



Legislation Text

File #: 19-0985, **Version:** 1

Adopt resolution establishing a landmark designation for 3200 East 1st Street, as prescribed by Chapter 2.63 of the LBMC to be recorded pursuant to the authority of Government Code Section 27288.2 and Public Resource Code Section 5029;

In July 2018, the owner of the property at 1500 East 1st Street communicated her interest to the Department of Development Services Planning Bureau staff to nominate her property as a historic landmark property. The owners of 3200 East 1st Street, 5281 East El Roble Street, and 3735 Pine Avenue applied for historic landmark designation through the 2019 Mills Act application cycle in February 2019, however, the owner 3735 Pine Avenue was not awarded a Mills Act contract. Staff described the benefits, restrictions, and special permitting requirements that are applicable to designated historic landmark properties to all four applicants. The four properties have been “batched” together for consideration by the City Council. Bringing more historic structures under the protection of landmark status is a key goal of the City’s overall historic preservation program and is consistent with the City’s General Plan.

On December 10, 2018, the Cultural Heritage Commission (CHC) held a public hearing for the landmark nomination of the property at 1500 East 1st Street. On July 8, 2019, the CHC held a separate hearing for the landmark nomination of the properties at 3200 East 1st Street, 5281 East El Roble Street, and 3735 Pine Avenue. To be a designated historic landmark, the properties must meet at least one of the four findings for landmark designation as outlined in Chapter 2.63 of the LBMC.

For the property at 1500 East 1st Street, the CHC made two findings: Finding A - recognizes the building’s construction during the early 20th century development and expansion period and its contribution to the broad patterns of Long Beach’s history; and, Finding C - recognizes the building as a unique and excellent example of the Craftsman architectural style with Japanese architectural influences.

For the property at 3200 East 1st Street, the CHC made two findings: Finding A - recognizes the building’s association with the early 20th century development and Long Beach’s expansion period; and, Finding C - recognizes the property’s Spanish Colonial Revival style with its distinctive architectural features and unique arcade style front entry porch.

For the property at 5281 East El Roble Street, the CHC made one finding: Finding C - recognizes the distinctive characteristics of the unique Mid-Century Modern architectural style of the building and the building’s association with noted nationally recognized architect John Lautner

For the property at 3735 Pine Avenue, the CHC made one finding: Finding C - recognizes the distinctive characteristics of the unique Mid-Century Modern architectural style of the building and the building's association with noted local architect Paul Edward Tay.

After reviewing all materials and taking public testimony, the CHC took an action to recommend that the City Council designate the four properties as historic landmarks.

The proposed nominations are complementary to their surrounding neighborhoods. The designation of these buildings as historic landmarks raises awareness of Long Beach and neighborhood history and preserves historic buildings. The nominations for historic landmark status are consistent with the Land Use Element Goal of Neighborhood Emphasis contained in the General Plan. Nomination of the buildings also specifically advances Policy 2.7 of the Historic Preservation Element of the General Plan, which encourages the preservation of Long Beach's historic resources through the landmarking of private buildings.

If approved, the buildings would be named as follows:

- 1500 E. 1st Street - "Ferguson House" in recognition of the original property owners.
- 3200 E. 1st Street - "Bowyer House" in recognition of the original property owners.
- 5281 E. El Roble Street - "Alexander House" in recognition of the original property owners.
- 3735 Pine Avenue - "Petersen Residence" in recognition of the original property owners.

Public hearing notices were distributed on September 23, 2019, and no responses were received as of the date of preparation of this report.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on September 20, 2019 and by Budget Analysis Officer Julissa José-Murray on September 17, 2019.

SUSTAINABILITY

Landmark designation helps retain buildings, reducing construction waste as compared to new construction.

Two of the properties requesting designation are also applying for Mills Act and their applications are dependent on designation of their properties as historic landmarks. City Council action is requested on October 8, 2019, to allow sufficient time for the City Attorney to draft contracts for property owners and the City Manager to execute the contracts; and for the contracts to be recorded prior to the December 31, 2019 deadline established by the Los Angeles County Assessor for placement on the tax rolls.

This action does not have a direct fiscal impact. 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 at the time the City Council approves any proposed Mills Act contracts for these properties. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

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APPROVED:

THOMAS B. MODICA
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