



Legislation Text

File #: 16-0410, **Version:** 1

Recommendation to request City Attorney to prepare an ordinance to designate the property located at 260 East San Antonio Drive as a Long Beach Historical Landmark. (District 8)

On January 4, 2016, updated Cultural Heritage Ordinance No. 15-0038 took effect and streamlined the process for designation of new landmarks within the City. Among other changes, the updated Ordinance uses the four California Register criteria for landmark dedications and allows nominations to proceed from a Cultural Heritage Commission recommendation directly to the City Council for consideration.

This is the second landmark nomination to be considered by the City Council under the updated Cultural Heritage Ordinance. However, this is the first nomination of a private residence under the new Ordinance. The application was filed by the property owner on January 26, 2016, and on March 14, 2016, the Cultural Heritage Commission recommended the City Council designate the property as a local historic landmark (Exhibit A - Cultural Heritage Commission staff report). Staff has consulted and assisted the property owner regarding this application. Landmark status protects the structure from future demolition or alteration, protects the City's cultural and architectural history, and qualifies the property for application of a Mills Act contract and other incentives for restoration and maintenance of the historic structure.

The subject building features many of the character defining features of the Colonial Revival architectural style. It is two stories, clad in wood siding and has four classical style columns supporting a shed-style roof. The house is painted white and has gray asphalt shingle roofing material. The front elevation window and door fenestration is laid out in a symmetrical pattern. The front door is centered, flanked by side light windows and accentuated with a pediment detail. On either side of the front door is a set of three windows. The center window, a large six-over-one casement window, is flanked by two smaller three-over-one casement windows. Along the second floor are three pairs of eight-over-one wood sash windows symmetrically aligned with door and window groupings on the first floor.

The updated Cultural Heritage Ordinance contains four California Register criteria for designation: Criteria A - associated with events that have made a significant contribution to the broad patterns of our history; Criteria B - associated with the lives of persons important to the City's past; Criteria 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 Criteria D - has yielded, or has the potential to yield, information important in prehistory or history.

The subject property is eligible for Long Beach Historic Landmark designation under Criteria A and C. The historic building is associated with events that have made a significant contribution to the broad patterns of the City's history. The house was originally constructed in 1919 at 3801 Temple Avenue (now Pine Avenue) and was relocated to its current location at 260 East San Antonio Drive (Exhibit B - Site Map). The building's relocation is part of its historical significance under Criteria A, because it is evidence of a development pattern in the neighborhood that was caused by the discovery of oil. The rapid growth of the oil industry and drilling operations during this period disrupted the pattern of development in the residential neighborhood, and concerns of river flooding led the Jennings family to relocate the building. Establishment of the oil industry directly affected the patterns of growth and development in the City and this building is an example of that development pattern. Mr. Jennings and Merle Wade were ranchers in the Los Cerritos area, which is associated with John Temple and the Bixby family.

The building is also eligible under Criteria C. While the name of the original architect has not been determined, the building retains a high level of integrity. It is an excellent example of the Colonial Revival style and is in pristine condition. The basic building form is still intact, a majority of original windows, exterior siding, and window/door fenestration remain. While the front porch alteration is visible from the public right-of-way, it is a modification that is done in the same architectural style and completed shortly after the building was constructed. The additions to the rear have not had a significant visual impact overall.

This matter was reviewed by Principal Deputy City Attorney Michael J. Mais on April 25, 2016 and by Budget Management Officer Victoria Bell on April 22, 2016.

SUSTAINABILITY

Establishing 260 East San Antonio Drive as a Long Beach Historical Landmark will assure its continued use and existence, reducing construction waste as compared to new construction.

City Council action on this matter is not time critical.

There is no fiscal or local job impact associated with this recommendation.

Approve recommendation.

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AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER