

**LANDMARK DESIGNATION
HLM2305-02
FINDINGS AND ANALYSIS
4004 Country Club Drive**

ANALYSIS:

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

The subject property at 4004 Country Club Drive is located on the east side of Country Club Drive, between Stewart Way and W. San Antonio Drive, within the R-1-L (Single-Family Residential District with Large Lots) zoning district. The rectangular shaped property totals 8,750 square feet in area and measures 50 feet wide by 175 feet deep. The property was developed with a one-story residence. The property is not located in a designated historic district.

The home was built in 1959 in the International Architectural style features designed by architects Edward A. Killingsworth, Jules Brady and Waugh Smith. The single-story home is L-shaped and features a flat roof. The front elevation features two breezeblock panel screens that provide shade to the floor-to-ceiling glass windows. The entry door is centered between the two glass window systems. Large beams extend from the structure emphasizing the flat roof horizontality. The other elevations feature floor-to-ceiling glass windows which provide views of the private outdoor space and connecting the inside to the outside.

The house was commissioned by Maurice (1908-1960) and Mary (1906-1977) Frank. Maurice and his brother Edward Frank were business owners of Frank Brothers Furniture a retail store for midcentury modern furniture. Frank Brothers Furniture was based in Long Beach and was originally located at 2400 Long Beach Blvd. The Frank brothers were pioneers in the field of modern furniture in Long Beach and they closely collaborated with architects and designers and were closely associated with the midcentury modern movement in Long Beach. The Frank Brothers Furniture was at the forefront of modern furniture sales in the United States during the middle of the twentieth century, serving as the primary retailer for some of the most recognizable names in mid-century design including Alvar Aalto, Charles and Ray Eames, Van Keppel Green and Bruno Matthsson, amongst many others. The Frank brothers were the interior designers for over half of the Case Study Houses and helped to define a branch of modernism unique to Southern California. Maurice lived in the house with Mary until his death in 1960. Mary resided in the house until 1973 when she moved into a condominium on Junipero and 1st Street. This property is eligible under Criteria B for Maurice Frank's contribution to mid-century modern furniture retail efforts (Period of Significance 1959 – 1973).

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 meets one or more required criteria. Staff has analyzed the proposed

nomination and finds that the building retains integrity and meets Findings B. The building is eligible for Long Beach Historic Landmark designation under Criterion B and C. The historic building is associated with the life of a prominent figures in Long Beach history Maurice and Mary Frank of Frank Brothers Furniture. The Frank brothers (Maurice and Edward) were the interior designers and helped to define a branch of modernism unique to Southern California. This property is eligible under Criteria B for Maurice Frank's contribution to midcentury modern furniture retail efforts. The building is also eligible under Criterion C representing the work of master architect, Edward Killingsworth.

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

The proposed nomination would provide landmark status to a residential structure that is complementary to the surrounding residential neighborhood. The historic building retains a high level of integrity and represents the importance of the International architectural style movement and its impact to Long Beach. The building retains sufficient integrity to convey its significance under City of Long Beach Landmark Criterion B with a period of significance from the time of construction in 1959 and Criterion C with a period of significance of 1959, the date of construction. The landmark designation would establish preservation regulations that would apply only to the exterior of the building. Such protections would include preserving the character defining features such as window and doors, post and beam support structure and additions.

The proposed nomination will protect the valuable historic resource and would preserve the City's history of the mid-century. The structure embodies the history of the commercial corridor growth, mid-century architecture and City as a whole. Its designation as a historic landmark helps to 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 will also assure the building, which is not currently under any historic preservation protections, is maintained in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

The nomination advances 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 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 subject property is not eligible under Criterion A.

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

The residential structure is associated with Maurice (1908-1960) and Mary (1906-1977) Frank, the original owners of the residence. Maurice Frank and his brother Edward were owners of Frank Brothers Furniture. Frank Brothers Furniture was based in Long Beach and was located on 2400 Long Beach Blvd. The Frank brothers were pioneers in the field of modern furniture in Long Beach and they closely collaborated with architects and designers and were closely associated with the midcentury modern movement in Long Beach. Frank Brothers Furniture was at the forefront of modern furniture sales in the United States during the middle of the twentieth century, serving as the primary retailer for some of the most recognizable names in mid-century design. This property is eligible under Criteria B for Maurice Frank's contribution to the midcentury modern furniture retail movement. Maurice lived in the house with Mary until his death in 1960. Mary resided in the house until 1973 when she moved into a condominium on Junipero and 1st Street. Consistency with Criteria B is documented in much greater detail in the property Historic Resource Evaluation for the property (Attachment D of this report)

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 was designed by Edward Killingsworth and constructed in 1959. The building is eligible for listing as a Long Beach Historic Landmark under Criterion C of Section 2.63.050 of the Long Beach Municipal Code: it represents the work of master architect Edward A. Killingsworth, FAIA during a short-but-significant period of the architect's career after the launch of the firm of KBS and prior to the Killingsworth's significant.

Edward Killingsworth, FAIA (1917-2004) was a master architect and founding partner of the AIA award-winning firm of Killingsworth, Brady, and Smith (KBS). Based in Long Beach, the architecture firm was responsible for some of the greatest mid-twentieth century structures in Southern California. Spearheaded by Edward Killingsworth, the firm designed residences, office buildings and luxury hotels around the world. Long Beach holds claim to many of KBS renowned designs which include the Case Study House #25, the Richard Opdahl House located on Naples Island, the Cambridge Office Building, the KBS office building and California State University, Long Beach master plan.

This unique single-story home is L-shaped and features a flat roof and was designed in the post and beam construction style. The front elevation features two breezeblock panel screens that provide shade for the large floor-to-ceiling glass windows that face the street. The entry door is centered between the two glass

window systems. Large beams extend from the structure emphasizing the flat roof horizontality. The other elevations feature floor-to-ceiling glass windows which provide views of the private outdoor space and connecting the inside to the outside. Consistency with Criteria C is documented in much greater detail in the property Historic Resource Evaluation for the property (Attachment D of this report)

D. It has yielded, or may be likely to yield, information important in pre-history or history.

The subject property is ineligible for designation pursuant to Criterion D, for landmark designation, as it is not a likely source for future information related to history or pre-history.