



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

March 14, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend the City Council designate the property located at 260 East San Antonio Drive as a Historical Landmark. (District 8).

APPLICANT: Jay and Nancy Lentzner
260 E. Ocean Boulevard
Long Beach, CA 90807
(Application No. HP16-028)

THE REQUEST

The City requests that the Cultural Heritage Commission review the background materials and recommend that the City Council designate the property and building at 260 E. San Antonio Drive as a Historical Landmark.

BACKGROUND

On January 4, 2016, an updated Cultural Heritage Ordinance (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 directly from a Cultural Heritage Commission recommendation to a full City Council consideration.

This is the second landmark nomination to be considered by the Commission 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 and staff has consulted with and assisted the property owner with this application.

The subject property is located on the south side of East San Antonio Drive between Long Beach Boulevard and Virginia Road (Exhibit A – Location Map). The site is located within the R-1-L zone (Single Family Residential District with Large Lots). The property consists of the main residence, rear courtyard, pool, and detached garage accessible from the alley.

ANALYSIS

DESIGN

This single-family residence is designed in the Colonial Revival architectural style and constructed in 1919. Character defining features typical of this architectural style typically include: an accentuated front door, decorative crown pediment, supported by pilasters to form an entry porch. The facades are normally symmetrically balanced with windows and a centered door. Windows are double-hung, usually with multi-pane glazing in both windows and frequently in adjacent pairs.

The subject building features many of the character defining features of this 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 is a six-over-one large casement window and flanked by two smaller three-over-one casement windows. Along the second floor, there are three pairs of eight-over-one wood sash windows symmetrically aligned with door and window groupings on the first floor.

BUILDING FORM

The original two-story rectangular building form is a representative characteristic of the Colonial Revival style. The two-story flush front wall and traditional side gable roof show the classical rectangular building form associated with this architectural style. The site is raised above street level with steps leading up the sloping lawn toward the front entry of the building. The building is built on a raised brick foundation, and the combination of the raised foundation, raised building pad, large columns, flush two-story front façade, and rectangular building form contribute to the prominent front building façade that is associated with the Colonial Revival style.

WINDOWS AND DECORATIVE FEATURES

The window and door fenestration on the front elevation is symmetrical with the centered front door as the central feature of the first floor. The solid wood door is flanked by narrow leaded side light windows with a leaded fan light window and broad pediment to accentuate the entry. The front entry is flanked on each side by a set of three windows; the center window is a six paned fixed over a large single paned casement window and flanked by two three-paned fixed window over a small casement window. The second floor has three pairs of eight-over-one wood sash windows directly over the three window/door groupings on the first floor. The windows are all wood sashes and surrounded by a wide wood frame. The entire building exterior is all wood siding. (Exhibit B –Photographs).

CULTURAL HERITAGE COMMISSION

March 14, 2016

Page 3

ROOF

The primary roof is a traditional side gable roof with a medium pitch. A shed roof was added in 1926 to create the full width porch along the front elevation. A hip roof covers the wing room, and gable roof covers library extension at back of the building. The roofing material is composition shingle with boxed-in roof eaves

CONSTRUCTION HISTORY & ALTERATIONS

The subject building was constructed circa 1919 and originally located at 3801 Temple Avenue and relocated to its current location in 1926. The 1926 building permits broadly specified the scope of work granted under the permit as "dwelling alterations." However, after the building was relocated it's likely that other made alterations were made to the building including the porch modification and detached garage. In 1961 building permits were issued for a new pool, rear addition and in 1988 the den was enlarged.

Two significant building alterations include the building's relocation and porch alteration. Generally, these are considered significant alterations which can diminish the historic integrity of a building. Since, the alterations were completed seven years after the original building was constructed they have taken on historic significance in their own right. The applicant provided photographic evidence (1920 newspaper article) illustrating the porch was originally one-story. The current porch configuration with its four classical columns and extended roof line were added in 1926. The porch configuration is still compatible with the architectural style.

HISTORICAL BACKGROUND

The house was originally constructed in 1919 and occupied by Nicholas Kuglis who worked in the fishing and cannery industry. The Kuglis family sold the house to Frank and Effie Jennings in 1920 for \$35,000. Mr. Jennings was identified in the Daily Telegram newspaper as a retired oil operator and land owner from Wichita, Kansas. Mrs. Jennings' son Merle Wade along with Frank were noted local ranchers in the area. Early 1920's oil exploration and discovery affected the housing markets as oil derricks were erected in residential neighborhoods. These events factored into the Jennings' decision to move the building to a safer location and to drill for oil at 3801 Temple Avenue. In 1931, Glenn E. Thomas Company purchased the property. Mr. Thomas is a well-documented leader in the Long Beach automobile industry. The Glenn E. Thomas Studebaker Company was one of the City's most successful dealerships. From 1936 to 1961, James and Dorothy Pawson owned and occupied the residence. Mr. Pawson was a noted attorney with offices in the Security Bank Building. In 1961, the house was purchased by Dr. Wesley R. Lochausen, a dermatologist with offices located at 4301 Atlantic Avenue. In 1977, Gordon and Joyce James bought the property. Mr. James was the owner of Gordon's Men's Shoppe.

DESIGNATION CRITERIA

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

The subject property is eligible for Long Beach historic Landmark designation under Criteria A. The historic building is associated with events that have made a significant contribution to the broad patterns of the City's history, and Criteria C as the building embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or possesses high artistic value.

The house was originally constructed in 1919 at 3801 Temple Avenue (now Pine Avenue) and relocated to its current location at 260 E. San Antonio Drive. 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 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 was not found, 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's 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.

RECOMMENDATION

Staff has analyzed the landmark nomination and has determined that it meets the requirements set forth in Title 21 of the City's Zoning Code, Section 2.63.050 (Cultural Heritage Commission) of the Long Beach Municipal Code which state that a cultural resource qualifies for designation as a Landmark if it retains integrity and meets one or more of the four findings. Staff finds that the nomination meets criteria A and C, and supports the nomination.

The proposed nomination is complementary to the surrounding neighborhood. The building is located in a single-family residential neighborhood, with nearby commercial along Long Beach Boulevard, the Virginia Country club to the north and the Historic

CULTURAL HERITAGE COMMISSION

March 14, 2016

Page 5

Rancho Los Cerritos in the larger vicinity. The historic residential building exemplifies the Colonial Revival style and is an important example of early development in this area of the City. The building and its designation as a historic landmark raises awareness of the Los Cerritos neighborhood history and preserves the historic building. The nomination of for Landmark status is consistent with the General Plan Land Use Element Goal of Neighborhood Emphasis. Nomination of the building also specifically forwards Policy 2.7 of the Historic Preservation Element through the landmarking of a private building.

Staff recommends that the Cultural Heritage Commission make a recommendation to the City Council to approve the nomination.

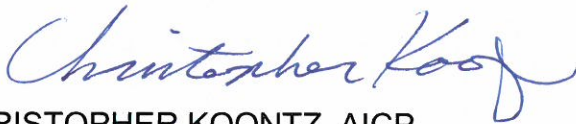
PUBLIC HEARING NOTICE

Public notices were distributed on February 18th, 2016. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for actions taken for the preservation or restoration of historic structures.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:ap

Attachments: Exhibit A – Location Map
Exhibit B – Photographs
Exhibit C – Findings
Exhibit D – Primary Record

**LANDMARK DESIGNATION
HP16-028
FINDINGS AND ANALYSIS
260 East San Antonio 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 260 East San Antonio Drive, on the south side of the street between Long Beach Boulevard and Virginia Road (Exhibit A – Location Map). The property has a zoning designation of R-1-L and is improved with a two-story residential building and detached garage. Built in 1919, the building was designed in the Colonial Revival style.

Two significant building alterations include the building's relocation and porch alteration. Since, the alterations and relocation were completed seven years after the original building was constructed they have taken on historic significance in their own right. The current porch configuration with its four classical columns and extended roof line and are included in this designation.

In 1961 building permits were issued for a new pool, rear addition and in 1988 the den was enlarged. These alterations and additions are not included in the designation as they are not original features of the building or gathered their own historic significance.

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 Findings A and C. 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 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 Los Cerritos neighborhood. Its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

The General Plan Land Use Element includes relevant goals consistent with the proposed nomination, including:

Neighborhood Emphasis: Long Beach recognizes the strong neighborhood to be the essential building block of a City-wide quality living environment, and will assist and

support the efforts of residents to maintain and strengthen their neighborhoods.

The proposed nomination will preserve the history of the historic neighborhood. The structure itself embodies the history of the neighborhood and City as a whole. Its designation as a historic landmark helps to raise public awareness about the City's history, historic preservation program, encourages public participation in learning about the historic resources in the City. The nomination will also assure 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 relocation of the building is an important factor in the building's eligibility under this criteria. Its evidence of a development pattern in the neighborhood that resulted from the discovery of oil. As the industry began to grow, oil exploration facilities were built in the middle of residential neighborhoods. This neighborhood disruption caused the Jennings family to relocate their house to its current location. The property at San Antonio drive is significant under Criteria A as these historic events embody this pattern of development that was directly the result of the establishment of the oil industry in Long Beach which is considered a historic event in the City.

Nicholas Kuglis worked in the local fishing and cannery industries. Frank and Effie Jennings, and Merle Wade were ranchers in the Los Cerritos area and Mr. Jennings erected an oil derrick on the Temple Avenue property. Both Mr. Jennings and Mr. Kuglis were employed in local industries which are part of the City's social, economic, and cultural history.

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 is an excellent example of the Colonial style of architecture. Its character defining features include the symmetrical front elevation, rectangular building form, clapboard wood siding, accentuated and centered front door with pediment, side gable roof, window/door fenestration, double hung and casement wood windows, classical porch columns. The addition of the classical columns and shed roof are alterations that are compatible with the architectural style of the

building. Overall, the building is in excellent condition. Many of the original architectural features are preserved and exemplify a high level of craftsmanship.