

May 30, 2023

**CHAIR AND CULTURAL HERITAGE COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Recommend that the City Council designate 3305 E. 1<sup>st</sup> Street and 4004 Country Club Drive as Historic Landmark buildings.

Recommend that the City Council approve Mills Act contracts for the following 26 properties: 2621 E. 1<sup>st</sup> Street, 3305 E. 1<sup>st</sup> Street, 3333 E. 2<sup>nd</sup> Street, 2553 E. 3<sup>rd</sup> Street, 347 W. 7<sup>th</sup> Street, 2740 Broadway, 324-328 Carroll Park West, 2324 Carroll Park South, 3556 California Avenue, 1146 Cedar Avenue, 3628 Cerritos Avenue, 334 Colorado Place, 4004 Country Club Drive, 803 Daisy Avenue/615 W 9<sup>th</sup> Street, 2100 Eucalyptus Avenue, 2151 Eucalyptus Avenue, 784 Freeman Avenue, 774 Gladys Avenue, 32 Kennebec Avenue, 3759 Myrtle Avenue, 404 Newport Avenue, 239-241 Orizaba Avenue, 735 Sunrise Boulevard, 636 Temple Avenue, 781 Walnut Avenue, 822 W. Willow Street. (Districts 1, 2, 3, 5, 6, 7).

APPLICANT:           Varies

**THE REQUEST**

The Planning Bureau requests that the Cultural Heritage Commission recommend that the City Council approve two landmarks: 3305 E. 1<sup>st</sup> Street and 4004 Country Club Drive and recommend approval of 26 Mills Act contracts. The combined applications consist of 18 single-family properties, five duplex/triplex properties, one multi-family (more than four units), one mixed-use property, and one commercial property. In consideration of the tax abatement provided, each property owner has proposed a workplan to rehabilitate their historic buildings and maintain them over a ten-year contract term. A total of 43 Mills Act applications were filed this year (Attachment A- Location Map).

**BACKGROUND**

The Mills Act, enacted by State law in 1972, allows local governments to enter into tax abatement contracts with property owners of historic structures in exchange for a commitment to a historic preservation work program for the property (Attachment B- Mills Act Guide). Property owners propose a work program as part of their contract and agree to restore, maintain, and preserve the property in accordance with specific historic preservation standards and conditions identified in the contract. Entering into a Mills Act contract results in a property tax reassessment by the County Assessor, using the income-capitalization method, which may



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result in a 30 to 50 percent reduction in property tax, depending on the property. That property tax incentive is provided in exchange for the completion of the historic preservation work program agreed to by the property owner and the City.

The City of Long Beach Mills Act Program was established in 1993, under the authority of the State legislation. The Program provides a financial incentive for property owners undertaking restoration, rehabilitation or maintenance of a designated historic property. The incentive is achieved through property tax relief to owners of historic properties in exchange for the rehabilitation and restoration of the historic property pursuant to the terms of a Mills Act contract with the City. Long Beach's Mills Act program launched in 1993. After nearly a 10-year hiatus, the City Council revised and reinstated the program in 2015. The program was temporarily put on hold in 2020 due to staffing shortages related to the COVID-19 pandemic.

As with previous application cycles, staff conducted outreach to notify the public, invite property owners to apply for the Mills Act program and to provide technical assistance with the application process. Staff mailed notification to all owners of historic district properties and historic landmark properties notifying them of upcoming Mills Act workshops. The pre-application workshop was held at The Jordan High School Auditorium on January 28, 2023, and there were over 175 people in attendance. The second workshop was held at Long Beach Gas & Oil Auditorium on February 18, 2023 and was attended by over 85 people. There was a high turnout of attendees at these workshops because of the program's suspension due to COVID. The Pre-Application workshop is intended to provide general information about the Mills Act program, property criteria, and benefits of the Mills Act Program. The second workshop provides more detailed program information, staff assistance with applications, and opportunities to ask specific questions. Planning Bureau staff worked with the Development Services Communications Bureau on a multifaceted communications approach to get out information to the public, which included: a press release announcing that the Mills Act application process was reinstated after a hold due to COVID, multiple e-blasts and reminders of the workshops, as well as promoting on multiple social media platforms.

To be eligible for the Mills Act program, a building must be currently designated as a landmark, be eligible for landmark designation and complete the designation process, or be a contributing structure located in a historic district. The Commission also added a category for buildings that are exceptional architectural buildings, culturally significant, or at risk of demolition. Under the current program requirements, a total of 22 Mills Act contracts can be awarded in a typical year across various property types. Application categories are based on property type and have a corresponding annual limit of contracts that can be awarded under each property type. A maximum of 12 contracts can be awarded per year to single family properties, three contracts per year for duplex or triplex properties, four contracts to multi-family properties with 4 units or greater, one contract each to non-residential (commercial, industrial, and institutional) properties, and two contracts regardless of property type if the property is deemed to be of exceptional architecture, culturally significant or at risk of demolition. The City has some additional capacity for contracts this year thanks to rollover slots that were not awarded in last three application cycles since 2020.

**ANALYSIS**

A total of 43 Mills Act applications were received by the Planning Bureau for the 2023 application cycle. 30 of the applications received were in the single-family category, eight (8) applications were received for the duplex and triplex category, four (4) applications were received for the multi-family/mixed-use category. One application was received for the non-residential category. The following tables provide a breakdown of the applications received:

**Table 1. Landmark Designated Properties Applications**

Landmark Building Name	Address	Building Type	Historic District
Houser Building	2740 E. Broadway	Mixed-Use (Commercial and Residential)	N/A
Casa Aitken	725 E. 8 <sup>th</sup> Street	Multi-Family Residential	N/A

**Table 2. Applications that Include Requests for Landmark Designation**

Historic District	Address	Building Type
Bluff Park	3305 E. 1st Street	Single-Family
N/A	4004 Country Club Drive	Single-Family
N/A	2105 Bermuda Avenue	Multi-Family
N/A	82 Rivo Alto Canal	Single-Family

**Table 3. Contributing Resource to Historic District Applicants**

Property Type	Number
Single-Family	28
Duplex/Triplex	8
Multi-Family / Mixed-Use (4 or more units)	2
Commercial	0

Included in this report is application information sorted by historic district and council district to illustrate the geographic distribution of applications received throughout the city. The largest single source of applications this year were from properties located in historic districts. Residents from the California Heights Historic District filed 11 applications which is the most of any historic district. The City received applications for properties in 11 out of 18 historic districts, and 6 out of 9 council districts. By Council District, most applications filed were by property owners located in Council District 2, which has the highest concentration of historic districts – five historic districts. Council Districts 1 and 5 include high numbers of applications. Table 4 and 5 summarize the number of applications historic district and council district.

**Table 4 Applications by Historic District**

<b>Applications by CD</b>	
Belmont Heights	1
Bluff Heights	4
Bluff Park	7
Brenner Place	0
California Heights	11
Carroll Park a	2
Drake Park/Willmore City	4
Eliot Lane	0
Grant Neighborhood	0
Helman Street / Craftsman	1
Linden Drive	0
Lowena Drive	0
Minerva Drive	0
Rose Park	3
Rose Park South	1
Sunrise	1
Wilton Street	0
Wrigley Area	2
Total	43

**Table 5 Applications by Council District**

<b>Applications by CD</b>	
CD1	6
CD2	19
CD3	2
CD4	0
CD5	12
CD6	1
CD7	3
CD8	0
CD9	0
Total	43

Tables 4 and 5 illustrate that most applications are from the southern part of the City. While there are historic properties throughout all of Long Beach, the southern portion of the City retains high concentrations of older building stock and has the largest number of historic districts and historically designated properties, which explains why there is a larger number of applications in Council Districts 1 and 2. Council District 5 received the second highest

concentration of applications submitted since California Heights Historic District is located in Council District 5. The Development Services Department has been working on two historic preservation initiatives that involve a broader study and recognition of various underrepresented communities in city history in order to help fill historical gaps within City historic preservation documents, such as the Historic Context Statement, which currently provides very limited information about communities of color. Building upon the Race & Suburbanization historic context statement approved in 2022, staff are continuing efforts to expand the historic preservation program to increase recognition and preservation of community histories that are currently under-represented in the historic preservation program in Long Beach. The historic context statement update effort is anticipated to be completed later this year. At that time, staff will be re-evaluating the design of the Mills Act program to identify ways of more equitably awarding Mills Act contracts in future years including with a focus on properties recognized through the context statement updates.

### **2023 Mills Act Program Recommendations**

A total of 43 Mills Act applications were filed this year. Based upon review of each application against the criteria described in the application guide in consideration of both the historic value of the property and the strength of the workplan, staff is recommending 26 contracts be awarded. Applications in this year's application cycle reflect a broad range of proposed improvements that would support the preservation of the subject properties, ranging from foundation repairs, re-roofs, exterior siding repairs, plumbing and electrical upgrades, window restoration/rehabilitation and/or replacements.

Staff is recommending Mills Act contract approval as noted for each of the following properties (Attachment C1 –C26 – Workplans):

1. **2621 E. 1<sup>st</sup> Street** – A two-story single-family residence that features a steep cross gable roof system, clad in two different styles of wall cladding (wood shingle and horizontal wood siding) symmetrical façade and off centered covered porch with a gable roof. The building is intact and the workplan includes foundation replacement, restoration of the exterior wood shingle siding and windows, reroof and eave and fascia repairs, upgrade electrical and plumbing.
2. **3305 E. 1<sup>st</sup> Street** – A two-story Foursquare with Craftsman details that feature scalloped wood shingle siding on the upper walls and horizontal wood planks on the lower walls, a hip roof system with a side facing gable roof system and original wood windows. The building is intact with minimal exterior changes and the workplan includes exterior wood restoration, window restoration, restoration of the pedestals/columns and balustrades, replace the Knob and Tube electrical wiring, remove and replace galvanized plumbing, upgrade heating system, repainting the exterior using appropriate color pallet for the architecture style. The property exceeds the property valuation limit, so the property can only be considered in the exceptional architectural category. It must also be designated as a landmark.

3. **3333 E. 2<sup>nd</sup> Street** – A one-story Craftsman style that features a front facing gable roof system with exposed roof rafters and beams, horizontal wood siding, a wide covered porch with square columns and wood windows. The building is intact and the workplan includes foundation seismic retrofit and foundation repairs due to water damage, restore/repair porch columns, reroof, restore/repair exterior siding, repaint using appropriate Craftsmen colors, replace non-period windows with wood windows, repair 17 double hung wood windows, and improve onsite drainage to address water intrusion into the building.
4. **2553 E. 3<sup>rd</sup> Street** – A two-story airplane Craftsman that features front facing gable roof systems with wide overhanging eaves and exposed rafter tails and beams, horizontal exterior wood siding and wood windows. The building is intact, and the work plan includes foundation repairs, reroof of house and garage, restoration of the porch and brick columns, restoration/repair of 23 wood windows on house, restoration/repair of four doors, remove the artificial turf and concrete floor repair, restoration of exterior siding and repaint with Craftsman colors, repair/restore garage, install new concrete driveway and remove chain link fencing.
5. **347 W. 7<sup>th</sup> Street** – A two-story Queen Anne that features various roof lines and wide overhanging roof eaves, horizontal exterior wood siding and decorative scalloped shingles, decorative wood windows and covered porch with decorative support columns. The building is intact, and the work plan includes installation of a new foundation, removal of the non-original red bricks installed in front of the existing cinder block foundation, around the porch columns and along the walkways and porch floor, window restoration/repair, exterior siding restoration and repainting, plumbing system upgrades, removal of all chain link fencing and landscape improvements. The improvements will protect the building's important features as well as allow the building to be visible from the right of way.
6. **2740 E. Broadway** – A three-story mixed-use building designed in Italian Renaissance style with Spanish Baroque decorative accents. The building is intact, and the work plan includes front facade improvements which include Terracotta cleaning/restoration, brick façade restoration/cleaning, decorative wrought iron restoration (cleaning and painting), restoration/repair of the red clay tile roof on the tower, upgrade plumbing and electrical systems. Paint and resurface all metal on roof, flashings, spouts, remove non-original windows and install period windows and restore all original wood windows. The improvements will protect the buildings important features.
7. **324-328 Carroll Park West** – A two-story Spanish Colonial duplex and a detached Craftsman Bungalow. The Spanish Colonial work plan includes foundation replacement and stucco wall restoration, restoration of the wood beams and roof eaves, restoration

of 17 wood windows, reroof, electrical and plumbing system upgrades and repainting. The Bungalow's 24 wood windows will be repaired/restored.

8. **2324 Carroll Park South** – A two-story Queen Anne that features a cross gable roof system, horizontal wood planks on the lower lever and scalloped wood singles on the upper walls and wood windows. The building is intact and the workplan includes a foundation replacement and seismic retrofit, exterior siding restoration, repainting in appropriate Queen Anne exterior colors, restoration of the rear covered porch and deck above, garage reroof and installation of new period appropriate garage doors.
9. **3556 California Avenue** – A one-story Spanish Colonial Revival that features two roof systems – a front facing gable roof with red clay tiles and a flat roof, wood windows, a small courtyard. The building is intact, and the work plan includes foundation seismic retrofit, reroof, window restoration, replace non-original windows and install wood windows, restoration of the exterior stucco and repainting of house and garage.
10. **1146 Cedar Avenue** – A two-story Craftsman that features cross gable roof systems, exposed rafter tails and beams, exterior shingle siding and wood windows and a modest rear dwelling unit. The rear unit features a flat roof, horizontal wood siding and wood windows. Both buildings are intact and the workplan includes installation of a new foundation, restoration of the porch and pergola, restoration of the exterior wood shingles, rafter tails, and eaves on both dwellings, restore the original front door, upgrade electrical and plumbing systems.
11. **3628 Cerritos Avenue** – A one-story Spanish Colonial Revival that features a front facing gable roof with red clay roof tiles, a large chimney flanked by wood windows. The building is intact and the workplan includes foundation repairs, restoration of exterior stucco, window restoration, restoration of the porch and chimney, repaint and restoration/repairs to garage.
12. **334 Colorado Place** – A one-story Craftsman that features a low sloping front facing gable roof, large wood windows flanking the centered entry door and a wide covered porch supported by brick columns. The building is intact, and the workplan includes foundation retrofit, reroof, window restoration, overall repair and restoration –of the exposed wood eaves, rafter tails and beams, porch walls and columns, upgrades to the plumbing system and garage repairs.
13. **4004 Country Club Drive** – A two-story International architectural style building which features a post and beam with a flat roof system and stucco exterior. The workplan will restore the unique post and beam elements of the building such as the metal beams, wood posts and trims, windows and glass doors, repainting, and restoration to the front yard. The recommendation for Mills Act is subject to building obtaining landmark designation.

14. **803 Daisy Avenue/615 W 9th Street** – A corner lot with two buildings: a two-story Craftsman triplex and a two-story Folk Victorian duplex. The two-story Craftsman triplex features front facing low sloping gable roof, exposed eaves and beams, horizontal wood siding, and wood windows. The two-story Folk Victorian features a front facing steep gable roof, horizontal wood siding, wood windows, and a centered front porch. Both buildings are intact and the workplan includes reroof and upgrade electrical system for the Triplex and restoration of the exterior wood siding, repaint, upgrade the electrical and plumbing systems for the Folk Victorian.
15. **2100 Eucalyptus Avenue** – A one-story Spanish Colonial Revival featuring a gable roof system with red clay roof tiles, arched picture window, a turret entry, wood windows and a small dwelling unit located above the garage. Both buildings are intact, and the workplan includes foundation repairs and seismic retrofit, stucco wall repairs, repainting, electrical system upgrades, restoration of studio window trims and sills, remove eight non-original metal windows on the studio and install wood windows.
16. **2151 Eucalyptus Avenue** – A two-story Spanish Colonial Revival featuring side gable roof systems, stucco walls, wood windows in arched openings, and a courtyard enclosure. The building is intact, and the workplan includes a reroof preserving the red clay tiles and installing underlayment, stucco wall restoration, chimney repair, window and door restoration, electrical and plumbing systems upgrade, repair/restoration to courtyard walls and iron gate, and landscape removal that is damaging the courtyard walls.
17. **784 Freeman Avenue** – A one-story Craftsman featuring a side facing gable roof system, horizontal exterior wood siding, wood windows and a covered porch with a front facing gable roof. The building is intact, and the workplan includes major foundation repairs, roof replacement, electrical and heating systems upgrades, exterior siding restoration and repainting.
18. **774 Gladys Avenue** – A two-story Craftsman featuring side facing gable roof system, two styles of exterior wood siding/shingles, wood windows and an off-centered porch with a front facing gable roof structure. The building is intact, and the workplan features reroof, restoration of the front porch and pergola, restoration of windows and doors, replace non-original windows, and upgrade the electrical system.
19. **32 Kennebec Avenue** – A two-story Craftsman featuring front and side facing gable roof systems, overhanging exposed eaves and beam, exterior wood single siding, and wood windows. The building is intact, and the work plan includes restoration of the exterior siding, repair roof drainage and downspouts, restoration/replacement of 18 sets of casement windows, repaint, upgrade the plumbing system and replace garage door.
20. **3759 Myrtle Avenue** – A one-story Spanish Colonial Revival featuring two roof systems: a front facing gable roof with unique red clay roof tiles and a flat roof, stucco walls, wood windows and a small courtyard. The building is intact, and the workplan includes repair



roof and chimney, repair foundation and seismic retrofit foundation, install a French drain to eliminate water intrusion damaging the foundation walls, repair/restoration of the stucco walls, restoration of 18 wood windows, and plumbing system upgrades.

21. **404 Newport Avenue** – A one-story Craftsman featuring a side gable roof, horizontal wood siding and wood doors and windows. Constructed in 1919 as a single-family residence, it was converted to a commercial use and was recently converted back to a single-family residence. The building is intact and the workplan includes removal of the vinyl siding and repair of the original horizontal wood siding and trim, restoration of twelve casement windows and entry door and sidelights, construct a new front porch in effort to restore the front elevation to original, structural repairs to roof rafters and install new roof, remove metal perimeter fencing and install vertical wood fencing, remove all concrete in front yard, install new front yard landscaping and install new path leading to stoop.
22. **239-241 Orizaba Avenue** – A two-story Tudor duplex featuring varying roof systems, a turret, stucco exterior walls and metal windows. The building is intact, and the workplan includes foundation repair and seismic retrofit, exterior stucco repair, exterior trim restoration, remove nine non-original windows and replace with new windows, window restoration on large picture window, remove and replace 22 non-period window screens, remove non-original concrete walkway and install new walkway and remove tree that is damaging foundation of building.
23. **735 Sunrise Boulevard** – A two-story Craftsman featuring front and side facing gable roof systems, wide overhanging exposed eaves and beams, exterior wood shingle siding, wood windows, and a large porch beneath a front facing gable roof. The building is intact, and the workplan includes reroof, restoration of the exterior wood shingles, restoration of the wood windows, repaint, upgrade electrical and plumbing system, install a new concrete pathway and replace the ribbon driveway.
24. **636 Temple Avenue** – A one-story Craftsman featuring a side gable roof system, horizontal wood exterior siding, wood windows, porch with arched wood trim beneath front facing gable roof. The building is intact, and the workplan includes exterior siding restoration, repainting appropriate Craftsman colors using at least three different paint colors, window restoration, electrical and plumbing system upgrades, reroof garage, and replace concrete of porch floor and walkway.
25. **781 Walnut Avenue** – A one-story Craftsman featuring two front facing roof gable, wide porch with brick columns, horizontal wood siding and wood windows. The building is intact, and the workplan includes foundation repairs and seismic retrofit, reroofing and insulation installation, window restoration, restoration of the wood siding and trims and repainting appropriate Craftsman colors using at least three different paint colors, restoration of the front façade, porch and column bases, and termite mitigation and stump removal.

26. **822 W. Willow Street** – A one-story Mid-Century Modern commercial office building was constructed featuring two vertical concrete panels, which extend from the building’s cantilevered roof to the ground and a centered single wood entry door. The building is intact, and the workplan includes stucco repairs to the exterior of the building, repaint, restoration of the landscaping on the front and rear of the building, replace the reed screens on the rear of the building. The property is not designated as a local landmark currently but was recommended by the CHC in April. It is anticipated to be presented to City Council along with other properties as recommended for landmark designation through this action.

### **Landmark Designation**

Planning Bureau staff received four applications for landmark designation along with the Mills Act Program applications. Long Beach Municipal Code (LBMC) Chapter 2.63 provides the criteria for historic designation. To be eligible for Landmark designation, a cultural resource must retain integrity and meet one of the following criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of the City’s history; or
- B. It is associated with the lives of persons significant in the City’s past; or
- C. It embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or it possesses high artistic values; or
- D. It has yielded, or may be likely to yield, information important in pre-history or history.

A combined analysis of each property’s eligibility for both Landmark designation and Mills Act is provided below; the discussion is organized by address.

#### 3305 E. 1st Street

The single-family residential building was constructed by Miner Smith in 1924. Situated on a prominent corner lot, the unique building was constructed in the Craftsman architecture style but has American Foursquare features. The two-story building features scalloped wood shingle siding on the upper walls and horizontal wood planks on the lower walls. A wide horizontal mounted wood trim wraps around the building and separates the two sidings. The front elevation features a smaller hip roof system with a larger side facing gable roof system directly behind. The house features a variety of wood windows with decorative sills and trims and the side elevation features a large bay window. The building originally featured a wraparound porch which featured three Miner Smith custom concrete column pedestals with ornate concrete column balustrades. Three sides of the pedestal columns feature a recessed shelf accented by scalloped leaf designs. The porch was enclosed at some point, but the ornate porch columns and railing remains visible. The ornate balustrades are repeated on the second-floor roof deck railing located directly above the enclosed porch. Miner Smith’s custom molding remains on the inside of the main story of the house in addition to the original brass accent switch plates

and toggle “dolly” switches. The distinct features characterized by Miner Smith’s designs are evident on the building.

Original homeowners, Fredrick William (1875-1956) and Clara Rehbock (nee Schwarting) (1878-1954) were prominent and active members of the Long Beach community and were Long Beach business owners. Fred was a German immigrant to the United States in the late 1800s and Clara was born in Fayette, Texas. Clara was from a locally prominent pioneering family in Long Beach, the Schwartings. In 1907, Clara commissioned an apartment building to be built located on 1<sup>st</sup> Street and Lime Avenue in Long Beach. When newly arriving to Long Beach, Fred lived in one of the units after construction in 1908. Fred and Clara married shortly thereafter in 1911. They commissioned the residence on 1<sup>st</sup> Street to be constructed and when construction was completed in 1924, they moved out of the apartment and into the new two-story home. They lived in the home for 29 years until it sold in 1953.

Both Fred and Clara were active advocates for protecting Long Beach by eliminating railway switching along Broadway and freight yard operations. Fred’s father was world-known for his work in fluid dynamics and he was the President of the University of Karlsruhe three times during his life. As a result, Fred was an avid early aviator, and he owned a large hangar at the Long Beach Airport, the F.W. Rehbock Hangar, later renamed the “Lewis Aviation Service-F.W. Rehbock.” Fred frequently held and hosted events such as the Air Circus that showcased state-of-the-art planes like the Fokker F-32 and flying stunt shows with notable figures like “Honeymoon Joe” Lewis. When the Shell Oil Company flying club moved their headquarters from Compton to the Long Beach Municipal airport, they used Fred’s hangar to house their Waco biplane. In addition to commercial and community airport events, Fred participated in flight testing. He spent time with Alfred Knutson, a licensed marine navigator. Together they flew a Scarab engine biplane across the country to experiment with a new air navigation system. In 1932, the Rehbocks sold the hangar to P.T. Adams of the US Naval reserve to form a charter service to the entirety of United States, Mexico, and Canada under the name International Fly Service sparking a new generation of aviation related events. This property is eligible for Criteria B representing F. W. Rehbock’s contribution to aviation in Long Beach (Period of Significance 1924 - when they lived in the house). (Criteria B - Associated with the lives of persons significant in the City’s past).

Miner Smith (1877-1965) was an artisan builder of bungalows in the 1920’s. Miner formed the M.R. Smith Stone and Mantel Company based in Los Angeles and he advertised his business as “Designer and Builder of Artistic Natural Stone Mantels.” He specialized in custom, high-quality bungalows and called them bungalow mansions and built over 23 houses in in Long Beach. Advertised as “Bungalow Mansions”, Miner Smith was known for constructing his bungalows with elaborate architectural detail such as ornamental concrete porches and fireplaces that looked like logs or trees, and porte-cocheres over the driveway. This property is eligible for Criteria C representing the work of master builder, Miner Smith (Period of Significance 1924). (Criteria C - Embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or it possesses high artistic values).

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Conclusion – The subject single-family residence at 3305 East 1st Street 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 1924 through the occupation of Frederick and Clara Rehbock circa 1956 and Criterion C with a period of significance of 1924, the date of construction. The subject property is recommended eligible for listing as a City of Long Beach Landmark (Attachment D –DPR Form - 3305 E 1st Street). If approved for landmark designation as recommended, the building will be known as the F.W. Rehbock House after the original owners.

Based on staff evaluation, this property has been found to be eligible for both Landmark designation under Criteria B and C and staff recommends the property for the Mills Act Program. The property exceeds the valuation limit for the single-family house category; however it meets the requirements for classification under the “exceptional architecture category” under the Mills Act Program.

### 4004 County Club Drive

Landmark Designation – The home was built in 1959 in the International Architectural style 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 for the large 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 1<sup>st</sup> 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). (Criteria B - Associated with the lives of persons significant in the City’s past).

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 property is eligible for Criteria C representing the work of master architect, Edward Killingsworth (Period of Significance 1959). (Criteria C - Embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or it possesses high artistic values). (Attachment E –DPR Form - 4004 Country Club Drive).

Conclusion: The subject single-family residence at 4004 Country Club Drive 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. Based on staff evaluation, this property has been found to be eligible for both Landmark designation under Criteria B and C and is recommended for a Mills Act contract. The Mills Act contract is subject to local designation approval by the City Council. If approved for landmark designation as recommended, the building will be known as the Mr. and Mrs. Maurice Frank House.

### 82 Rivo Alto Canal

The two-story residence was constructed in 1961-1962 was designed in the International Architectural Style. The building was commissioned by Edward Frank for Arts and Architecture magazine's Case Study House Program (CSH #25) and was designed by Edward Killingsworth of Killingsworth, Brady, and Smith (KBS).. The building features a post and beam construction with smooth stucco walls. The front façade features a pair of double height windows and reflecting pool with "floating" steps that lead to the 17-foot-tall entry door. The reflecting pool extends inside along the left side of an atrium. A large sliding glass door system provides access to inside the house courtyard.

Edward Frank and his brother, Maurice Frank, were the co-owners of Frank Brothers, a store that was a pioneer in the field of modern furniture retailing during the mid-20th century. The company closely collaborated with architects and designers to cross-promote modern designs and are recognized for their role in distribution of many of the iconic designs produced in the era. Frank Brothers were heavily involved in the Case Study House program, furnishing CSH #25 and six additional houses. (Criteria B - Associated with the lives of persons significant in the City's past).

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,

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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. Criteria C - Embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or it possesses high artistic values).

Conclusion: The building is a prominent example of International Style in Long Beach and within the context of California Modernism in the United States during the mid-20th century. The building exhibits characteristics of International Style, including its rectangular form, lack of ornamentation, flat roof, large panes of glass, open interior plan, and inclusion of innovative building materials and techniques. The house retains a high level of integrity with intact character defining features. Based on staff evaluation, this property is likely to be eligible for Landmark designation under Criteria B and C. The workplan was not as comprehensive as the other work plans submitted for consideration and therefore is not recommended for a Mills Act contract. As a result, the property owners do not wish to seek approval for landmark designation at this time.

### 2105 Bermuda Avenue

The building was constructed in 1906 in the Vernacular cottage architectural style as a single-family residence. Several alterations have occurred over time, a sunroom was enclosed to enlarge the dwelling and a rear addition created a new dwelling (2105 1/2 Bermuda Avenue) thus converting the building to a duplex. In 1947, two dwelling units were constructed over the four-car garage located at the rear of the lot.

The property was associated with several notable persons but does not rise to a level of significance to make the findings under Criteria B. Original owner and builder, Stephen Butler (born in 1832) came to Long Beach in 1905 where he opened his Colorado Real Estate Company business and he sold gas through another business, the United Improvement Company. Stephen, wife Rosalie and stepdaughter Lucinda Walker were active in Long Beach social organizations. The building was the scene of many social gatherings. Subsequent owners included Sam Spickard (1910-1912), Daniel Farrand and Ruth Dodd Rogers, educator, lecturer and writer Julia Ellen Rogers (1912-1913), Crosby's Service Station owners George H. (1882-1971) and Grace V. Crosby (1881-1955).

Conclusion: The building is over 100 years old, however it was not found to be distinctive or built by a master craftsman nor was it found to be associated with persons important or significant to Long Beach. Based on staff evaluation, this property has not been found to be eligible for Landmark designation under Criteria B - Associated with the lives of persons significant in the City's past; or Criteria C - Embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or it possesses high artistic values. Thus, is not eligible for a Mills Act contract.

### **Applications Not Awarded This Year**

A majority of the applications this year included important historic preservation workplan items, however due to the high volume of applications, the selection process was competitive. Applications that included a comprehensive scope of work including “major” repair items, workplans which will reverse exterior modifications and/or restore original architectural features were given strong consideration. Repairs that improve the condition of the structure for the long term were also a focus of applications recommended by staff.

The following is a list of the 17 applications that were not selected for this year’s cycle. Although many of the below-listed properties which were not selected have historic value, the proposed workplan was deemed not sufficient to meet the threshold for contract award, and/or the property could not be found to meet the criteria for landmark designation. Many of the properties not selected have already had more substantial repairs or the scope of the workplans were limited and did not address long-term needs of the subject properties. Awarding contracts with insufficient workplans is, in staff’s evaluation, inappropriate in comparison to the property owner benefit and city cost of the contract, even on noteworthy or architecturally significant properties.

- 2425 E. 2<sup>nd</sup> Street
- 2609 E. 2<sup>nd</sup> Street
- 725 E. 8<sup>th</sup> Street
- 3457 California Avenue
- 1051 Cedar Avenue
- 3753 Gundry Avenue
- 3650 Lemon Avenue
- 3765 Lemon Avenue
- 3559-3561 Lime Avenue
- 207 Loma Avenue
- 3636 Olive Avenue
- 3720 Olive Avenue
- 82 Rivo Alto Canal – Did merit landmark designation but not Mills Act contact
- 3765 Rose Avenue
- 293 Temple Avenue
- 750 Temple Avenue
- 2105 Bermuda Avenue – Did not merit landmark designation

### **RECOMMENDATION**

Out of the 30 applications received for the single-family category, staff has recommended 17 for Mills Act contracts. Out of the eight applications received for duplex/triplex category, staff has recommended five for contracts. Out of the four applications received for multi-family/mixed-use category, staff is recommending two for contracts. One application for the non-residential category (commercial) was accepted, and staff is recommending approval.

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Staff has recommended one single-family property for a contract in the exceptional category. In total, 26 applications are being recommended for contracts with 17 applications not recommended for contracts this year.

Staff has analyzed the landmark nominations, 3305 E. 1<sup>st</sup> Street (Attachment F – Findings 3305 E 1<sup>st</sup> Street) and 4004 Country Club Drive (Attachment G – Findings 4004 Country Club Drive) and has determined that the two properties both meet the requirements set forth in Section 2.63.050 (Cultural Heritage Commission) of the Long Beach Municipal Code, which states that a cultural resource qualifies for designation as a Landmark if it retains integrity and meets one or more of the four required findings. As previously noted, 3305 E. 1<sup>st</sup> Street has been found to be eligible for Landmark designation under Criteria B and C and 4004 Country Club Drive has been found to be eligible for Landmark designation under Criteria B and C.

The nomination for Landmark status for 3305 E. 1<sup>st</sup> Street and 4004 Country Club Drive are consistent with. Policy 2.7 of the Historic Preservation Element which encourages preservation through the landmarking of private buildings. The proposed nominations for 3305 E. 1<sup>st</sup> Street and 4004 Country Club Drive are complementary to the surrounding neighborhoods they are located within. The designation of the subject building as a historic landmark raises awareness of Long Beach's history and preserves significant historic resources.

Staff recommends that the Cultural Heritage Commission make a recommendation to the City Council to award 26 Mills Act contracts as outlined in this staff report, and staff recommends that the Cultural Heritage Commission make a recommendation to the City Council to approve the two landmark nominations for 3305 E. 1<sup>st</sup> Street and 4004 Country Club Drive.

### **PUBLIC HEARING NOTICE**

Public notices for the two landmark designations were distributed on May 15, 2023. Public notices are not required for the recommendation to City Council to award Mills Act contracts.

### **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.




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Respectfully submitted,

  
GINA CASILLAS  
PROJECT PLANNER

  
ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER



ALISON SPINDLER- RUIZ, AICP  
PLANNING BUREAU MANAGER

ASR:AP:gc

Attachments: Attachment A – Location Map  
Attachment B – Mills Act Guide  
Attachment C1– C26 – Work Plans  
Attachment D – DPR Form - 3305 E 1<sup>st</sup> Street  
Attachment E – DPR Form - 4004 Country Club Drive  
Attachment F – Landmark Findings – 3305 E 1<sup>st</sup> Street  
Attachment G – Landmark Findings - 4004 Country Club Drive