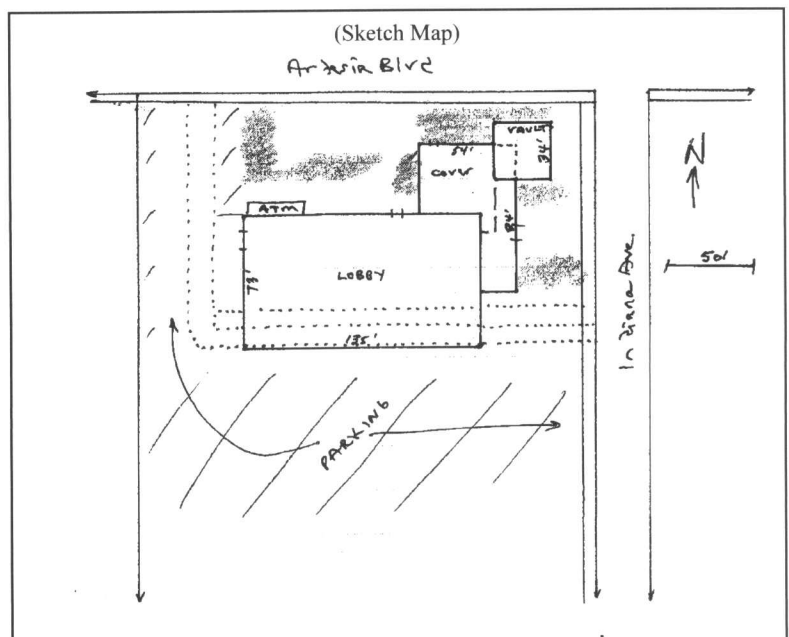
B13. Remarks:

The sketch map reveals the relationship between the major structural elements, the street, the landscaping and parking. Scale shown is 50', north is up.

\*B14. Evaluator: Michael H. Dice

\*Date of Evaluation: May 5, 2009.

(This space reserved for official comments.)



\*Recorded by: Michael H. Dice

\*Date: 5/5/09

☒ Continuation

☐ Update

**Continued from P3a:**

The partial second floor exhibits an airy balcony facing north and can be accessed by stairwells along the west and east margins of the lobby. The second floor balcony allows a clear look outward and north toward one of the International Style hallmarks: the large glass curtain wall emanating from the ground floor extending upward in an unbroken line to the interior roof trusses, which are hidden by acoustical ceiling tiles. This wall is estimated to be about 45 feet high and approximately 100 feet long. The window muntins are welded steel but there are no elements of the panel face that can support the roof. The partial second floor overhangs cubicles and polished wood teller cages, which are completely exposed and lack glass panels that separate the customers from the tellers. Restricted in size by the square 1.3 acre lot and the fact that Ramona Park was located due south of the parcel, the small amount of parking along the west and southern sections of the parcel forced the architect to design a two-story building exhibiting a drive-in teller window facing south beneath the extension. Drivers would approach the teller window from the west and exit to the east. Drive-up bank windows were introduced to southern California by F&M in the 1940's at a different branch.

Originally exhibiting a flat roof, the current Branch manager, Mr. Robeson, believes that the roof was rebuilt in the 1970's so as to shunt water off to the south and included the rooftop AC enclosure. Roof changes cannot be seen from the street level as each elevation exhibits a very narrow extended façade that blocks the roof surface from view. Mr. Robeson indicated that no glass panels separate the tellers from the customers because the panels do not offer protection from robberies. Panels would also be impractical due to the building design: a cage of glass would have to be built because the structure lacks supports that could hold the upper sections of the panels in place. An ATM machine was located in the northwest exterior; this appears to be the only exterior remodeling done on the building since its construction. Exterior embellishments are restricted to concrete block and stucco planters near the front entrance, wooden block letters of the Farmers and Merchants Bank positioned on the roof of the structure above the curtain wall, and the exterior application of sawn rock on the vault room, which was extended off the northeastern corner.

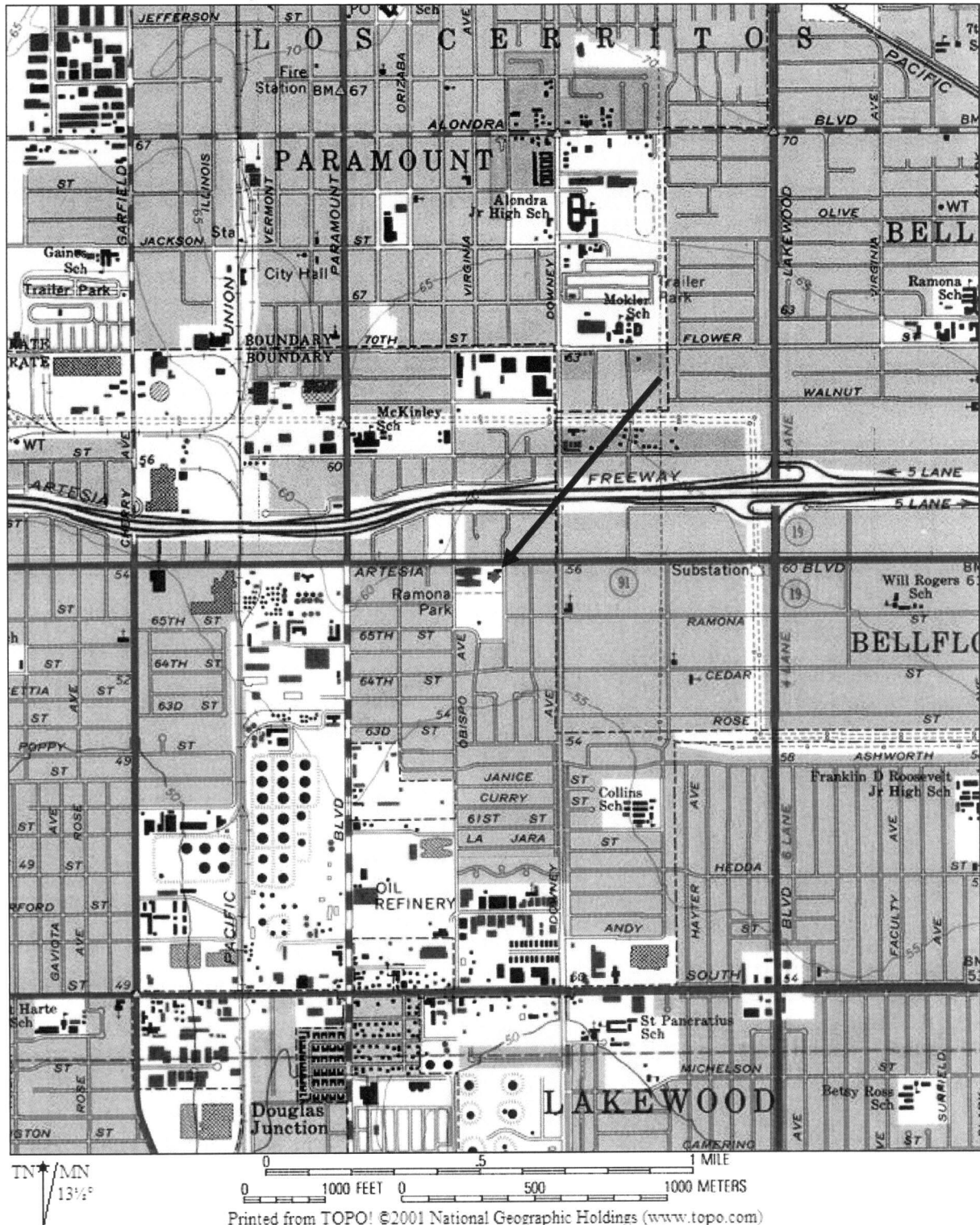
The bank is located facing Artesia Boulevard with multifamily residences on the north side of Artesia, residences to the east along Indiana Avenue, a nursing center to the west and Ramona Park to the south. The area was completely developed by about 1965.

**Continued from B10:**

This F&M Bank was the only structure F&M built using the International style, and no other older commercial structure exists manifesting this style Along Artesia for miles in any direction. The Bank was built after most of the houses along Artesia had been built, suggesting that ownership anticipated profiting on increased local commercial activity. Thus, the apparent purpose of the building style was to be distinct, modern looking (by this time the International Style was aging but commercially dominant), and attract a reliable local moneyed client base. With the large glass curtain wall facing due north and into the disappearing farmlands, it is possible that glass grid would have been seen from a mile or two distant. The amount of light afforded by the design would have made the bank airy and open to the customer. Even the lettering atop the front façade appears to be unchanged from the original. Houses to the east and west were built in simple and cheap post-war vernacular styling, which would have made the Bank stand out as a place of modernity in its neighbors. The region retains the boom feel of the post-War years, although the small residences in the area have unevenly aged since. The area is relatively low-income.

Local Landmark Positive Findings: There is evidence to suggest that the building is a classically designed International Style building that has remained intact to this day. The building does have integrity at the CEQA (Local) level of analysis. The structure is considered a type of building that is now rare in North Long Beach. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Long Beach Landmark Criteria E. The structure is unique to the area and does form a recognizable landmark because its style is like no other in the neighborhood. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Long Beach Landmark Criteria I. There is evidence to suggest that the building is a classically designed International Style building that has remained essentially intact to this day. The structure is a type of building that is now rare in North Long Beach. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Long Beach Landmark Criteria K.

Project 27720014. Long Beach, CA. topographic map



## **Appendix C: MBA Staff Resumes**



**Michael H. Dice, MA, RPA****Senior Cultural Resource Specialist/Project Manager****Overview**

- 30+ years experience
- Master's degree, Anthropology – Arizona State University, Tempe. 1993
- Bachelor's degree, Anthropology – Washington State University, Pullman. 1986
- Registered Professional Archaeologist (RPA 2000)
- Registered Archaeologist in Orange County and Riverside County

**Michael H. Dice, MA**, Senior Cultural Resource Specialist and Project Manager, has more than 30 years experience performing record searches, archaeological surveys, archaeological site testing projects, and data collection projects on private and public lands in the Southwestern United States. He has authored or co-authored more than 150 Cultural Resources Inventory Reports required for CEQA and/or NEPA level documents including several manuscripts for the National Park Service. Michael has extensive experience with California Native American Tribes, having provided direct consultation and coordination with the Agua Caliente Band, Gabrielino Band, Juaneno Band, Morongo Band, and Pechanga Band.

**Related Experience****Historic Projects**

**Historic Building Survey of the Washington Boulevard Redevelopment Addendum #2 Project** MBA was contracted to conduct a historic building survey for a project area located in the City of Santa Fe Springs, County of Los Angeles. The Washington Boulevard Redevelopment project area is located in the City of Santa Fe Springs side of Washington Boulevard, and is bisected by Sorensen Avenue. The purpose of the study was to identify those properties more than 45 year old that may be demolished during planned Redevelopment in the next 25 years. A program-level historic context was developed and existing properties preliminarily assessed against that historic context. The results showed that more 100 individual properties more than 45 years old were located in and near the project area. The evaluation of the historic context and existing properties will allow the City, for the first time, to recommend that the significance of old buildings be considered when undertaking redevelopment in the City limits.

**Historic Building Survey of the Consolidated Redevelopment Addendum #4 Project** MBA was contracted to conduct a historic building survey for a project area located in the City of Santa Fe Springs, County of Los Angeles. The Consolidated Redevelopment Project Area is located near Gateway Plaza at the intersection of Telegraph Road and Painter Avenue west of Carmenita Road. The purpose of the study was to identify those properties more than 45 year old that may be demolished during planned Redevelopment in the next 25 years. A program-level historic context was developed and existing properties preliminarily assessed against that historic context. The results showed that more 40 individual properties more than 45 years old were located in and near the project area. The evaluation of the historic context and existing properties will allow the City, for the first time, to recommend that the significance of old buildings be considered when undertaking redevelopment in the City limits.

**Santa Ana Art Wall Project (Santa Ana, CA), OCTA Tracks/Santa Ana Depot at Santiago Street.** Served as Senior Project Archaeologist to perform an ASR/HRER/HPSR package for the City of Santa Ana for its Caltrans District 12 submission. Construction of the Art Wall was funded by, in part, by the Federal Highway Administration (FHWA). The project was not considered an undertaking exempt from federal cultural resource compliance as governed by Caltrans-FHWA Programmatic Agreement (PA) associated with Section 106 of the

National Historic Preservation Act (36 CFR §800). The APE was established in consultation with Cheryl Sinopoli of District 12. Once the APE had been approved by Rail HQ, several unrecorded historic properties were evaluated. Work progressed with Caltrans staff guidance in a reasonable and responsive fashion. Our historic architectural specialist and co-author, Christeen Taniguchi, is now an employee of Galvin and Associates. The project allowed interaction between MBA, Caltrans and SHPO, with successful results.

**Cultural Resource Survey for the Patricia Lane Park Project, near 6th and Patricia Lane, City of Santa Ana.** Caltrans-compliant Section 106 Evaluation of Project Areas in the City of Santa Ana. 2004

**Historic Resource Assessment of the Alfa Leisure Property, City of Chino.** CEQA and NEPA Compliant assessment of the old Chino Sugar Mill with historic building survey and photographic assay. 2006.

**Cultural Resource Assessment – CDBG-Funded City of Corona Projects.** Section 106 Evaluation of Project Areas in the City of Corona. Includes Section 106 evaluation of specific properties. 2005-2006

**Professional Affiliations**

- Member, California Historical Society
- Member, National Trust for Historic Preservation



## Arabesque Said

### Staff Archaeologist

#### Overview

- 5 Years Experience
- Bachelor's degree, Anthropology – University of California, Riverside, California

**Arabesque Said, BA**, has been working in the archaeological field since 2004. She has conducted numerous pre-field assessments, archival research, pedestrian field surveys, site evaluation and testing, and data recovery and analysis. As an Archaeological crew member for the URS Corporation she has gained expertise in both prehistoric and historical site testing. Her projects have included testing on both private and public land throughout the Southwest and have allowed her to build relationships with various federal and state level entities.

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#### Related Experience

##### Historical, Archaeological and Paleontological Resources

**Solar 1, Mojave Desert, County of Riverside.** Archaeological crew member for a 6,500 acre pedestrian survey for prehistoric and historic sites. This Phase I cultural resources survey was conducted on BLM land for a solar energy field that will include approximately 20,000 solar dishes by SES (Stirling Energy Systems).

**Solar 2, Yuha Desert, County of Riverside.** Archaeological crew member for a 7,500 acre pedestrian survey for prehistoric and historic sites. This Phase I cultural resources survey was conducted on BLM land for a solar energy field that will include approximately 20,000 solar dishes by SES (Stirling Energy Systems).

**Chuckwalla Valley Project, Chuckwalla Valley, County of Riverside.** Archaeological crew member for a 5,200 acre pedestrian survey for prehistoric and historic sites. Located previously recorded sites, taking and recording photographs of site and artifacts, and creating site map.

**Redland Crossing Walmart EIR, Redlands, County of Riverside.** Archaeological Field assistant for testing of numerous historical sites through out Redlands as part of the EIR process. Conducted excavation of trenches, artifact collection, screening and sidewall profile drawing with costs of \$28,000.

**EIR/EA- 800MHz Radio Tower Sites Project, Riverside County, CA.** Currently assisting with the cultural resources assessment and technical reports for the Radio Tower project through out Southern California and Arizona. The Environmental Impact Report, Environmental Assessment and all related studies are for developing 75 800MHz radio tower sites throughout the County of Riverside. An opportunity and constraints analysis was conducted on each site using a specific set of criteria to determine which sites could be eliminated immediately due to a particular constraint (i.e., proximity to a known fault, habitat for a threatened or endangered species, proximity to a known site of significant cultural resource, land use constraints, etc.) and which sites could realistically be developed. The analysis included a summary of potential permitting requirements at the state, federal, and local levels.

**Phase I Archaeological Survey 11-acres, City of Wildomar, CA.** Currently assisting with the cultural resources assessment and phase 1 report for the development of an 11-acre site in Wildomar.



**Dale Hameister**  
**Regulatory Specialist**

**Overview**

- 9 Years Experience
- Bachelor's degree, Earth System Science and Policy – California State University, Monterey Bay

**Dale Hameister** has been actively involved in providing biological consulting services for nine years. His extensive knowledge of California's flora and fauna combines with experience in general ecology, wetland assessment, regulatory compliance, fire ecology, and erosion control to facilitate public agency projects involving multiple government agencies: California Department of Fish and Game, United States Fish & Wildlife Service, Army Corp of Engineers, and California State Parks. His scope of work includes preparing biological assessment reports, jurisdictional delineations, native landscape plans, erosion control plans, mitigation and restoration plans, rare species recover plans, and performing fieldwork that involves protocol surveys and construction site monitoring.

Dale is also thoroughly familiar with GIS, GPS, and aerial photography for use in habitat classification, impact analysis, and natural resource planning.

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**Related Experience**

**Residential Subdivisions**

**Initial Biological Assessment for Rancho Cañada Village, Carmel by-the-Sea, CA.** Prepared detailed biological surveys and impact assessment for the proposed Rancho Cañada Village subdivision project in Carmel Valley.

**Biological Assessment for the Proposed Wang Subdivision for Private Owner, Monterey, CA.** Performed biological surveys, habitat classification, impact analysis, and mitigation recommendations for 23 lot subdivision on 120 acres. Included specific surveys for rare and endangered species.

**Planting Specifications for Vegetation of Terraced Wire Walls at the McDowell Residence, Carmel Highlands, CA.** Prepared planting specification for the vegetation of terraced wire walls for slope stabilization and screening purposes

**Endangered Species**

**Coachella Valley MSHCP Consistency Analysis, Palm Springs Unified School District Cabot Yerxa Elementary School, City of Desert Hot Springs, Riverside County, California.** Prepared biological habitat assessment and MSHCP consistency analysis for 10 acre school site.

**Rock Honda Burrowing Owl Focused Survey Report, City of Fontana, San Bernardino County, California.** Conducted protocol surveys for burrowing owl at proposed site for Rock Honda.

**Habitat Conservation Plan for the Smith's Blue Butterfly, Sarment Parcel, Carmel Highlands, Monterey County, California.** Prepared plan for the designation and maintenance of a preserve for the endangered Smith's Blue Butterfly.

**Biological Monitor for the California State Park's Carmel Rivermouth Lagoon Enhancement Project.** Monitored construction activities, provided orientation for all Granite Construction Employees on site, and relocated amphibians and reptiles in the construction area.

**Avoidance and Mitigation Measures per Salvage, Mitigation and Monitoring Plan for The Marina State Beach Bike Lane Project.** Directed and performed legless lizard salvage and relocation, Monterey spineflower seed collection and relocation, and buckwheat removal and mitigation.

**Tally Ho Inn Replacement and Remodel Landscape Plan: Prepared for John Thodos AIA Architect, Carmel-by-the-Sea, CA.** Prepared landscape planting plan for green roof, technical illustrations, and photographic exhibits

**Final Restoration and Mitigation Plan for BT Development Company L.L.C. Holiday Inn Express Project: For BT Development Company in Marina, CA.** Obtained 2081 permit for incidental take of endangered sand gilia and Monterey spineflower. Authored restoration and mitigation plan including the salvage and relocation of sand and entire seed bank to the restoration area, establishment of 3 acres of dune scrub habitat, salvage and relocation of legless lizards, and monitoring. Directed and performed legless lizard salvage and relocation.

**Vegetation Management Plan – Phase I for San Mateo County Department of Parks and Recreation.** Performed GPS mapping and created GIS database of plant communities and rare, threatened and endangered species for Wunderlich Park. Performed biological survey and ground truthing of GIS data.

**Bolsa Point Ranch Biological Assessment and Grazing Plan for Peninsula Open Space Trust, San Mateo County, CA.** Performed biological surveys and authored habitat descriptions.

**Driscoll Ranch Natural Resource Management Plan for Peninsula Open Space Trust, San Mateo County, CA.** Performed biological surveys.

#### Vegetation, Restoration, and Erosion Control

**2008 Annual Mitigation Monitoring Report Rancho Diamante, Hemet, California.** Performed vegetation monitoring and statistical analysis for the paseo restoration area within the Rancho Diamante subdivision.

**Landslide Restoration and Erosion Control Plan: Prepared for Santa Clara Valley Water District tunnel project near Casa de Fruta, CA.** Authored restoration and erosion control plan including planting specification, protection measures, monitoring and maintenance specifications.

#### Oilfields

**Tracer ES&T.** Provided biological consulting for development projects within oilfields on Orcutt Hill in Santa Maria, CA.

#### Utilities and Communication

**Results of Biological Survey of Cingular Cellular Site SJ-909-01 International Turbine Research.** Prepared biological assessment report to determine impacts of a proposed cellular tower near Hollister, CA.



## **Appendix D: Filed Bank Building Permits**

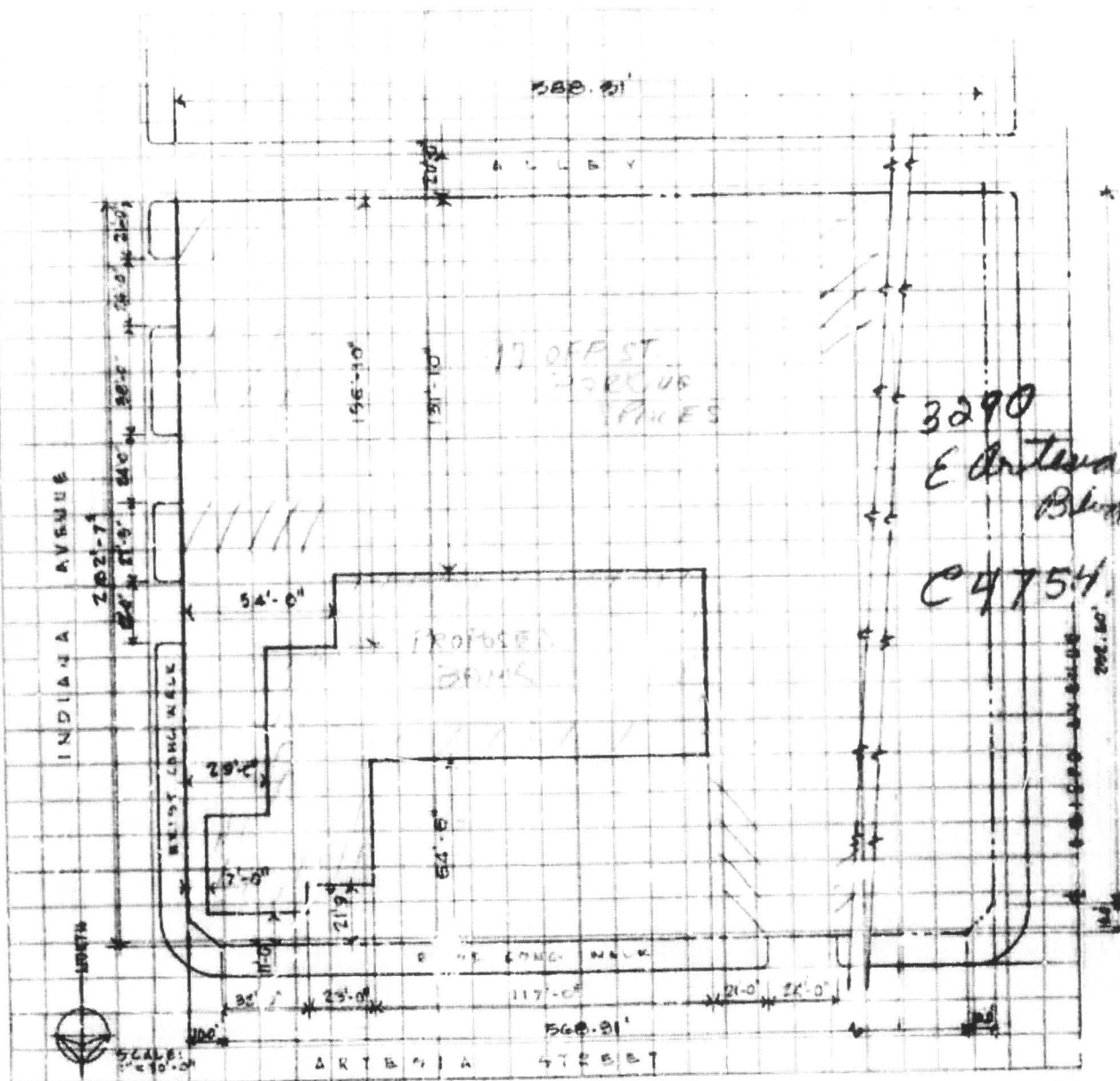
APPLICATION FOR BUILDING PERMIT DEPARTMENT OF BUILDING AND SAFETY CITY OF LONG BEACH 2, CALIFORNIA MEMORANDUM 6-9061			
<b>APPLICANT FILL IN AREA BELOW</b>			
<b>Job Address</b> 3290 E ARTESIA BLVD.			
<b>Lot No.</b> 32-11. 4.45 AC SEC 10 & 11		<b>Bldg. Permit No.</b>	
<b>Block No.</b> 28		<b>Tract</b> CALIF. COOPERATIVE COUNTY	
<b>Owner's Name</b> FARMERS & MERCHANTS BANK #669211			
<b>Owner's Address</b> THIRD & PINE - LONG BEACH			
<b>Contractor</b> D.L. DAHL		<b>City Lic. No.</b> 65457	
<b>Contractor's Address</b> P.O. BOX 4056 REDONDO LA		<b>State Lic. No.</b> 162403	
<b>Architect/Engineer</b> HEUSEL, HONOLUKA & ASSOCIATES		<b>State Lic. No.</b> C-053	
<b>Present Bldg. Use</b> -		<b>Proposed Bldg. Use</b> BANK	
<b>Description Of Work</b> BANK BLDG.			
<b>Height</b> 21			
<b>No. Stories</b> 2			
<b>Total Area Sq. Ft.</b> 12,000			
<b>Material Exterior Walls</b> EXT. PLANK, STONE, & GRASS		<b>Material Laid</b> COMPO & GRAVEL	
<b>Vol.</b> 150,000.00		<b>No. Families</b> -	
<b>Plaster No. Yds.</b>		<b>Roof No. Sq.</b>	
I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Long Beach Ordinances and State Laws will be complied with, whether herein specified or not. Also in accordance with the Municipal Code, I hereby apply for a Certificate of Occupancy to be issued after all final inspections have been called for by me and have been made by the Dept. of Building & Safety.			
<b>Signature of Applicant</b> J. M. BANC			
<b>Date</b> 6 AUG 1963			
I certify that in the performance of this work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of the State of California.			
<b>Signature</b> D.L. Dahl by J.S. Kinstle			
<b>Date</b> -			
<b>THIS FORM WHEN PROPERLY VALIDATED IS A PERMIT TO DO THE WORK DESCRIBED</b>			

<b>Job Address</b> 3290 E Artesia Blvd.		<b>Type Const.</b> 5
<b>Owner</b> J. M. Banc	<b>Phone No.</b> -	<b>Foot</b> -
<b>Owner's Address</b> 32nd & Pine St.	<b>Phone No.</b> -	<b>Reside</b> -
<b>Contractor</b> DAHL	<b>Phone No.</b> -	<b>Plaster</b> -
<b>Job Description</b> New Bank 17 off st parking spaces	<b>Plaster</b> -	<b>Masonry</b> -
<b>Present Bldg. Use</b> -	<b>Proposed Bldg. Use</b> -	<b>Tile</b> -
<b>Zone</b> C-2	<b>Dare No.</b> 86-102	<b>Plan Ck. No.</b> 04754
<b>F.D.</b> 2	<b>W.C. Ins.</b> -	<b>Checking Fee Rec. No.</b> 1337CF
<b>Group</b> F	<b>Taken Fee</b> 2.00	<b>Checking Fee</b> \$132.25
<b>Set Backs</b> None	<b>Issued By</b> J. O. H.	<b>Permit Fee</b> \$265.50
<b>Validation Space</b> 1630 52 1 3419 BP...265.50		

<b>Reg. Inspect. Required</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
Trench		Tile Final	
Seal		Plaster Final	
Roof Sheat		Heating Final	
Roof Final		Masonry Final	
Heating Rough		Bldg. Final	4-10-63
Framing		Cert. of Occupancy	
Lath		Field Ck. By	
Brown Coat		Plan Ck. Rend.	Yes <input type="checkbox"/> No <input type="checkbox"/>
Tile Rough		Plan Ck. By	P. P. Pley
<b>Remarks</b> RECORDS SHOWN... DESIGNED... AND...			



USE SOFT PENCIL AND DRAW HEAVY LINES  
North arrow should be correctly placed.  
Draw completely dimensioned Lot Plot.

Have correct legal description and address of property.  
Note adjoining Streets or Alleys and width of Curb Cut.  
Note Location of Each Auto Parking Space.

Date Rec'd. 6 AUG 66 Check One: New ☒ Alteration ☐ Addition ☐ Repair ☐ Demolition ☐  
Location of Job 3290 E ARTERIA BLVD.  
Owner's Name FARMERS & MERCHANTS BANK Address THIRD & PINE, LONG BEACH  
Lot NEST 4.45 ACRES EXCEPT STREETS & ALLEY LOT 32  
Block 28 Tract CALIF. COOPERATIVE COLONY TRACT  
Contractor's Name O.L. DANC Address \_\_\_\_\_  
Valuation Of Proposed Work: \$ 150,000.00 Applicant HEWEL, HANCOCK & ASSOC. Phone HE 71224  
CHECKED BY: Counterpart JOHN Field Inspector \_\_\_\_\_ Plan Checker EXLEY

APPLICATION FOR BUILDING PERMIT  
DEPARTMENT OF PLANNING AND BUILDING  
CITY OF LONG BEACH, CALIFORNIA 590-6651  
CALL 590-6105 TO REQUEST AN INSPECTION

APPLICANT FILL IN AREA BELOW

APPLICATION FOR BUILDING PERMIT  
DEPARTMENT OF PLANNING AND BUILDING

JOB ADDRESS: 3290 E. Artesia Blvd

LOT NO: BLOCK NO: TRACT:

OWNER'S NAME: EDWARDS & MERCHANTS BANK AREA PHONE: 437-2011

OWNER'S ADDRESS: 3290 E. ARTESIA BLVD

CONTRACTOR: ALLIED INTERSTATE CORP. AREA PHONE: 340-309

CONTRACTOR'S ADDRESS: 515 DOWLESS FLD. DR. CHATWAS AREA PHONE: 346-0644

ARCHITECT ENGINEER: AREA PHONE: 827-7765

ARCHITECT ENGINEER'S ADDRESS:

PRESENT BLDG. USE: BANK PROPOSED BLDG. USE: SAME

DESCRIPTION OF WORK: INSTALLATION OF NEW AUTOMATIC TELLER MACHINE

BLDG. HEIGHT FT: NO. STORIES: NO. DWELLING UNITS: TOTAL AREA SQ. FT:

MATERIAL EXTERIOR WALL: MATERIAL ROOF: CONDOMINIUM: YES NO UNITS NO

VALUATION OF WORK COVERED BY THIS PERMIT: 31500

SIGNATURE OF APPLICANT: [Signature] 22 JAN

REMARKS:

JOB ADDRESS: 3290 E. Artesia Blvd

JOB DESCRIPTION: Install new Automatic Teller Machine

CONTRACTOR: Allied Interstate Dev Corp. AREA PHONE NO: 346-0644

PRESENT BLDG. USE: Bank PROPOSED BLDG. USE: Bank

ZONE: C-2 WORKMEN'S COMP: 7-1-81 DATE RECEIVED: 1-22-81 TAKEN BY: [Signature]

FIRE DISTRICT: 5000 VALUATION: 34.00 ENVIRONMENTAL: PLANNING: [Signature]

OCCUPANCY: TYPE CONSTRUCTION: Alter PLAN CHECK NUMBER: 3454 CHECKING FEE RECEIPT: 4920

SET BACKS: ZENUS TRACT: ISSUED BY: [Signature]

THIS FORM IS A PERMIT WHEN PROPERLY VALIDATED IN THIS SPACE

VALIDATION SPACE

MAR -9 4 818023-\*\*\*\*\*42.85

CK 14796

CHECKING FEE: 34.00

PERMIT FEE: 42.50 TAX: 35¢

REG. INSPECTION REQD: FIELD CHECK: 15 RCS

PLAN CHECK REQD. ENG: ENERGY: PL. CHK. APPD:

TYPE CONST: AIR COND: CB

HEIGHT: DOWNER: FENCED BASEMENT

NO. STORIES: AREA: UNCOMP. FILL

TOTAL INSPECTION APPROVED

[Signature]

8/10/82  
11 38

## DECLARATIONS

The declarations below are mandated by the State of California under Section 19825 of the Health and Safety Code. The additional costs of issuing and permit application processing caused by these requirements can only be passed on to the applicant, if they are not reimbursable from the state.

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B-1 License No. B-217765  
 Date 22 JAN Contractor DIIBO INTERSTONE  
DEV. CORP.

### OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (See 7031.5 California Business and Professions Code. Any City which requires a permit to construct, alter, improve, demolish or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law, Ch. 9 commencing with Sec. 7000 of Div. 3 of the B & P. C. or that he is exempt therefrom and the basis for the alleged exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044 B & P. C. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 B & P. C. The Contractor's License Law does not apply to an owner of property for such projects with a contractor's license pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P. C. for this reason:

Date \_\_\_\_\_ Owner \_\_\_\_\_

### WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800 Lab. C.)

Policy No. WP80-98707 Company Firemont

Certified copy is hereby furnished.

→ Certified copy is filed with the Department of Planning & Building.

Date 22 JAN Applicant DIIBO INTERSTONE

### CERTIFICATE OF EXEMPTION FROM WORKER'S

#### COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

### CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3907 Civ. C.)

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above mentioned property for inspection purposes.

Barry J. [Signature] 22 JAN 91  
 Signature of Owner or Contractor Date

### IMPORTANT

Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall indemnify and hold harmless the City of Long Beach, its officers, agents and employees from any liability arising out of the issuance of any permit resulting from this application.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED TWENTY (20) DAYS from date of issuance of such permit.





# CITY OF LONG BEACH

Planning & Building  
Department

333 W. Ocean Blvd.  
(213) 590-6651

## WORKERS' COMPENSATION DECLARATION

I hereby affirm that I am a duly licensed contractor or subcontractor as defined in Section 18000 of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class

Contractor

13B00000 \$160.

Owner/Builder Declaration

I hereby affirm that I am a duly licensed contractor or subcontractor as defined in Section 18000 of Division 3 of the Business and Professions Code and my license is in full force and effect. I am not a contractor or subcontractor as defined in Section 18000 of Division 3 of the Business and Professions Code and I am not a contractor or subcontractor as defined in Section 18000 of Division 3 of the Business and Professions Code.

I am not a contractor or subcontractor as defined in Section 18000 of Division 3 of the Business and Professions Code and I am not a contractor or subcontractor as defined in Section 18000 of Division 3 of the Business and Professions Code.

I am exempt under the provisions of the California Labor Code.

Date

Signature

Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear of this application. Each person upon whose behalf this application is made and each person at whose request and for whose benefit this application is made agrees to the terms and conditions of this application and to the fact that the City of Long Beach is not responsible for the accuracy of the information provided on this application. Any person who provides false information on this application may be subject to criminal and civil penalties. The City of Long Beach is not responsible for the accuracy of the information provided on this application.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and State laws relating to the building construction and hereby authorize representatives of this City to enter upon the above mentioned property for inspection purposes.

Signature of Owner or Contractor

Date 4/21/86

JOB ADDRESS

3290 E ARTESIA

BLVD

JOB DESCRIPTION

SIGN F. FARMERS/MERCHANTS BANK  
FARMERS, AND MERCHANTS BANK

3290 E ARTESIA

BLVD

CITY

STATE

ZIP CODE

PERMIT

DATE

PROJECT

AREA

APPLICANT

ONG BEACH

STATE

ZIP CODE

PERMIT

DATE

PROJECT

AREA

CONTRACTOR

ONG BEACH MEDICAL ADVERTISING, INC.

APPROVER

ONG BEACH

STATE

ZIP CODE

PERMIT

DATE

PROJECT

AREA

ONG BEACH

STATE

ZIP CODE

PERMIT

DATE

PROJECT

AREA

ONG BEACH

STATE

ZIP CODE

PERMIT

DATE

PROJECT

AREA

ARCHITECT ENGINEER

STATE

ZIP CODE

PERMIT

DATE

PROJECT

AREA

ADDRESS		CITY		STATE	ZIP CODE	PHONE	BLDG HEIGHT	TYPE OF CONST	
VALUATION		PRESENT BLDG USE		PROPOSED BLDG USE		COUNTER APP	PAID BY	FEE	
LEGAL DESCRIPTION		BANK		BANK		CHECK			\$120.53
CALIFORNIA COOPERATIVE COUNCIL TRACT E									

13477

COUNTY SANITATION FORM RECEIVED BY -----

M U L T I P L E P E R M I T

ELECTRICAL		TOTAL FEE	
SIGNS	1 sign, 1 circ	Filing Fee	22.00
SIGN		Plan Review Fee	10.00
		TOTAL FEE	63.33
		Filing Fee	84.50
SIGN 1	Valuation		10.00
			74.50
			22



APR 21 1986 #001A0055  
BLDG 85.20  
CHER 148.53

3/24/86  
M/D/A  
Hernandez

# Certificate of Occupancy

As Authorized By The Building Official  
City Of Long Beach

This document certifies that at the time of issuance this structure, or portion thereof, was in compliance with the various ordinances of the City of Long Beach regulating building construction or use.

Address 3290 E. ARTESIA BOULEVARD

Occupancy Type COMMERCIAL Permit No. #055

Portion of Building SIGN F/FARMERS & MERCHANTS BANK.

Max Occupant Load                     

7/10/36

A. C. [Signature]  
BUILDING OFFICIAL

DATE

BL-40 (2/78)

Post in a conspicuous place at or close to building entrance.

TK  
RJ

## **Appendix E: Aesthetics and Photographic Analysis**

Note: a complete set of photographic (TIFF) files seen in this Appendix is located in the DVD attached to this document. The Aesthetics photographs begin with Photo 273.



Photo 141. Southwest corner of Bank building facade, view north.

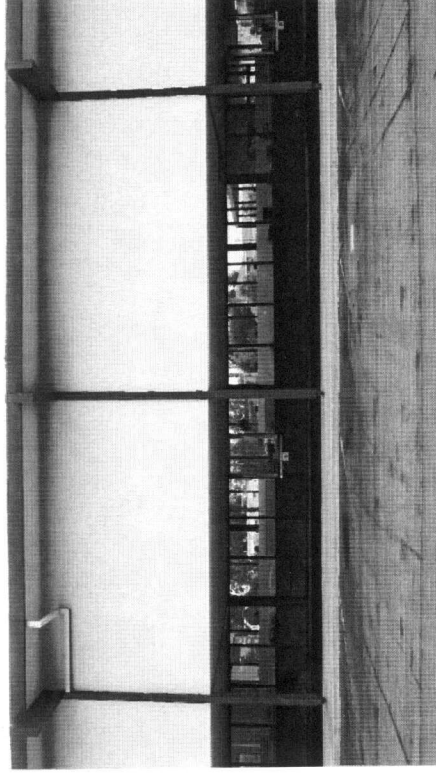


Photo 143. South-center façade of Bank building.



Photo 142. View taken slightly east of Photo 141

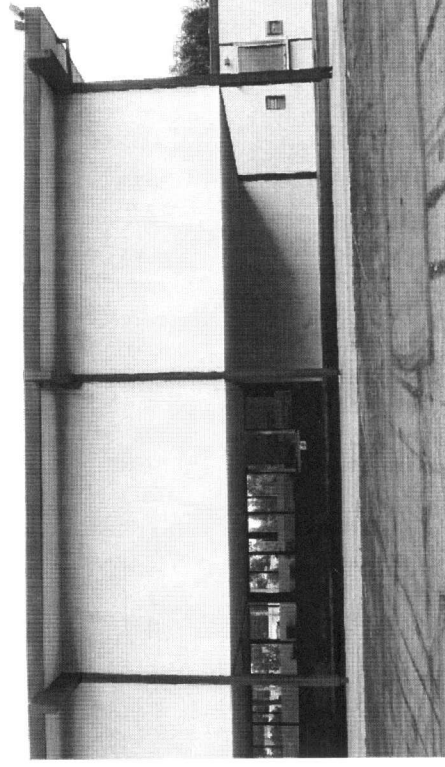


Photo 144. View taken slightly east of Photo 143.



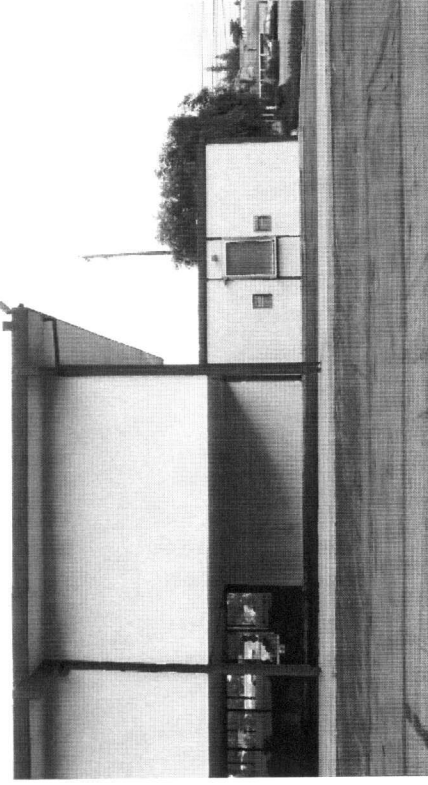


Photo 145. Southeast corner of Bank, Dairy Room exterior shown

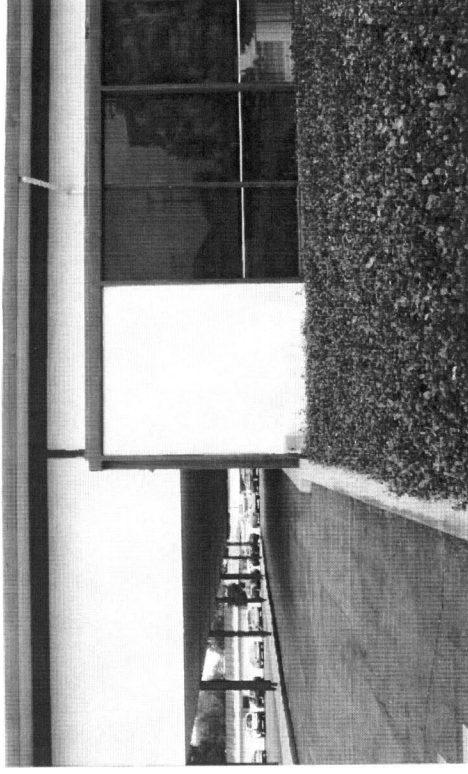


Photo 149. Southeastern façade of Bank showing Dairy Room corner

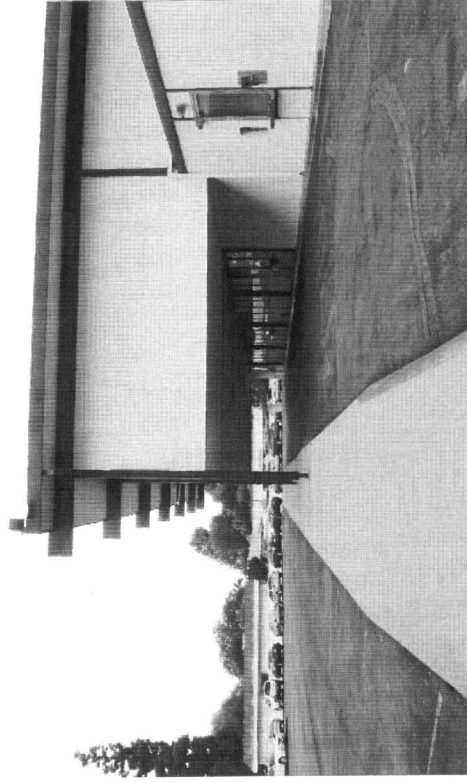


Photo 147. Southeast corner of Bank, view west.



Photo 150. Central-east façade of Bank showing Dairy Room entrance.

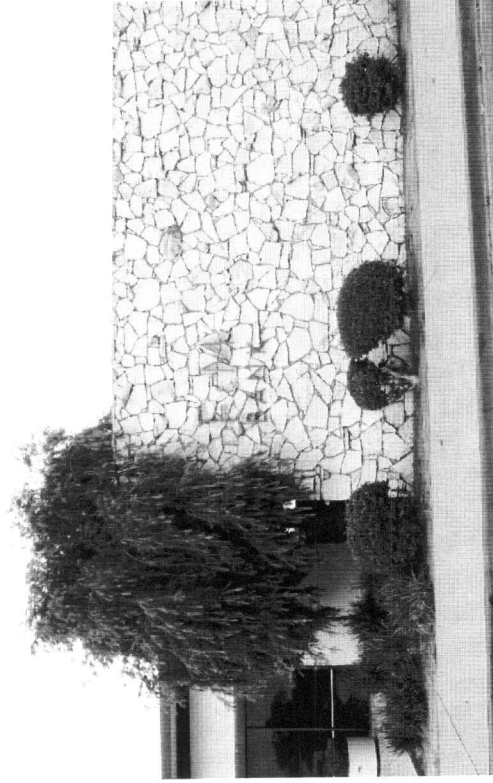


Photo 152. Northeastern corner - east façade showing Vault Room exterior

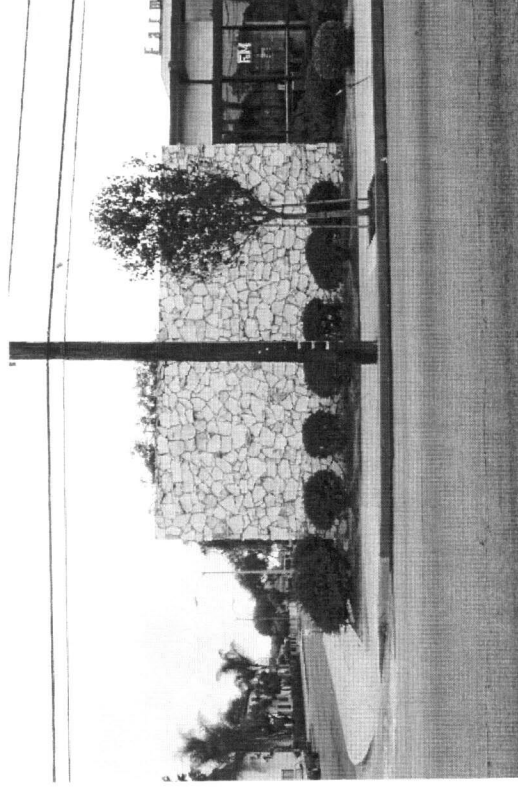


Photo 155. Northeastern corner of Bank, view south



Photo 154. Northeastern corner of Bank showing exterior Vault Room



Photo 157. Shot slightly west of Photo 155.

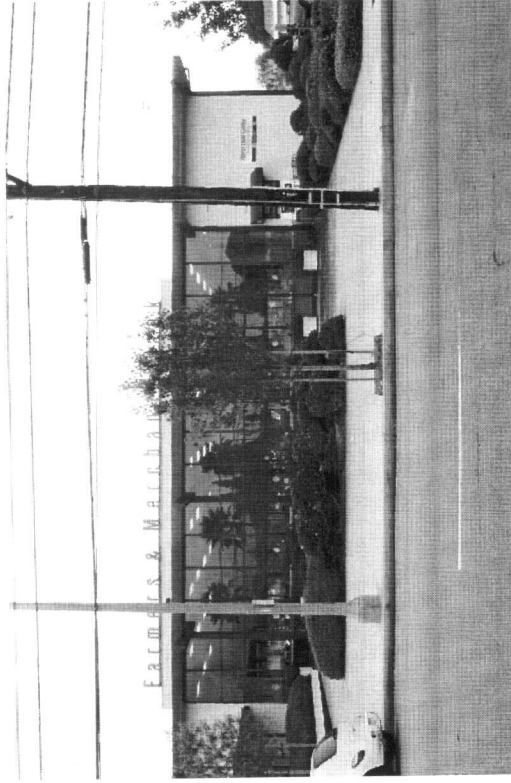


Photo 161. View of north façade: Main Lobby of the Bank.



Photo 165. View east of Bank sign and landscaping



Photo 164. View of the northwest corner of the Bank with driveway off Artesia.



Photo 167. View toward northwest corner façade of the Lobby section



Photo 168. Northwest corner view of the Lobby

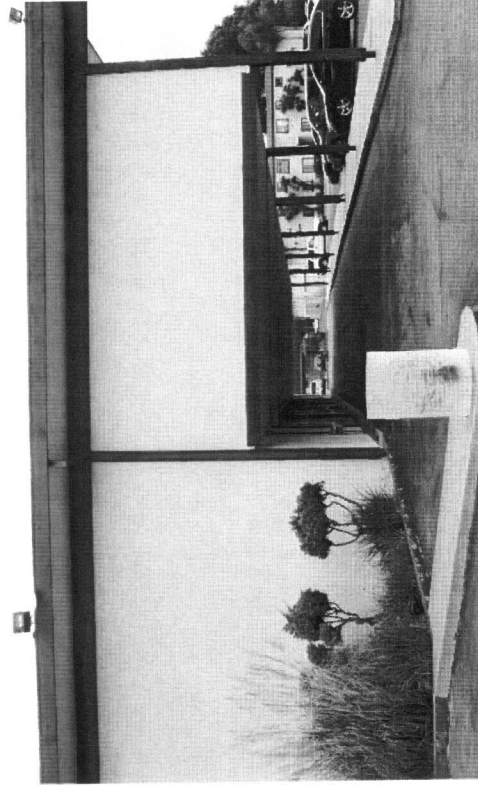


Photo 171



Photo 170. View east of the west façade center section.



Photo 172. View east of the southwestern corner of the Bank.



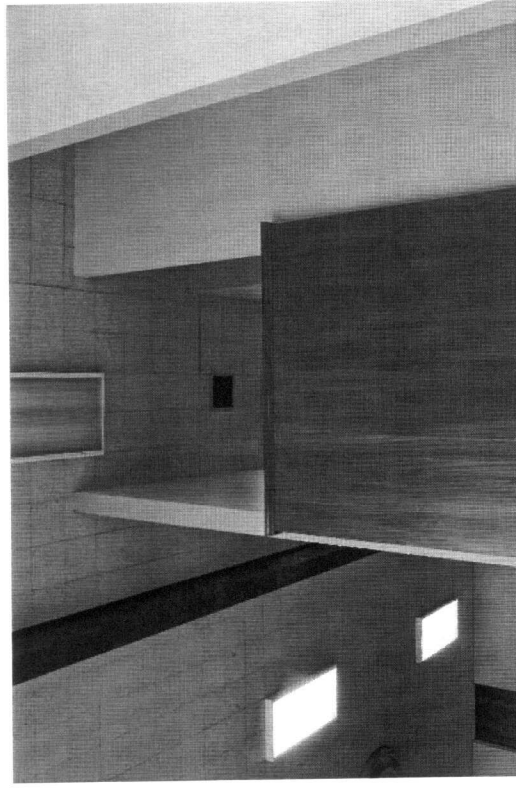


Photo 173. Western stairwell overlook, up-angle view of interior to South.

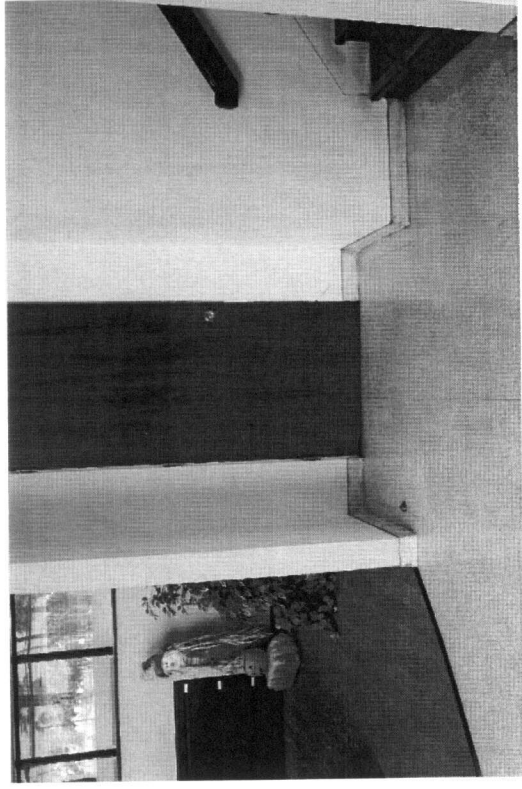


Photo 176. Western doorway below stair overlook, up-stairs to right.



Photo 174. Western stairwell overlook, level angle view

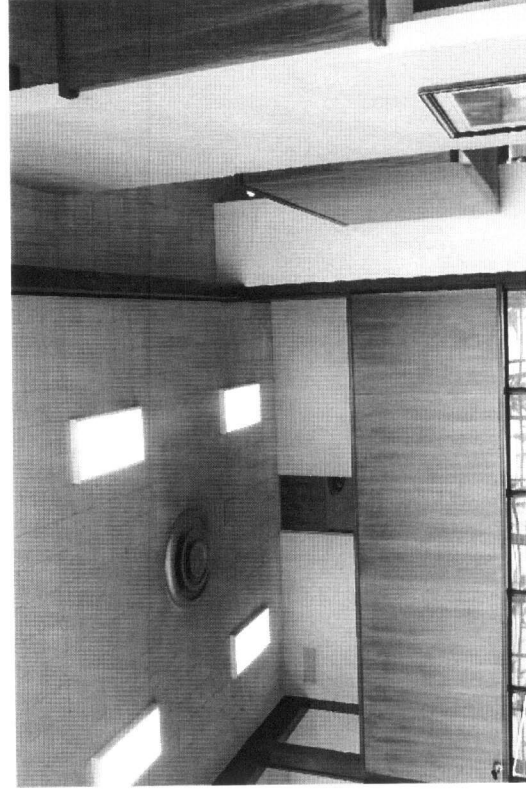


Photo 177. Up-angle view slightly east of Photo 173, interior to South.





Photo 179. Level view slightly west of Photo 174 shows receptionists desk.



Photo 180. Down-angle view of location Photo 179.

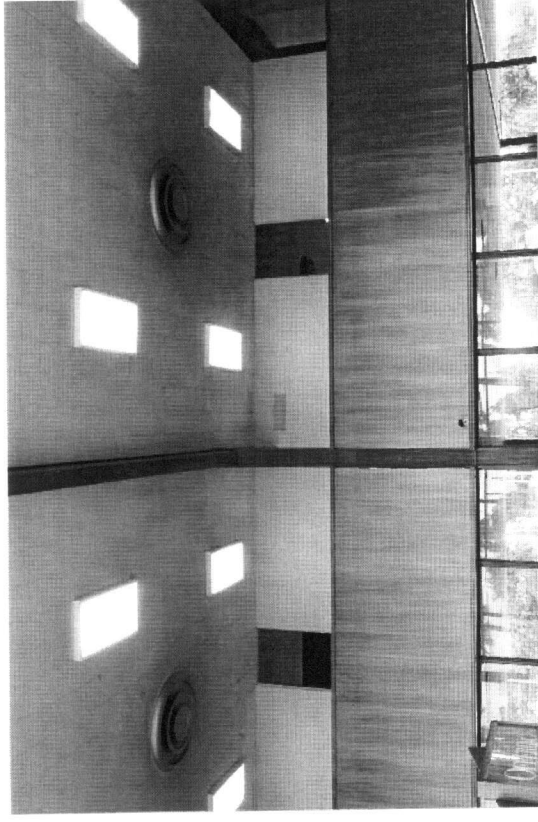


Photo 181. Up-angle view, western section of Lobby, interior to South.



Photo 182. Level view of western section of Lobby showing tellers (left)



Photo 183. Down-angle view at Photo 182

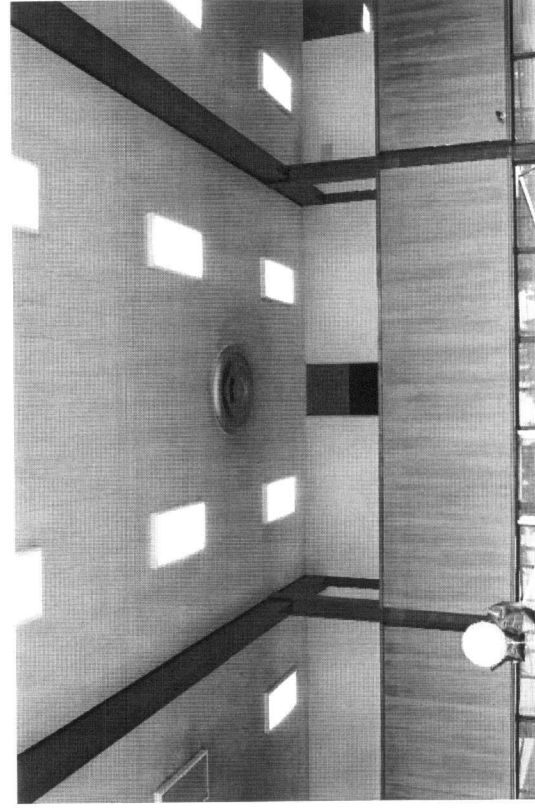


Photo 184. Up-angle view center of Lobby, interior to South.



Photo 186. Level view, center section of Lobby.



Photo 187. Down-angle view of Photo 186.

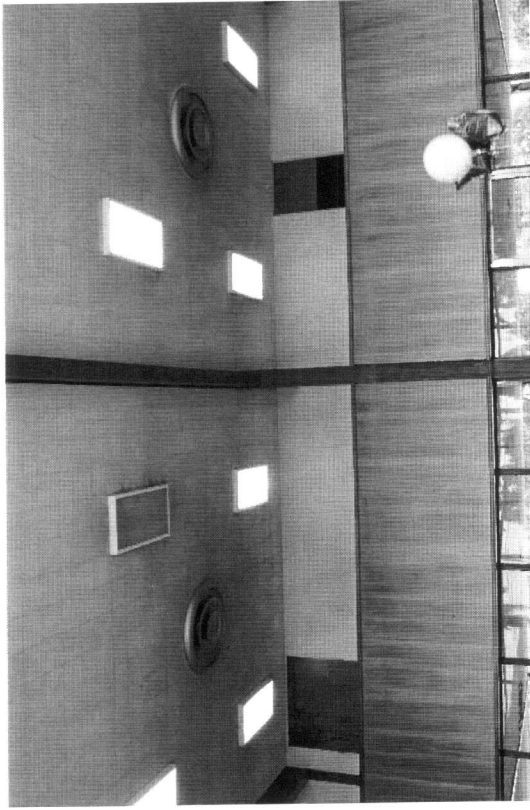


Photo 188. View shot slightly east of Photo 184.



Photo 190. View shot slightly east of Photo 187.



Photo 189. View shot slightly east of Photo 186.

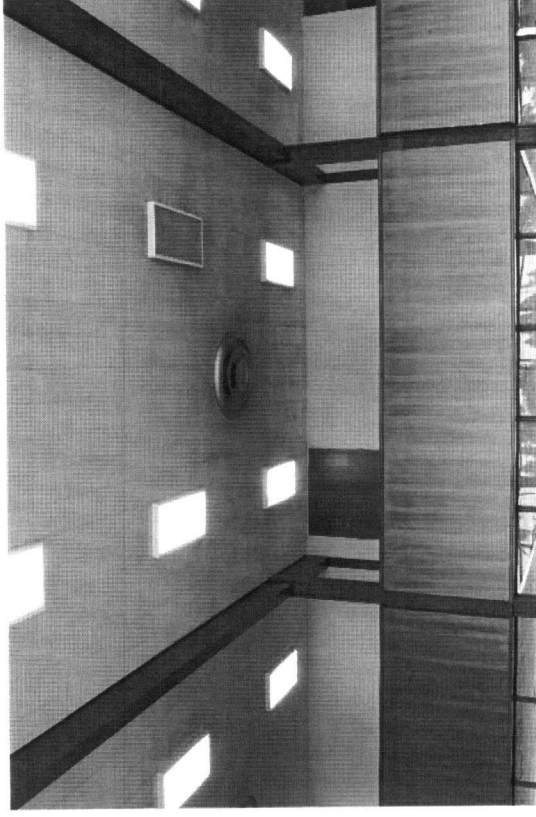


Photo 191. View shot slightly east of Photo 188.





Photo 192. View shot slightly east of Photo 189. Note rear windows to south and lack of bulletproof glass wall between tellers and customers.

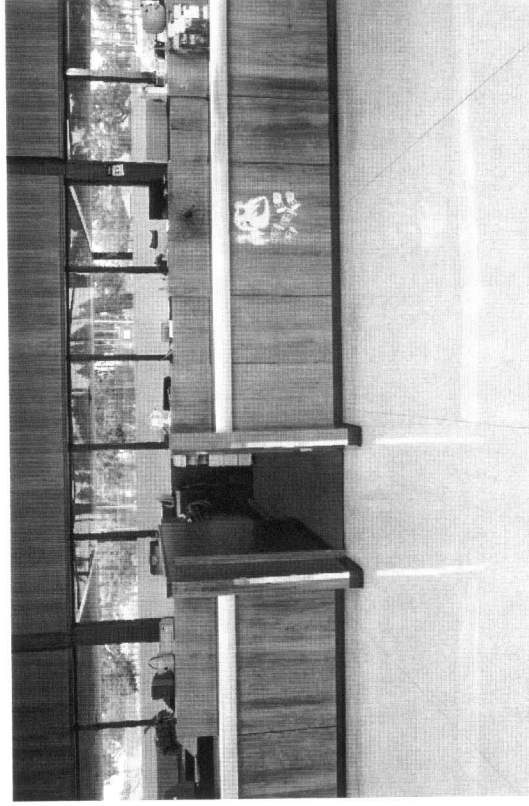


Photo 193. View shot slightly east of Photo 190.

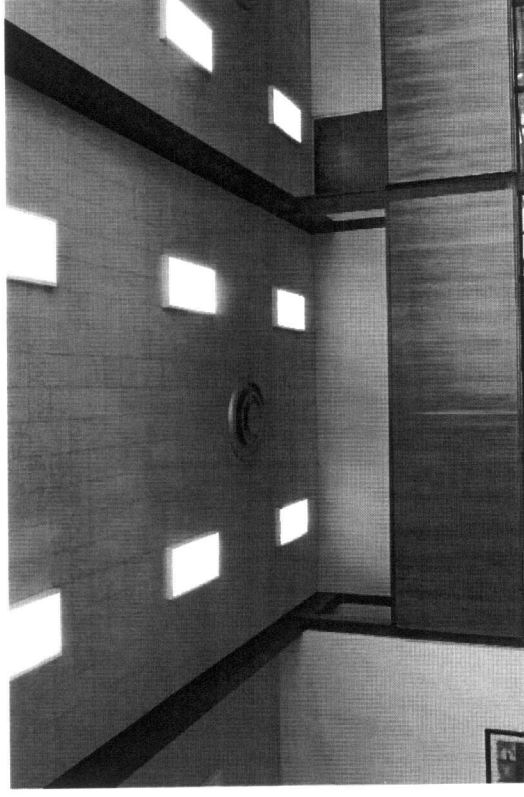


Photo 205. View shot slightly east of Photo 191.



Photo 206. View of Branch Managers Desk within teller area in Lobby.



Photo 207. Down-view of Photo 206, interior view South.

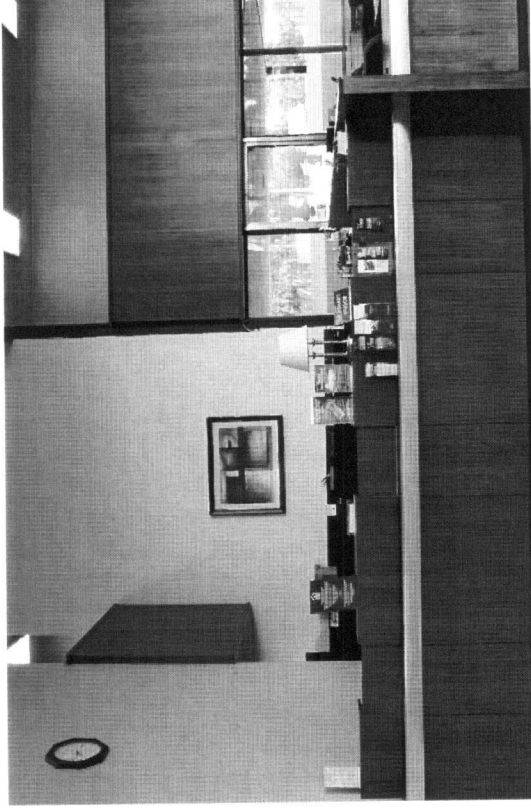


Photo 209. View of Commercial Desk within teller area in Lobby.



Photo 208. View slightly east of Photo 205 showing east stairwell overlook.



Photo 210. Down view of Photo 209.



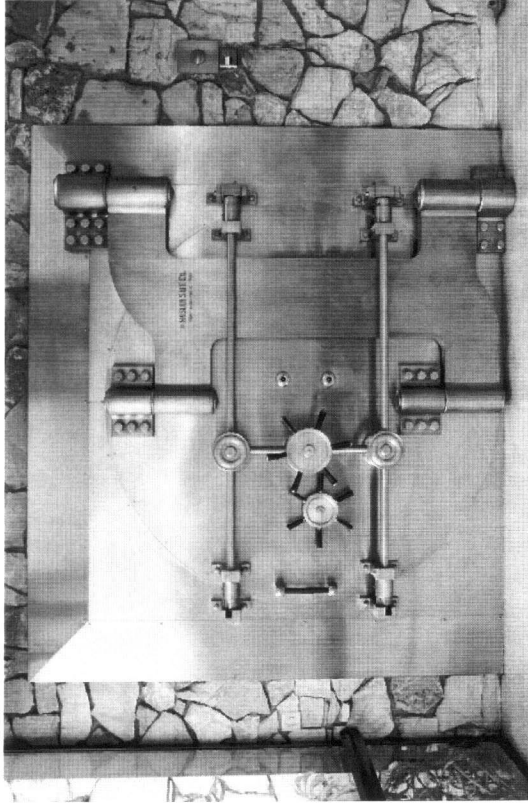


Photo 199. Eastern view of unopened Mosler Safe, Vault Room

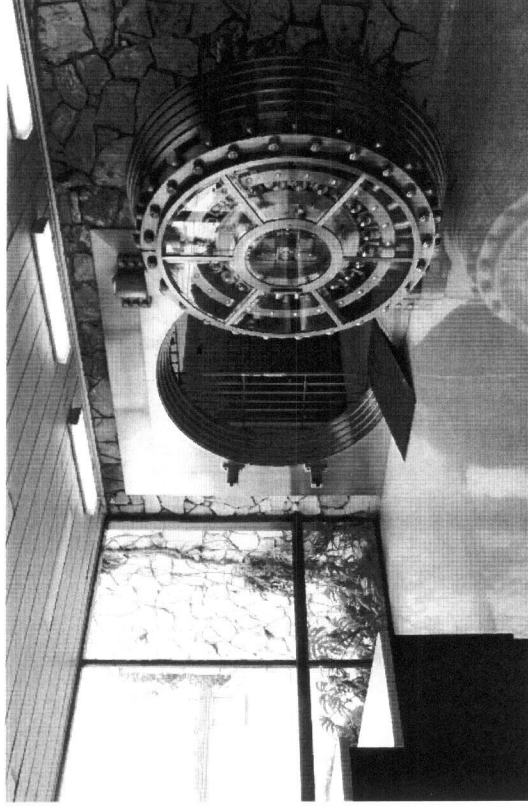


Photo 224. Northeast view of opened Mosler Safe

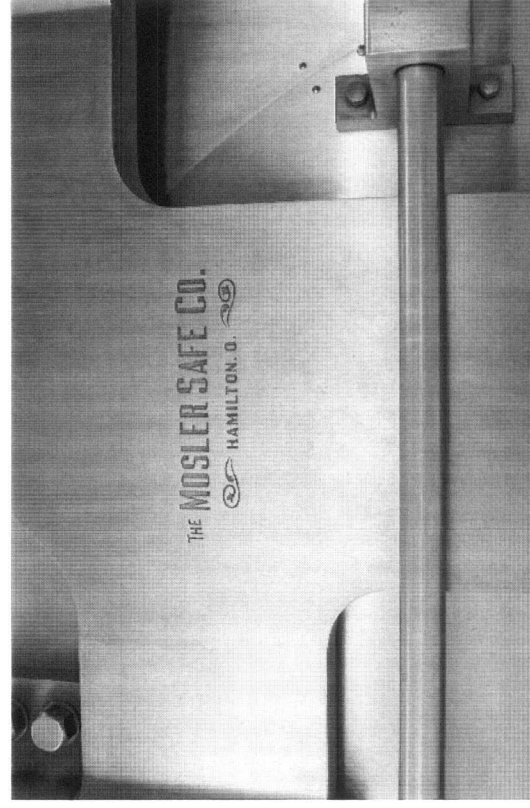


Photo 200. Mosler safe detail.

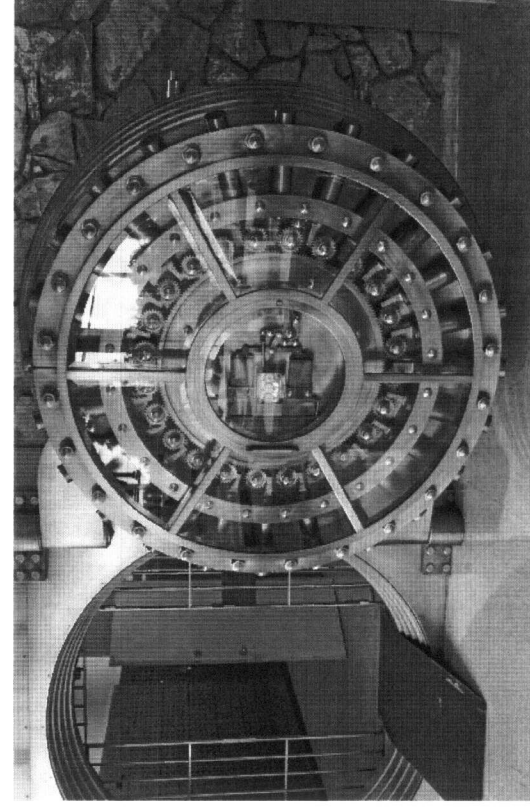


Photo 219. Mosler safe clockworks.

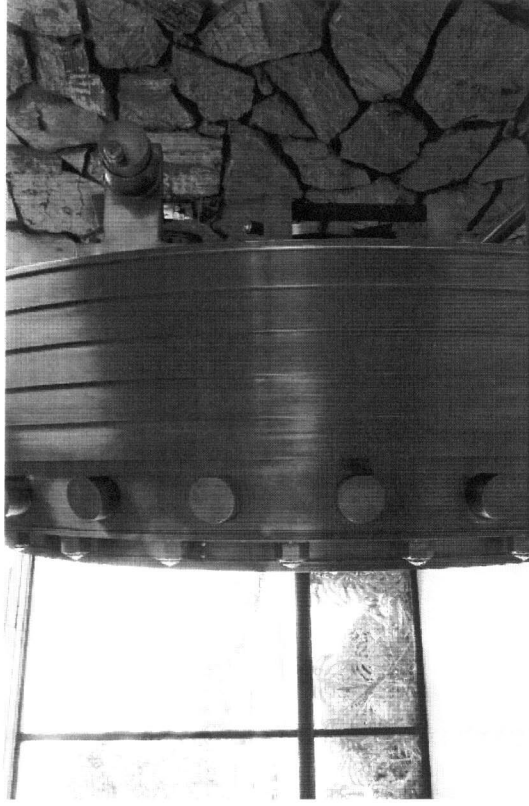


Photo 222. Detail view of Mosler safe.



Photo 236. Lobby overview from eastern side of upper Lobby walkway

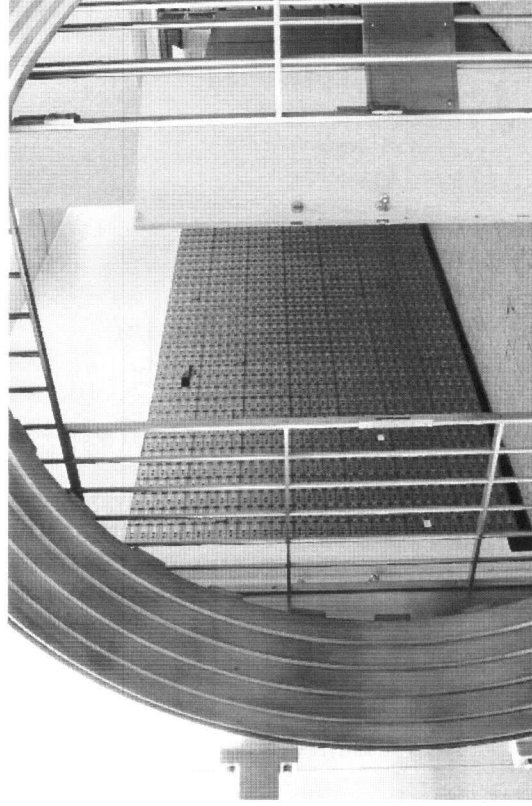


Photo 226. Interior of Vault showing safe deposit boxes.



Photo 237. Overview of north glass curtain wall. View West-northwest.

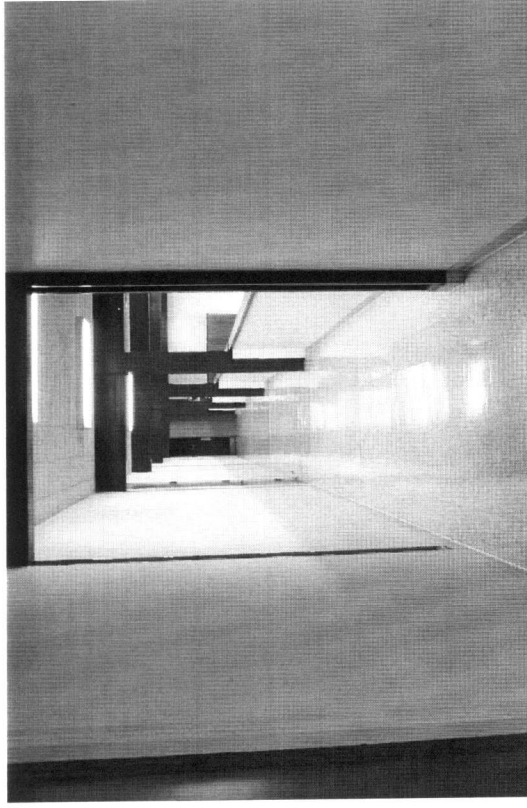


Photo 239. Upper story walkway, view west.

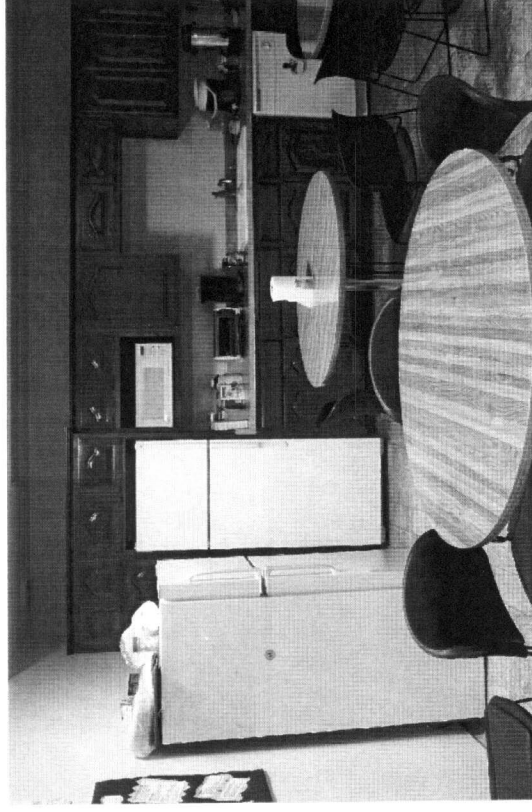


Photo 248. Lunchroom, eastern side, view South.

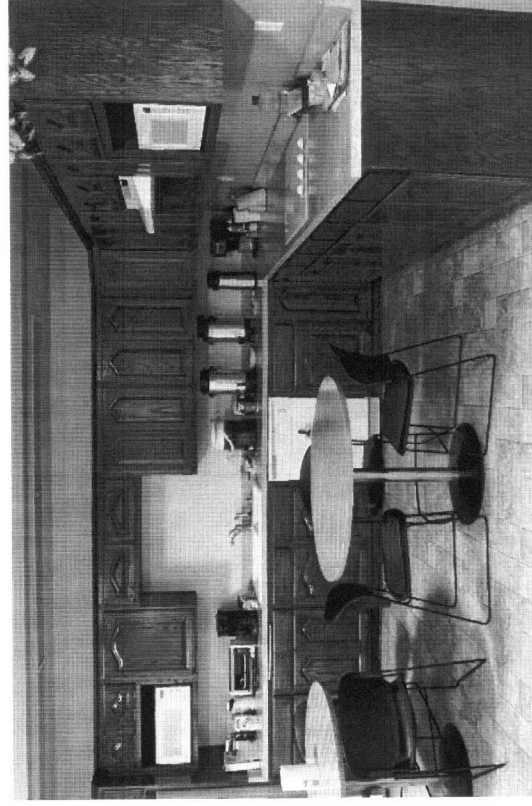


Photo 247. original Bank employee lunch room, western section

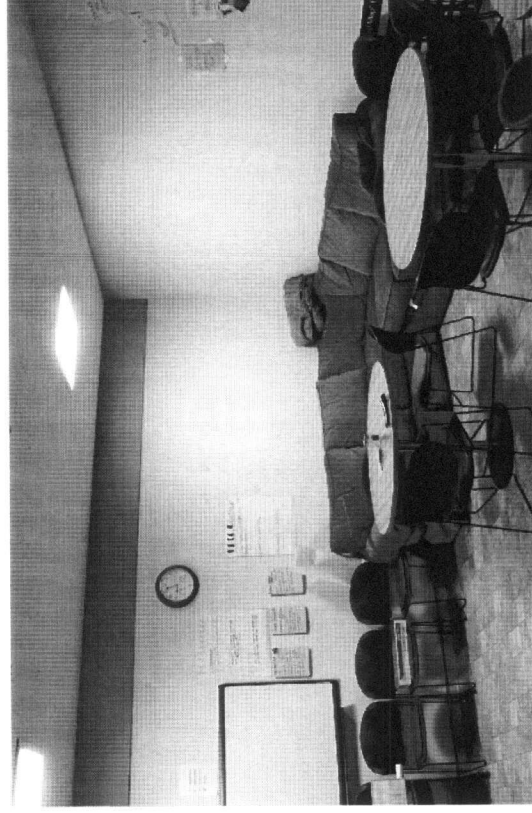


Photo 249. Breakroom in upper story.



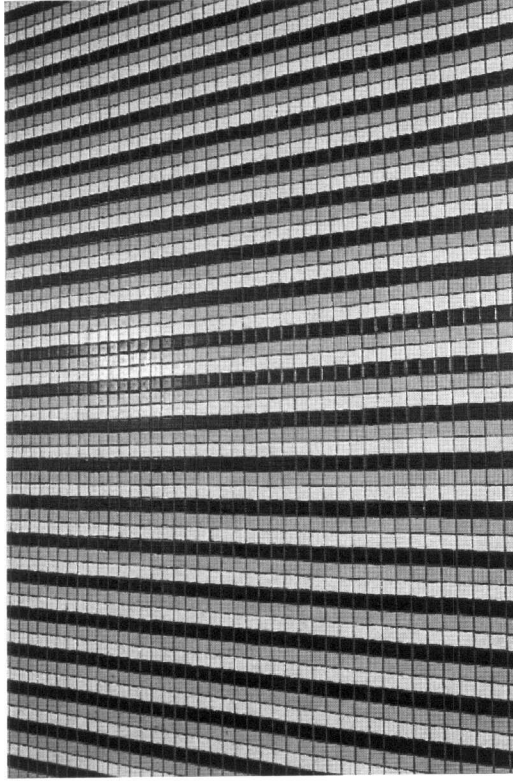


Photo 253. Detail of original tile in men's washroom



Photo 250. Lobby overview from western side of upper Lobby walkway



Photo 254. Original details of men's washroom



Photo 251. Overview of north glass curtain wall. View East-northeast.



Photo 273. View south along Indiana Avenue with Vault to the right

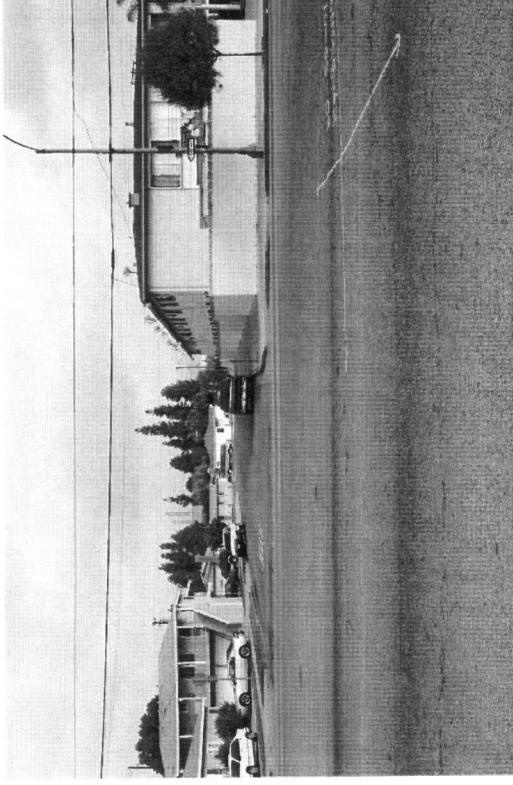


Photo 275. View north from Indiana/Artesia intersection to tract homes



Photo 274. View east along Artesia Boulevard from Indiana



Photo 276. View west along Artesia sidewalk with Bank to the far left.



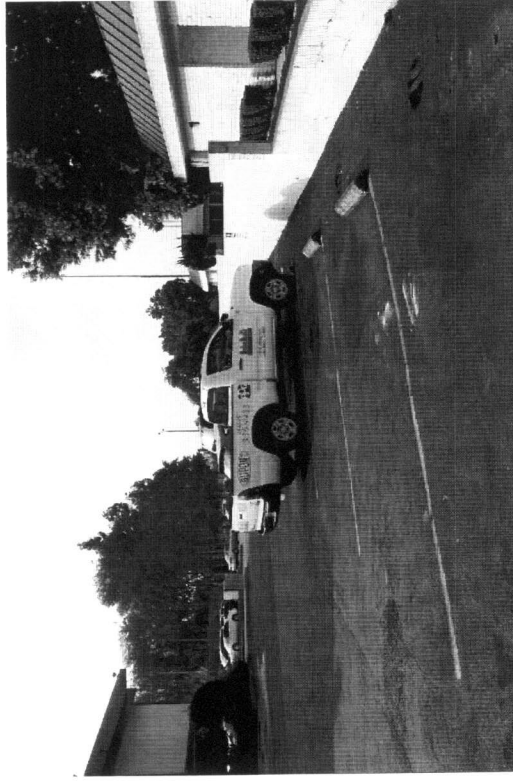


Photo 279. View south of western property edge.

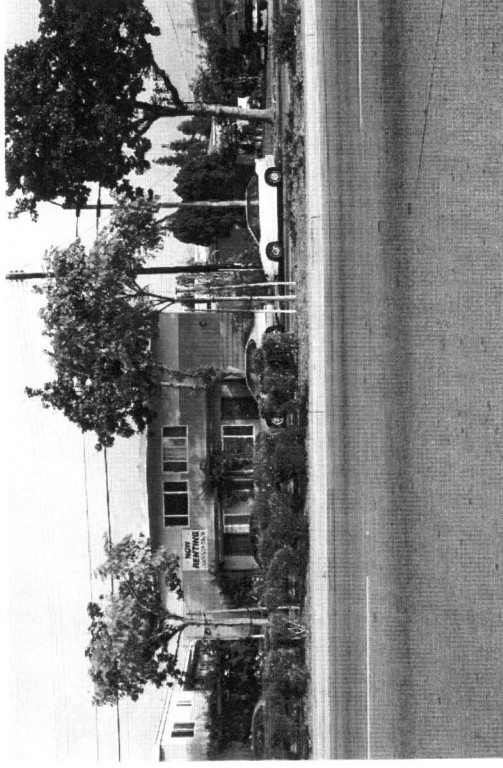


Photo 281. View north of 2-story apartments opposite the Bank.

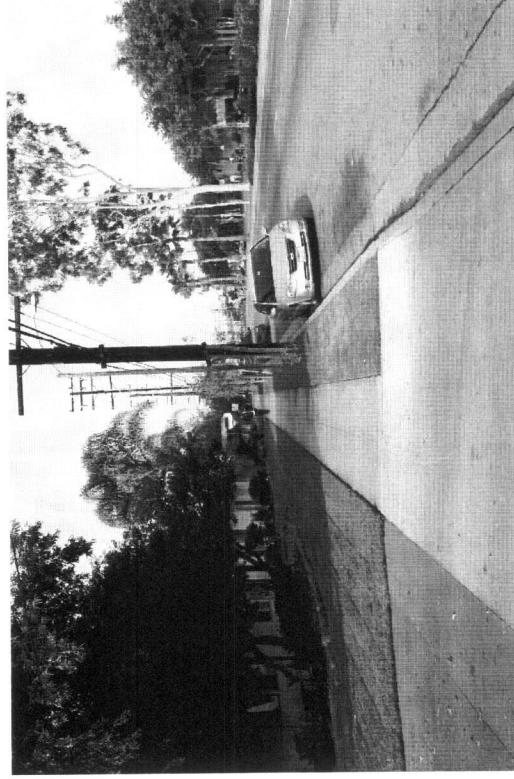


Photo 280. View west from northwest corner of property.



Photo 282. View east, taken from same spot as Photo 280.

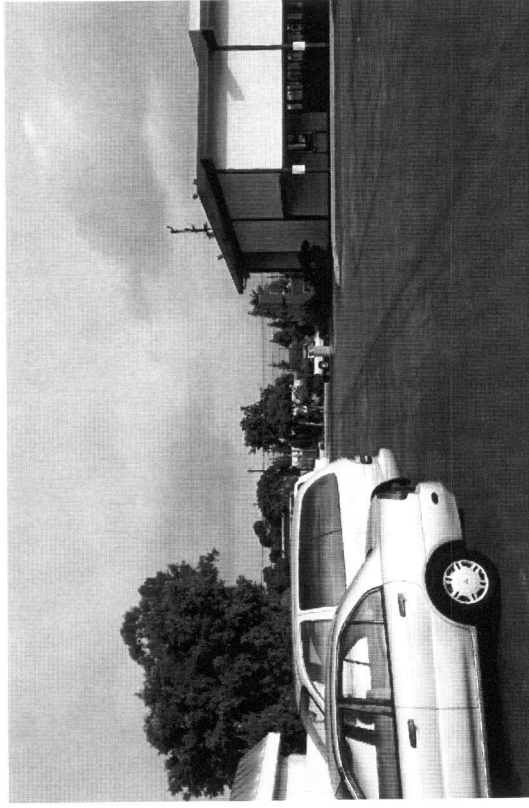


Photo 283. View north from the southwest corner of the property.

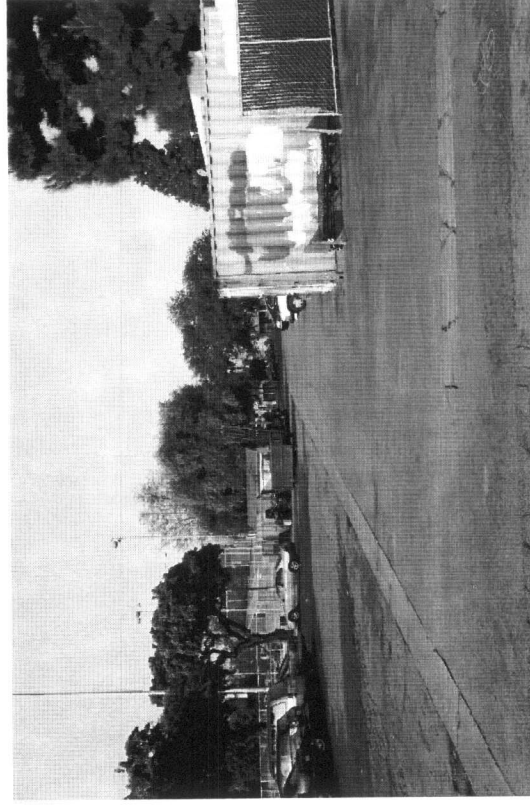


Photo 284. View west of the alley from the southwest corner of the property.



Photo 285. View south toward Ramona Park from the alley

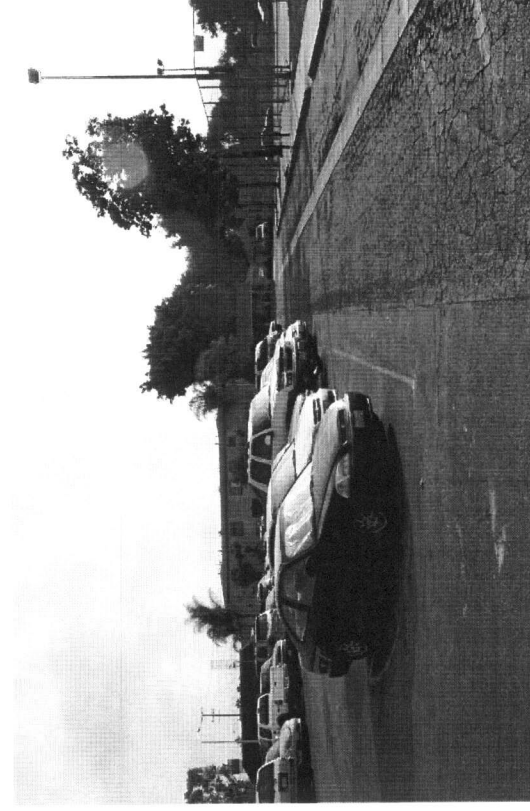


Photo 286. View east of the southern property margin from the alley.

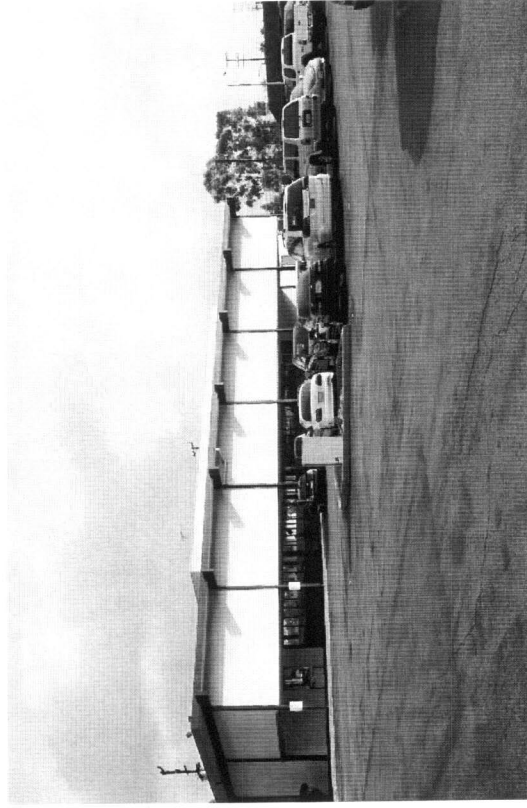


Photo 287. View northeast toward the Bank from the alley.



Photo 288. Anticipated view of Ramona Park from the podium level of the proposed senior housing project.



Photo 289. View north from the southeast corner of the property.



Photo 290. View of an apartment complex along the east side of Indiana Avenue. Photo taken at same spot as Photo 289.



Photo 292. Northeast corner of Ramona Park. Indiana Avenue to left.

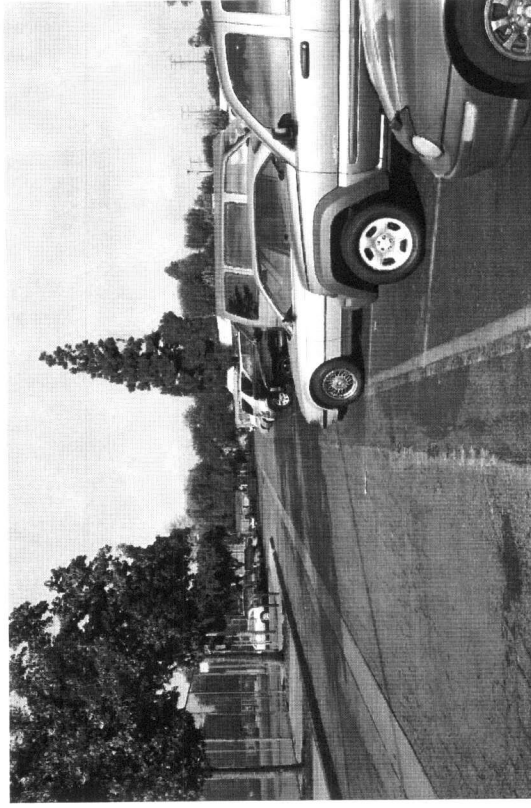


Photo 293. View west of the alley from Indiana Avenue.



Photo 303. View of the Bank (center) from tract house neighborhoods locate several hundred yards north of the Bank.