

**LANDMARK DESIGNATION
HP16-255
FINDINGS AND ANALYSIS
3943 E. 5th Street**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 3943 E. 5th Street, located on the northwest corner of 5th Street and Termino Avenue (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story residential building and detached garage. Originally built in 1920 as a Craftsman Bungalow, the 1930 addition was designed in the Tudor Revival style and served as an architectural studio for the architect Joseph Halstead Roberts.

Although the Tudor Revival addition was added to the Bungalow and not part of the original construction, it is distinctive in appearance, has a unique history; and association with an important person in local history. The addition, designed in a Tudor Revival style, was used the architectural studio. The studio addition has gained its own historic significance over time. Both the Craftsman Bungalow and Tudor Revival addition are included in the designation.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property meets Criteria A and C. This designation relates to the building's association with Joseph Halstead Roberts, a prominent Long Beach architect, and for being an excellent example of a Tudor Revival style building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family and multi-family residential properties in the neighborhood. The historic building retains a high level of integrity, is an excellent example of a small Tudor Revival style building. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The building is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building conveys the period of expansion, seaside resort destination, and City Beautiful Movement that took place in Long Beach during its construction; and falls within the period of significance of the Belmont Heights Historic District of 1905-1939. It also was the site of an historic event with a significant place in Long Beach history. Beyond its owner and master architect, an assemblage of important local architects of the period such as Kenneth Wing, Jess Jones, William Lockett, and Richard Poper were trained and/or operated out of the studio, and it is believed that hundreds of designs were created within the studio walls. The exact period of significance for these ongoing and changing events under Criterion B is variable at this time without further research, but is recommended from 1920 to 1940.

C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.

The Elizabethan Studio embodies the distinctive characteristics of the Tudor Revival style. The studio is exceptionally unique as it is a high-style example reflecting a level of detail and craftsmanship typically reserved for a larger building. The one-story Tudor Revival style building features a traditional Tudor style roof gables with their distinctive steep roof pitch. Gable areas are filled with stucco rather than brick. A smaller gable defines the location of the primary entrance at the corner of the property. The exterior is half-timbered with a stucco exterior. The primary wall features a focal window containing openings with leaded and stained-glass steel window sashes. The exterior building alterations to the original craftsman include stucco and half-timbering to complement the Tudor Revival studio. The studio is joined by a cross-gable extending east from the original

building and connected to the studio. Overall, this unique building retains a high level of integrity.

**LANDMARK DESIGNATION
HP16-256
FINDINGS AND ANALYSIS
347 W. 7th Street**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 347 W. 7th Street, located on the northeast corner of Chestnut Avenue and 7th Street (Exhibit A – Location Map). The property has a zoning designation of PD-10 and is improved with a two-story residential building. Built in 1907, the building was designed in the Queen Anne style.

The historic building has a complex gable-on-hip roofline with deep roof eave overhang and curved features that relate to its corner location. The south front facing façade features a second-story projecting bay and gable with fish scale shingles within the gable. The porch is supported by three smooth, columns with ionic-order capitals, resting on heavy square piers. The single-family residence was constructed during a period of expansion and seaside resort development that took place in the central core of Long Beach during its construction. The building also falls within the period of significance for the Drake Park/Willmore City Historic District.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property meets Criteria A as the building embodies distinctive characteristics of the Queen Anne architectural style. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family and multi-family residential structures in the neighborhood as well as parks, and neighborhood commercial in the area. The historic building retains a high level of integrity, and represents the development patterns of the Drake Park/Willmore City Historic District. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important public building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the

building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the importance of historic preservation.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The house conveys the period of expansion and seaside resort development that took place in the central core of Long Beach during its construction. The building is an example of early development in the Drake Park/Willmore City area. The structure designed in a Queen Anne style reflects an architectural style that was popular during the period of significance for the Drake Park/Willmore City Historic district.

**LANDMARK DESIGNATION
HP16-257
FINDINGS AND ANALYSIS
539 Daisy Avenue**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 539 Daisy Avenue, located on the west side of the street and south of 6th Street (Exhibit A – Location Map). The property has a zoning designation of PD-30 and is improved with a one-story residential building and non-historic but architecturally compatible detached garage. The single-family building was originally built in 1905 at 228 Nylic Court. The Craftsman Bungalow style building was moved to its current location in 2007.

This one-story building is clad in clapboard wood siding and features a front facing gable, two smaller shed dormer roof, wide overhanging roof eaves, exposed rafter tails, and decorative wood brackets. The east facing front façade is arranged asymmetrically and features half-width recessed porch, projecting bay window, and a 15-pane attic window flanked by simple vents centered in the gable.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property meets Criteria C of the Cultural Heritage ordinance. This designation relates to the original exterior features of the primary building and does not include the contemporary detached two-car garage located off the alley.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family and multi-family residential structures in the neighborhood as well as some neighborhood commercial uses in the larger vicinity. The historic building retains a high level of integrity, and represents the early development of the Drake Park/Willmore City Historic district. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the

building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of preserving historic buildings.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.**

This one-story building is clad in clapboard wood siding and features a front-facing gable, two smaller shed dormer roof, wide overhanging roof eaves, exposed rafter tails, and decorative wood brackets. The east-facing front façade is arranged asymmetrically and features half-width recessed porch, projecting bay window, and a 15-pane attic window flanked by vents and centered in the gable. Overall, the building is in good condition. Many of the original architectural features are preserved. Although the structure was relocated to its current location, it still retains integrity of design, materials and workmanship. The building is a custom home that exemplifies a high level of craftsmanship. The historic building retains the essential form and character of a Craftsman Bungalow.

**LANDMARK DESIGNATION
HP16-258
FINDINGS AND ANALYSIS
711 Daisy Avenue**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 711 Daisy Avenue, located on the west side of the street south of W. 8th Street (Exhibit A – Location Map). The property has a zoning designation of PD-10 and is improved with a two-story residential building. The structure was originally built in 1911 as a Craftsman style building.

This two-story building is sheathed in two different types of wood cladding: narrow clapboards on first floor and shingles in the second floor. The first floor features a porch with gable roof supported by two tapered posts resting on cast stone pedestals. The roof is a front facing gable with wide eave overhangs, exposed rafter tails, and exposed false beams. The front façade is made up of multiple front facing gables with second floor double hung windows and tripartite fixed-center window flanked with casement and double hung windows on the lower floor. Attic vents along the front elevation are centered in the porch and second floor gables. The vents are covered with vertical wood slats in a staggered pattern. There is an intact first floor bay window along the south elevation and a cast stone chimney along the north elevation.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that it retains integrity and meets Criteria C of the Cultural Heritage Ordinance. This designation relates to the original exterior features of the primary building including the porch, shed roof and classical columns.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family and multi-family residential structures in the neighborhood as well as parks, neighborhood commercial and residential uses in the larger vicinity. The historic building retains a high level of integrity, and represents the early development of the Drake Park/Wilmore City neighborhood. Its preservation through landmark status will be complimentary to the residences, and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public to enjoy.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.

This two-story Craftsman building exhibits many traditional features associated with the architectural style. The structure is sheathed in both clapboard wood siding and shingles. The asymmetrical front façade has three front-facing gables with exposed rafter tails, and false beams. A series of tapered porch columns rest on heavy cast stone piers which support the wide porch roof gable. Staggered wood slats adorn the attic vent openings. The structure retains integrity of location, design, materials and workmanship. Overall, the building is in excellent condition. Many of the original architectural features are well preserved and exemplify a high level of craftsmanship.

LANDMARK DESIGNATION

HP16-259

FINDINGS AND ANALYSIS

2202-2208 East Lowena Drive & 230 Junipero Avenue

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 2202-2208 Lowena Drive and 230 Junipero Avenue are located on the south side of the street east of Junipero Avenue (Exhibit A – Location Map). The property has a zoning designation of R-2-A and is improved with a one-story residential building and detached garage. Originally built in 1926 as a one-story Chateausque apartment building. The single building has a linear building form with frontage on both Lowena Drive and Junipero Avenue.

One of the few Chateausque examples in City, this one-story apartment building is significant for its association with events that have made a significant contribution of the broad patterns of California's history and cultural heritage. The building conveys the period of seaside resort destination expansion and falls within the period of significance for the Lowena Drive Historic District. Mr. Herbert N. Lowe influenced the development of the City as the creator of the contiguous collection of medieval building which make up the district. Mr. Lowe is also significant in history for his involvement in the Long Beach Social Vagrancy Scandal and Trial of 1914.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity and meets Criteria A, B and C for landmark designation. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The multi-family residential building is surrounded by single-family and multi-family residential structures, and neighborhood commercial in the immediate vicinity. The historic building retains a high level of integrity, and is an example of early development in the neighborhood. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies local neighborhood history along the Lowena Drive Historic District. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about historic resources in the City. The nomination along with the Mills Act contract will ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

Constructed in 1919, the building is the earliest example of Chateausque architecture in Long Beach. The architecture was employed to create a unique cluster of medieval apartment buildings on Lowena Drive. The district represents a unique and intact grouping of Medieval buildings built by the same owner.

B. It is associated with the lives of persons significant in the City's past.

Herbert N. Lowe significantly influenced the development of the City as the creator of the entire contiguous collection of medieval buildings now known as the Lowena Drive Historic District. Lowe was also a noted naturalist and author of a number books on mollusk and crustacean shells. He discovered over 100 species and 15 species are named after himself. He gained national scientific prominence while he was developing the Lowena Drive buildings. Herbert N. Lowe will be remembered for his involvement in the Long Beach Social Vagrancy Scandal and Trial of 1914. Lowe's prominence in the court trial and vindication in this episode of history displays him a victim of intolerance and invasion of privacy for his sexuality who later becomes victorious in court, making this a potential early landmark event in LGBT history of Long Beach. The physical manifestation of Lowe's simultaneous professional success and notoriety is preserved by the Lowena Drive Historic District.

C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.

The building embodies those distinguishing characteristics of an architectural type, as an exceptional apartment block of a high architectural style and the earliest example of Chateausque architecture in Long Beach. The French Eclectic style

upon which 2202-2208 Lowena Drive and 230 Junipero Avenue is visually unusual in Southern California; and the building retains most of its original character-defining elements such as the steep hipped-roofs, dormers, and many of the wood casement windows, all of which emphasized verticality of the style.

2202-2208 Lowena Drive and 230 Junipero Avenue also represents the work of important creative individuals under Criteria C. With the creation of these apartment buildings upon a flower field within a city, Lowe and W. Jay Burgin in a sense offered a Long Beach urban alternative concept to the Pasadena Bungalow Court of the Heineman brothers. The fact that medieval apartment block districts did not flourish like the Bungalow Court makes the Lowe buildings and their story all the more unique in the region; Lowena today seems more of a sense of time and place than a street name.

**LANDMARK DESIGNATION
HP16-260
FINDINGS AND ANALYSIS
2220-2230 Lowena Drive**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 2220-2230 Lowena Drive, located on the south side of the street east of Junipero Avenue (Exhibit A – Location Map). The property has a zoning designation of R-2-A and is improved with a two-story multi-family building. Originally built in 1926 as a Chateausque style building, its construction followed the development of the abutting companion one-story building built by Herbert N. Lowe.

One of the few Chateausque examples in City, this two-story apartment building is significant for its association with events that have made a significant contribution of the broad patterns of California's history and cultural heritage. The building conveys the period of expansion and seaside resort destination and falls within the period of significance for the Lowena Drive district. Mr. Herbert N. Lowe influenced the development of the City as the creator of the contiguous collection of medieval building which make up the district. Mr. Lowe is also significant in history for his involvement in the Long Beach Social Vagrancy Scandal and Trial of 1914.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity and meets Criteria A, B and C for landmark designation. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The two-story multi-family building is surrounded by single-family and multi-family residential structures in the neighborhood as well as parks and commercial uses in the immediate vicinity. The historic building retains a high level of integrity, and represents the development patterns of the Lowena Drive Historic District. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public to enjoy.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

Lowena Drive conveys one of the earliest examples of Chateausque architecture used for apartment housing within a designed cluster in Long Beach; conveys the period of expansion, seaside resort destination, and City Beautiful Movement events that took place in Long Beach during its construction; and falls within the period of significance of its existing historic district (1919-1926). The building represents a particular intact grouping of medieval buildings; the block's survival into the 21st century conveys a history of events that would be difficult to duplicate without 2220-2230 Lowena Drive, and would be difficult to find in any other major cities in Southern California.

B. It is associated with the lives of persons significant in the City's past.

Herbert N. Lowe significantly influenced the development of the City as the creator of the entire contiguous collection of medieval buildings now known as the Lowena Drive Historic District. Lowe was also a noted naturalist and author of a number books on mollusk and crustacean shells. He discovered over 100 species and 15 species are named after himself. He gained national scientific prominence while he was developing the Lowena Drive buildings. Herbert N. Lowe will be remembered for his involvement in the Long Beach Social Vagrancy Scandal and Trial of 1914. Lowe's prominence and vindication in this episode of history displays him a victim of intolerance and invasion of privacy for his sexuality who becomes victorious in court, making his a potential early landmark event in LGBT history of Long Beach. The physical manifestation of Lowe's simultaneous professional success and notoriety is preserved by the Lowena Drive Historic District.

- C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.**

The building embodies the distinguishing characteristics of an architectural type, as an exceptional apartment block of high architectural style and one of the earliest examples of Chateausque architecture in Long Beach. The French Eclectic style upon which 2220-2230 Lowena Drive Avenue in Long Beach is visually unusual in Southern California; and the building retains most of its original character-defining elements such as the steep hipped-roofs, dormers, and many of the wood casement windows, all of which emphasized verticality of the style. The resources within the Lowena historic district are all exceptionally unique buildings and likely are eligible as a National Register of Historic Places historic district as well as a CRHR historic district, as buildings of architectural merit, despite alterations to some windows on 2220-2230 Lowena Drive.

**LANDMARK DESIGNATION
HP16-248
FINDINGS AND ANALYSIS
14 Paloma Avenue**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 14 Paloma Avenue, located on the east side of the street south of E. 1st Street (Exhibit A – Location Map). The property has a zoning designation of R-2-L and is improved with a two-story residential building and detached garage. Originally built in 1913 the structure exhibits features of the Prairie style along with Mediterranean and Classical Revival.

The property is associated with events that have made a significant contribution to the broad patterns of Long Beach history and cultural heritage. The building conveys the neighborhood during its early development and was constructed during the period of significance of the Bluff Park historic district. The building is associated with lives of persons significant in the City's past. John G. Munholland was a prominent Long Beach attorney who was significant to the community and made a significant contribution to the built environment of Long Beach during much of the 20th Century, the Mun Hotel, and with his adjacent Munholland Apartments.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity for setting, feeling, and association and meets Criteria A and B for landmark status. This designation relates to the original exterior features of the primary building, and does not include the garage.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family residential and multi-family structures in the neighborhood. The historic building retains integrity for setting, feeling, and association. The neighborhood setting has stayed intact, and the building retains association within its historic district context. The building represents early development of the Bluff Park neighborhood. Its preservation through landmark status will be complimentary to the residences in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's standards for rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of private buildings. Landmark status will protect the building, preserve its cultural and architectural significance.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The property conveys a period of expansion, seaside resort destination, and the City Beautiful Movement that took place in Long Beach during its construction. The building is associated with events that have made a significant contribution to the broad patterns of Long Beach history and its cultural heritage. The building is an example of the neighborhood's early development and constructed during the period of significance of the Bluff Park Historic District.

B. It is associated with the lives of persons significant in the City's past.

John G. Munholland was a prominent Long Beach attorney who was significant to the community and made a significant contribution to the built environment of Long Beach during much of the 20th century with the construction of significant buildings including the Mun Hotel, and with his adjacent Munholland Apartments.

**LANDMARK DESIGNATION
HP16-261
FINDINGS AND ANALYSIS
3020 E. Vista Street**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 3020 E. Vista Street, located on the south side of the street east of Orizaba Avenue (Exhibit A – Location Map). The property has a zoning designation of R-2-A and is improved with a two-story residential building and detached garage. Originally built in 1913 as a Craftsman, the building is relatively intact and in good condition.

This two-story Craftsman style building built in 1913 was constructed by noted builders C.T. McGrew and Sons. This historic structure was built during the period of significance for Bluff Heights Historic District. The house retains character defining features such as the widely overhanging roof, Arts and Crafts decorative trim, a partial width porch, and a grouping of windows that all emphasize the horizontality of the style. This structure meets eligibility Criteria A and C for landmark designation.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property meets Criteria A and C. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family and multi-family residential structures in the neighborhood as well as commercial uses in the larger vicinity. The historic building retains a high level of integrity, and represents the development patterns of the Bluff Heights neighborhood. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also

ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public to enjoy.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The building is associated with events that have made a significant contribution to the broad patterns of City's history and cultural heritage. For the City Landmark designation, the property conveys the period of expansion, seaside resort destination, and City Beautiful Movement events that took place in Long Beach during its construction; and falls within the period of significance of the existing local historic district of Bluff Heights (1905-1950).

C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.

The structure embodies those distinguishing characteristics of an architectural type. The house conveys a particular American historic architectural style and the property is a significant contributing resource. The Craftsman style upon which it is based was incredibly popular in Southern California; and the house retains original character-defining elements such as the widely overhanging roof, Arts and Crafts decorative trim, half-width porch and groupings of windows that all emphasized horizontality of the style.

**LANDMARK DESIGNATION
HP16-262
FINDINGS AND ANALYSIS
331 Wisconsin Avenue**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 331 Wisconsin Avenue, located on the west side of the street south of E. 4th Street (Exhibit A – Location Map). The property has a zoning designation of R-2-A and is improved with a one-story residential building and detached garage. This Craftsman Bungalow style was originally built in 1919.

The one-story building is an example of the Craftsman Bungalow style which features clapboard wood siding, deep gabled end porch, a half-width porch solid brick piers and encased columns. A later rear house matches much the style and fenestration of the main house. Most character defining are intact and well preserved and the building retains integrity. The building was constructed during the period of significance for the Bluff Heights Historic district and during a period of expansion and seaside development.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity and meets Criteria A. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family residential structures in the neighborhood as well as parks, golf course, commercial and residential uses in the larger vicinity. The historic building retains a high level of integrity, and represents the development patterns of the Bluff Heights neighborhood. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also

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ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building and preserve its cultural and architectural value.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

331 Wisconsin Avenue conveys the period of expansion, seaside resort destination, and City Beautiful Movement that took place in Long Beach. The building falls within the period of significance of the existing local historic district of Bluff Heights. The structure contributes to grouping Craftsman Bungalow style buildings that are relatively intact and that convey the period of significance for the Bluff Heights neighborhood.

**LANDMARK DESIGNATION
HP16-263
FINDINGS AND ANALYSIS
344 W. 8th Street**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 344 W. 8th Street, on the southeast corner of W. 8th Street and Chestnut Avenue (Exhibit A – Location Map). The property has a zoning designation of PD-10 and is improved with a mixed-use building that consists of a ground level market and second floor dwelling unit. Originally built circa 1908, this Vernacular Commercial building is one of the oldest surviving neighborhood markets in Long Beach.

The building is located one block east of the former Pacific Electric's Magnolia Avenue streetcar line and has served as a neighborhood grocery store for over one hundred years. The building retains integrity of setting, location, feeling and association having played an important role in providing a service to the neighborhood. The building has made contributions to the early development of the Drake Park/Willmore City area as neighborhood market.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of the criteria. Staff has analyzed the proposed nomination and finds that this property retains integrity meets Criteria A. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The building is surrounded by single-family and multi-family residential structures in the neighborhood as well as commercial uses in the larger vicinity. The historic building is an example of the early development patterns of the Drake Park and Wilmore City Historic District. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also

ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's standards for rehabilitation. Landmark status will protect the building, preserve its cultural and architectural value.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public to enjoy.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

Located at the corner of 8th Street and Chestnut Avenue, the mixed-use building features a rectangular footprint with an angled former entryway on the northwest corner. The building exterior is a combination of wood siding and stucco. Its location is one block east of the former Pacific Electric's Magnolia Avenue streetcar line and has served as a neighborhood grocery store for over one hundred years. The building retains integrity of setting, location, feeling and association having played an important role in providing a service to the neighborhood. The building has made contributions to the early development of the Drake Park/Willmore City area as neighborhood market.

**LANDMARK DESIGNATION
HP16-264
FINDINGS AND ANALYSIS
1162 Los Altos Avenue**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 1162 Los Altos Avenue, located on the east side of the street north of Anaheim Road (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story residential building and detached garage. Originally built in 1957 as a Mid-Century style Ranch house.

This one-story residence built in 1957 is along, linear, side-gabled, wood framed Mid-Century Ranch Style house. The roof of the building is low-pitch with wide overhanging roof eaves, clad in rock and has exposed rafters. The roof has an open area above the front patio, and is punctuated by a wide stone chimney. The building was designed by Mr. Richard Poper, a master architect whose work includes several notable buildings in Long Beach and through Southern California.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property meets Finding C for landmark designation. The building retains integrity of workmanship at the building exterior are evidence of the technologies and style preferences of the postwar era. This designation relates to the original exterior features of the primary building.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination is complimentary to the surrounding neighborhood. The residence is surrounded by single-family residential structures in the neighborhood with commercial uses in the larger vicinity. Its preservation through landmark status will be complimentary to the residences and the surrounding community.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important building that embodies the local neighborhood history. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination along with the Mills Act contract will also

ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a private buildings. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of master or it possesses high artistic values.**

This one-story residence built in 1957 is along, linear, side-gabled, wood framed Mid-Century Ranch Style house. The roof of the building is low-pitch with wide overhanging roof eaves, clad in rock and has exposed rafters. The roof has an open area above the front patio, and is punctuated by a wide stone chimney. The building retains integrity of workmanship at the building exterior are evidence of the technologies and style preferences of the postwar era and conveys a particular American historic Contemporary Ranch architectural style. The building was designed by Mr. Richard Poper, a master architect, whose work includes several notable buildings in Long Beach and throughout Southern California.