



Legislation Text

File #: 20-0627, **Version:** 1

Recommendation to request City Attorney to prepare ordinances to designate as Historic Landmarks two residential buildings located on a single lot: a single-family house with the address of 1005 Locust Avenue and a residential duplex with the address of 141 and 143 East 10th Street. (District 1)

The property owner of two structures located on a single lot, the residential building located at 1005 Locust Avenue and the residential duplex located at 141 and 143 East 10th Street inquired after landmark designation for the two structures. Planning Bureau staff described the benefits, restrictions and special permitting requirements that are applicable to designated historic landmark properties as well as the review and approval process. Subsequently, on August 14, 2019, the property owner submitted an application requesting landmark designation for both residential buildings. The subject buildings are not located in a designated historic district.

On February 25, 2020, the Cultural Heritage Commission (CHC) held a public hearing to consider the nomination of the subject properties (Attachment A - Cultural Heritage Commission Staff Report). To be designated historic landmarks, each property must meet at least one of the four criteria for landmark designation outlined in Chapter 2.63 of the Long Beach Municipal Code, which contains four criteria for landmark designation: Criterion A, associated with events that have made a significant contribution to the broad patterns of the City's history; Criterion B, associated with the lives of persons important to the City's past; Criterion C, embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or, Criterion D, has yielded, or has the potential to yield, information important in prehistory or history.

The CHC made two of these findings in support of the nomination of the structure located at 1005 Locust Avenue. The CHC determined that the building at 1005 Locust Avenue is associated with the lives of persons important to the City's past (Criterion B) and embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C). The two-story, single family residence at 1005 Locust Avenue was built in 1905 in the Edwardian architectural style. Both the architect and the person who commissioned the design and construction of the home are notable Long Beach figures. The house was designed and constructed by Long Beach architect W. Horace Austin who is credited for being the first major architect with professional credentials to open an office in the City. Additionally, the house was commissioned by Charles A. Buffum who was a prominent business person and owner of retail store giant Buffum's, as well as a civic leader, who also served as Mayor of Long Beach from 1921 to 1924.

The CHC also made two findings in support of the nomination of the structure located at 141 and 143 East 10th Street. The CHC determined that the structure located at 141 and 143 East 10th Street is associated with the lives of persons important to the City's past (Criterion B) and embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C). The two-story duplex located at 141 and 143 East 10th Street, was built in 1901 and is one of the oldest buildings in the City and one of the last remaining intact examples of Foursquare architecture. It served as the residence of Walter L. Porterfield, who was instrumental in bringing telephone service to Long Beach.

The CHC voted unanimously to recommend that the City Council approve the designation of both buildings, the single-family house with the address of 1005 Locust Avenue and the residential duplex with the address of 141 and 143 East 10th Street, as historic landmarks.

The buildings and their designations as historic landmarks raise awareness of the City's history and preserves the historic buildings. The nominations for landmark status for the two buildings is consistent with the General Plan Land Use Element Goal of Neighborhood Emphasis. Nomination of the buildings also specifically forwards Policy 2.7 of the Historic Preservation Element through the landmarking of private buildings.

If the designations are approved, it is recommended that the building addressed as 1005 Locust Avenue, be recognized as the Charles A. Buffum House, after the original owner and the building addressed as 141 and 143 East 10th Street, be recognized as W. L. Porterfield Duplex.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on June 18, 2020 and by Budget Management Officer Julissa José-Murray on June 12, 2020.

SUSTAINABILITY

Designation of a landmark helps retain and restore existing buildings. Restoration work is often completed by reusing or reclaiming existing building materials and reduces the construction waste and environmental impacts associated demolition and new construction.

City Council action is requested on July 7, 2020, to allow sufficient time for the City Attorney to draft the ordinance.

There is no fiscal or local job impact associated with this recommendation. However, when a landmark is designated, it becomes eligible for the City's Mills Act program. This program provides for potential reduction in property taxes. The fiscal impact of any such participation will be determined if City Council approval is requested for a Mills Act contract for this property. Evaluation of properties for historic landmark designation is within the budgeted scope of staff duties and is consistent with adopted City Council priorities.

Approve recommendation.

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APPROVED:

THOMAS B. MODICA
CITY MANAGER