

**5437 E. OCEAN BOULEVARD
Long Beach, California**

Historic Resource Report



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CONSULTING



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EXECUTIVE SUMMARY

This report presents the results of a historic resource evaluation of the building located at 5437 E. Ocean Boulevard in the City of Long Beach. The subject building is located on public land between Alamitos Bay and E. Ocean Boulevard. The building is not currently designated a landmark at the national, state, or local levels, and it has not been identified previously as a potential historic resource. The City of Long Beach (City) retained GPA Consulting (GPA) to complete this evaluation as part of the environmental review of a proposed project on the property in compliance with the California Environmental Quality Act (CEQA).

Originally constructed in the shipyard of the Long Beach Harbor circa 1920, the subject building was moved to its current location in 1948. It was evaluated in this report using the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria, as well as the City of Long Beach Historic Landmark criteria. The primary contexts used to evaluate the building were the Alamitos Bay Yacht Club and the development of yachting and yacht clubs in the postwar period. The period of significance considered was 1948, the year the club took possession of the building, to 1964, the year it sold the building and relocated to a new clubhouse.

After careful research and evaluation, this Historic Resource Report concludes that the building is not individually eligible for listing in the National or California Registers or as a Long Beach Historic Landmark. It also concludes that the building is not a contributor to a potential historic district at the federal, state, or local levels. Therefore, 5437 E. Ocean Boulevard is not a historic resource subject to CEQA.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to determine and set forth whether or not a proposed project will impact historic resources. The project site is located at 5437 E. Ocean Boulevard in the City of Long Beach and is occupied by one building. It is public land located between Alamitos Bay and E. Ocean Boulevard, and it does not have a Los Angeles County Assessor Parcel Number. The subject building is not currently designated a landmark at the national, state, or local levels, and it has not been previously identified as a potential historic resource.

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1.2 Methodology

In conducting the analysis of potential historic resources and project impacts, the following tasks were performed:

1. Conducted a field inspection of the project site and surrounding area to determine the study area for the report and to identify potential historic resources. The study area was identified as the project site itself. The subject building was identified as a potential historic resource because it is over 45 years of age.
2. Researched the property to determine whether or not it is currently listed as a landmark at the national, state, or local levels and whether or not it has been previously identified or evaluated as a historic resource. This involved a review of the California Historic Resource Inventory (HRI) for the City of Long Beach, maintained by the California Office of Historic Preservation, as well as the lists of National Register properties, California Register properties, local landmarks, and local historic districts maintained by the City's Planning Department. Based upon this research, the subject building is not currently listed as a landmark at the national, state, or local levels, and it has not been previously identified as a historic resource; however, it was evaluated for California Register eligibility by the City's Public Works Department in 2012. The evaluation concluded that the building was not eligible for listing in the California Register (See Appendix B for a copy of the previous evaluation summary).
3. Obtained and reviewed the building permit record for the property which begins in 1948, when the building was moved to its current location. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional sources, such as visual inspection and published histories.
4. Reviewed background information provided by the City. This included the California Register evaluation summary prepared by the Public Works Department in 2012, photographs of the subject building, and a written history of the Alamitos Bay Yacht Club, which occupied the building from 1948 to 1961.

5. Researched the property and surrounding area at local libraries and archives to establish the general history and context, including a review of the relevant databases, newspapers, books, and articles.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state and local historic preservation designations, and assessment processes and programs.

2. REGULATORY ENVIRONMENT

Generally, a lead agency must consider a property a historic resource under the California Environmental Quality Act (CEQA) if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The national, state, and local designation programs are described below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology.³ A property of potential significance must meet one or more of four established criteria:⁴

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

¹ Public Resources Code Section 5024.1 and 14 CCR Section 4850.

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ Title 36 Code of Federal Regulations Part 60.4.

Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity."⁵ Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁶ Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials, and they are defined by *National Register Bulletin #15* as follows:⁷

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁸ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historic resources and to indicate what

⁵ *National Register Bulletin #15*, p. 44.

⁶ *National Register Bulletin #15*, pp. 44-45.

⁷ *National Register Bulletin #15*, pp. 44-45.

⁸ *National Register Bulletin #15*, p. 7.

properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of properties that are listed automatically, as well as those that must be nominated through an application and public hearing process.⁹ The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.¹⁰

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹¹

1. The survey has been or will be included in the State Historic Resources Inventory.
2. The survey and the survey documentation were prepared in accordance with office (OHP) procedures and requirements.

⁹ Public Resources Code Section 5024.1.

¹⁰ Public Resources Code Section 4852.

¹¹ Public Resources Code Section 5024.1.

3. The resource is evaluated and determined by the office (OHP) to have a significance rating of Category 1 to 5 on a DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

2.3 City of Long Beach Historic Landmarks

Chapter 2.63.060 of the City of Long Beach Municipal Code establishes the procedures and criteria for designating local historic landmarks. Specifically, the criteria for individual landmark designation are as follows:¹²

- A. It possesses a significant character, interest, or value attributable to the development, heritage, or cultural characteristics of the City, the Southern California region, the state, or the nation; or
- B. It is the site of an historic event with a significant place in history; or
- C. It is associated with the life of a person or persons significant to the community, city, region, or nation; or

¹² City of Long Beach. *Historic Preservation Element*. Adopted June 22, 2010; p. 39-40.

- D. It portrays the environment in an era of history characterized by a distinctive architectural style; or
- E. It embodies those distinguishing characteristics of an architectural type or engineering specimen; or
- F. It is the work of a person or persons whose work has significantly influenced the development of the City or the Southern California region; or
- G. It contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- H. It is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural, or architectural motif; or
- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic; or
- J. It is, or has been, a valuable information source important to the prehistory or history of the city, the Southern California region, or the state; or
- K. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type.

While the City does have specific integrity requirements, there is an expectation that Historic Landmarks retain the form and materials from their period of significance. As stated in the City's Historic Preservation Element, "Buildings may be eligible for landmark status if they have historic and/or architectural significance *and have substantially retained their original exterior form and materials.*"¹³

The City of Long Beach also recognizes local historic districts; however, the subject property is in an isolated location and does not have the potential to contribute to a historic district. Therefore, the criteria for local historic district designation were not included in this report.

¹³ Ibid, p. 39.

3. ENVIRONMENTAL SETTING

3.1 Description of the Project Area

5437 E. Ocean Boulevard is located on a strip of public land bordered by E. Ocean Boulevard to the west, Alamitos Bay to the east, Bayshore Park to the north, and vacant land to the south. The area is flat and characterized by views of the Pacific Ocean and Alamitos Bay. Neighborhoods in the vicinity include Belmont Shore and Naples.

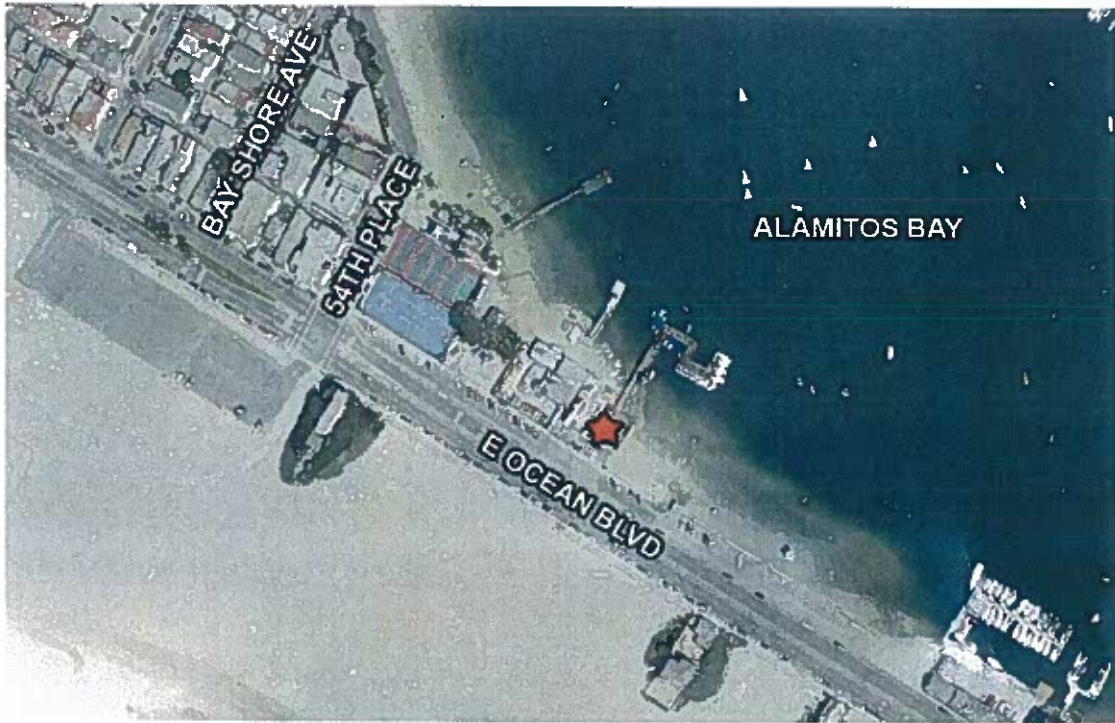


Figure 1: Location Map. Aerial courtesy of Google Earth.

3.2 History and Description of 5437 E. Ocean Boulevard

5437 E. Ocean Boulevard is a one-story building constructed circa 1920 in no particular architectural style. It was originally located in the shipyard of the Long Beach Harbor and functioned as a firehouse. Little is known about the building's history during this period, although some believe that the City eventually seized the building, because it was being used as a terminal for an illegal gambling boat in the 1930s and 1940s.¹⁴

In 1948, the City sold the building to the Alamitos Bay Yacht Club (ABYC), which relocated it to its present site for use as a clubhouse. ABYC was founded 24 years earlier on August 14, 1924, by twelve local sailors and boat builders. Two years later, on May 30,

¹⁴ Facts in this paragraph excerpted from: No Author. "Leeway Sailing and Aquatics Center History." City of Long Beach Parks, Recreation, and Marine Department Website: http://www.longbeach.gov/park/parks_and_open_spaces/parks/leeway_sailing_and_aquatics_center_history.asp. Accessed April 13, 2013.

1926, ABYC formally organized. Another two years later, on January 28, 1928, the club incorporated within the laws of the State of California.¹⁵

ABYC had a variety of meeting places in its early years. These included pioneer member S.W. Holmers' loft, located on Alamitos Bay near Pier Avenue and the Rialto Hotel on the corner of Pier Avenue and Bay Shore Walk. In 1928, ABYC constructed its first clubhouse on a leased lot at the corner of 64th Place and Bay Shore Walk. Within a few years, however, the Great Depression had taken its toll on the club and the land lease was lost. ABYC sold the building, and the new owner moved it to an unknown location. After the loss, meetings were held in members' homes until 1937, when an old barge was converted into a floating clubhouse. In 1939, a hurricane hit Long Beach and damaged the barge beyond repair. Members met in each other's homes again until 1942, when club activity ceased due to World War II.¹⁶



Figure 2: Original ABYC Clubhouse; Source: ABYC Website: http://www.abyc.org/membership/facilities_and_vessels.pdf

With the end of the war in 1945, club members reconvened. By 1948, members decided a new clubhouse was necessary, so they purchased the old firehouse from the harbor and relocated it to 5437 E. Ocean Boulevard. Once the building was relocated the club added a loft, two dressing rooms, a galley, a large deck, and a pier extending into the bay.¹⁷

The popularity of boat racing increased significantly in the Long Beach area and throughout the U.S. in the postwar years.¹⁸ Races increased in number and type and ABYC became a popular host. When the bridge at the end of the Alamitos Bay Peninsula was removed in 1955, members began racing and cruising larger boats. As a result of the growth of boating in the region, increased activity by ABYC and other area yacht clubs, and the development of the Alamitos Bay Marina by the City, the club decided to build a new, larger clubhouse in the early 1960s. The club leased the land located at 7201 E. Ocean Boulevard from the City in 1962 and completed a new two-story building in 1964.¹⁹

While ABYC was the primary owner and operator of 5437 E. Ocean Boulevard from 1948 to 1964, the club shared the building during this period with the Leeway Sailing and Aquatics Center (Leeway), an instructional body operated by the City. When ABYC moved to its new home in 1964, Leeway remained at 5437 E. Ocean Boulevard. It continues to operate out of the building to this day.

¹⁵ Facts in this paragraph excerpted from: No Author. "ABYC History." Alamitos Bay Yacht Club Website: <http://www.abyc.org/clubhistory.cfm>. Accessed April 14, 2013.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Robinson, Bill. *The World of Yachting*. New York: Random House, 1966; p. 45.

¹⁹ Ibid.



Figure 3: 5437 E. Ocean Boulevard, west elevation, looking east, April 2013; Source: GPA Consulting.

The building at 5437 E. Ocean Boulevard is situated on a narrow strip of sand between E. Ocean Boulevard and Alamitos Bay with a paved parking lot to its west, a boat storage area to its north, and wood-plank decks to its south and east. The building is rectangular in plan. It has a front-gabled roof with slightly overhanging, boxed eaves. The building's exterior walls are clad with synthetic shingles, and an exterior brick chimney is located on the south elevation.

The building's main entrance is located in the center of the west elevation. It is sheltered by a flat, projecting roof supported by wood posts. The entrance consists of a pair of slab doors set within a wood frame. The doors are flanked by sidelights, which have been covered with metal screens, and topped by a transom, which has been infilled with plywood. There are three additional doors on the east elevation: a pair of glazed wood doors and a single slab door. All are set within wood frames. An exposed wood frame, presumably for an awning or canopy, is located above the paired doors.

All of the building's visible windows are covered with the same metal screens that cover the entrance's sidelights. The majority of the windows appear to be vinyl sliders; at least one appears to be fixed. There are rectangular wood-slat vents beneath the front and rear gables. All windows and vents are framed with flat wood moldings.

The building has experienced several alterations since it was originally constructed circa 1920 and since it was relocated in 1948. Its windows, doors, and siding have all been replaced. Some window openings appear to have been resized, and all of its windows have been covered with metal screens.²⁰ (Additional photographs of the building are located in Section 7.)

²⁰ Alterations were based on visual observation and a partial photograph of the building circa 1957 published in Cass and Johansing. *The History of Yachting In Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958; p. 3.

4. EVALUATION OF ELIGIBILITY

5437 E. Ocean Boulevard was evaluated for listing in the National and California Registers, as well as for designation as a Long Beach Historic Landmark, using the established criteria and aspects of integrity. The contexts considered in these evaluations were the Alamitos Bay Yacht Club and the development of yachting and yacht clubs in the postwar period. The period of significance considered was 1948, the year the club took possession of the building, to 1964, the year it sold the building and relocated to a new clubhouse.²¹

4.1 National Register of Historic Places

Criterion A

In order to qualify under Criterion A, a property must be associated with events or trends that have made a significant contribution to the broad patterns of our history. The contexts considered under this criterion include the Alamitos Bay Yacht Club and the development of yachting and yacht clubs in the postwar period.

The Alamitos Bay Yacht Club appears to be the oldest yacht club in Long Beach. Unofficially founded in 1924 and officially incorporated in 1928, it predates the Long Beach Yacht Club, which was founded in 1929.²² For this reason, ABYC as an organization appears to be a significant part of the City's history; however, the subject building at 5437 E. Ocean Boulevard cannot reflect this significance, because it was not owned or operated by the club during its early years. ABYC's original 1928 clubhouse, which was relocated in the mid-1930s, was the building most directly associated with the club's formal founding and earliest years. If the 1928 building were still standing in its original location, it would have the potential to convey ABYC's significance as the first yacht club in Long Beach. The subject building, on the other hand, was only occupied by the club between 1948 and 1964 and is thus only associated with the club's postwar period. As a result, 5437 E. Ocean Boulevard is not significant for its association with the club.

Yachting began in Southern California as early as the 1860s.²³ It became increasingly popular in the Los Angeles region around the turn of the century. The earliest yacht clubs were the Catalina Island Yacht Club (1893) and the Los Angeles Yacht Club (1901).²⁴ Yachting activities at the time centered on Terminal Island, San Pedro Bay, and the Long Beach Harbor.²⁵ In the 1920s, likely related to both the increase in population in the region and the proliferation of wealth and excess during the decade, several more clubs were formed, including ABYC.²⁶ Despite hardships, many clubs continued to operate

²¹ The period in which the building was reportedly used as a firehouse was eliminated as a relevant context for evaluation, because research did not reveal any factual proof of this use. Additionally, because the building has been relocated, it no longer retains a direct association with that period of its history.

²² Cass and Johansing. *The History of Yachting In Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958; p. 21.

²³ No Author. "Los Angeles Yacht Club History." Los Angeles Yacht Club Website: <http://www.layc.org/Home.asp>. Accessed April 16, 2013; p. 2.

²⁴ Ibid.

²⁵ Ibid.

²⁶ Dates of club formation extracted from: Cass and Johansing. *The History of Yachting In Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958.

through the Great Depression era, but when World War II hit, activities ceased.²⁷ After the war, however, yachting experienced a boom period of rapid expansion. In the words of yachting historian Bill Robinson:

"From 1900 until the end of World War II, the world of yacht clubs changed little in character. New ones were added and old ones went under in lean years or gave way to the inroads of industry on their waterfront, but a violent change came during the great expansion after World War II. Everyone wanted to get afloat, and the natural urge to band together found expression in the formation of a great many new clubs."²⁸

In addition to the new yacht clubs that were formed in the postwar period, clubs like ABYC that existed before the war resumed their regular activities. Specifically, ABYC resumed activity in 1945. By 1948, it had enough members to warrant a new clubhouse, so the subject building was acquired from the harbor and relocated to its present site. As such, the building appears to be associated with the trend of increased yachting in the postwar period; however, mere association with an established event or trend is not sufficient for a building to be considered eligible for the National Register under Criterion A. Its association must not only exist; it must also be significant.²⁹

ABYC's association with the trend is not significant, because it was not started as a result of the postwar boom; it just continued operations in the wake of it. The trend would be better represented by a club that formed in direct reaction to the postwar boom, not by one that was established two decades earlier. Additionally, the modest building at 5437 E. Ocean Boulevard could hardly be considered representative of significant growth, especially when compared to ABYC's much larger clubhouse from 1964. Lastly, the trend of increased yachting and yacht clubs was nationwide, not limited to the Long Beach area or even to waterfront areas in general. The postwar period included a proliferation of manmade bodies of water. This led to the formation of yacht clubs in dry, land-locked places like Arizona and Oklahoma.³⁰ Such clubs would certainly be more directly associated with and reflective of the postwar yachting expansion. As a result, 5437 E. Ocean Boulevard does not appear to be significant for an association with the expansion of yachting and yacht clubs in the postwar period.

In addition, research did not reveal any specific events associated with the building. While the club hosted many functions and regattas while located at 5437 E. Ocean Boulevard, none of these appear to have been particularly significant within the City, region, or yachting world. While Los Angeles hosted the Summer Olympics twice during the club's existence, ABYC did not occupy the subject building at either time. Therefore, as it is not directly and importantly related to an event or trend that made a significant contribution to the broad patterns of our history, 5437 E. Ocean Boulevard does not appear to be significant under National Register Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The building's most significant historic association is with the Alamitos Bay Yacht Club. ABYC had many members and

²⁷ "ABYC History."

²⁸ Robinson, p. 45.

²⁹ *National Register Bulletin #15*, p. 12.

³⁰ Robinson, p. 46.

club officials while it occupied 5437 E. Ocean Boulevard; however, research did not reveal the names of any particular, significant individuals directly associated with the building. Its association with the club as a whole is better understood under Criterion A, as discussed above. Therefore, the building does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. 5437 E. Ocean Boulevard is a very basic building constructed circa 1920 in no particular architectural style and of common materials, such as wood. While its original use has been identified as a firehouse, it does not exhibit any architectural features related to this use. Likewise, while it was used as a yacht club for 16 years, the building does not exhibit any specific evidence of this use. Its decks and boat storage area reflect its historic use, but the building itself does not. It could just as easily be a single-family residence or a commercial building. In other words, as a result of its ambiguous design, basic construction, and lack of architectural distinction, 5437 E. Ocean Boulevard does not embody the distinctive characteristics of a particular type, period, or method of construction, and it is not significant under this aspect of Criterion C.

There is no original construction permit for the building, nor is there any other record of a particular designer, builder, or architect; however, based on the building's simple form and design, it does not appear to be the work of a master, and it does not appear to be significant under Criterion C as such. With regard to the last two aspects of Criterion C, the building lacks the kind of ornamentation and/or detail associated with buildings possessing high artistic values, and it does not represent a significant and distinguishable entity whose components may lack individual distinction. This last aspect is generally applied to historic districts. 5437 E. Ocean Boulevard is a single building, not a district. It is located on an isolated piece of public land, and as such, it does not have the potential contribute to a historic district. For all of the stated reasons, 5437 E. Ocean Boulevard does not appear to be significant under Criterion C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to the prehistory or history of the local area, state, or nation. It does not appear to be significant under this criterion.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from their period of significance. The period considered in this evaluation is 1948 to 1964 as it relates to the building's most potentially significant associations – its associations with ABYC and with the development of yachting and yacht clubs in the postwar period.

The building was relocated in 1948, so it is no longer in its original location; however, the relocation was completed by ABYC and took place within the period of significance. As

such, the building retains its integrity of location. It also retains integrity of setting. While there have been a few minor changes, such as an expansion of the deck, they have not been substantial enough to impact the setting overall.

The building's siding, windows, and doors have been replaced, so it does not retain integrity of materials or workmanship. Based on the irregular pattern of windows and known changes to the interior, it appears that the building's window openings have been altered, so it does not retain integrity of design. These alterations combined have diminished the building's integrity of feeling as a postwar yacht club. The building does not retain integrity of association, because its historic association was with ABYC, and this association terminated in 1964 when the club moved to a new facility. In total, 5437 E. Ocean Boulevard retains only two of the National Register's seven aspects of integrity.

Summary of National Register Eligibility

5437 E. Ocean Boulevard is not eligible for listing in the National Register. It is not significant under any of the established criteria, and it does not retain integrity from its potential period of significance.

4.2 California Register of Historical Resources

Because the California Register criteria mirror those of the National Register, 5437 E. Ocean Boulevard is ineligible for listing in the California Register for the same reasons outlined under the National Register evaluation.

4.3 Long Beach Historic Landmark

Criterion A

To be eligible under Long Beach Historic Landmark Criterion A, a building must possess a significant character, interest, or value attributable to the development, heritage, or cultural characteristics of the City, the Southern California region, the state or the nation. This criterion is similar to the part of National Register Criterion A that deals with important trends. For the same reasons detailed above, the building is not significant under this criterion. While ABYC is likely the oldest yacht club in Long Beach, 5437 E. Ocean Boulevard was not its home at the time of incorporation, so it is not able to convey the club's significance as such. Additionally, while the building is loosely associated with the development of yachting in the postwar period, it is not directly and importantly associated with it, and it does not adequately represent the trend.

Criterion B

A building is eligible under Long Beach Landmark Criterion B if it is the site of an historic event with a significant place in history. This criterion is similar to the part of National Register Criterion A that deals with significant events, and as discussed above, the subject building is not the site of a significant event, so it is not significant under this criterion.

Criterion C

A building is eligible under Long Beach Landmark Criterion C if it is associated with the life of a person or persons significant to the community, city, region, or nation. This criterion is similar to National Register Criterion B, and as discussed above, the subject building is not associated with the lives of any significant persons, so it is not significant under this criterion.

Criterion D

A building is eligible under Long Beach Landmark Criterion D if it portrays the environment in an era of history characterized by a distinctive architectural style. The building does not have a particular architectural style, as discussed under National Register Criterion C above. As such, it does not portray the environment in an era of history characterized by a distinctive architectural style, and it is not significant under this criterion.

Criterion E

A building is eligible under Long Beach Landmark Criterion E if it embodies those distinguishing characteristics of an architectural type or engineering specimen. This criterion is similar to National Register Criterion C, and as discussed above, the subject building does not embody those distinguishing characteristics of an architectural type or engineering specimen, so it is not significant under this criterion.

Criterion F

A building is eligible under Long Beach Landmark Criterion F if it is the work of a person or persons whose work has significantly influenced the development of the City or the Southern California region. This criterion is similar to National Register Criterion C, but slightly different as it does not specify that it must be the work of a master. The subject building does not appear to be the work of a person or persons whose work significantly influenced the development of the City or the Southern California region. Its original designer and builder (if any) are unknown; however, given its basic form and design, it is unlikely that it is the work of such an individual. Therefore, it does not appear to be significant under this criterion.

Criterion G

A building is eligible under Long Beach Landmark Criterion G if it contains elements of design, detail, materials, or craftsmanship which represent a significant innovation. The subject building is basic in form, design, and materials. It, therefore, does not contain any elements that represent a significant innovation, and it is not significant under this criterion.

Criterion H

A building is eligible under Long Beach Landmark Criterion H if it is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural, or architectural motif. This criterion appears to apply to contributing elements of historic districts. The subject building is not a contributor to a historic district, nor does it

have the potential to contribute to a historic district due to its relative isolation. It is not significant under this criterion.

Criterion I

A building is eligible under Long Beach Landmark Criterion I if it represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic. The subject building does not have a unique location or specific distinguishing characteristic. It is a former yacht club located predictably on a body of water, and its form, design, and features are very basic. Therefore, it is not significant under this criterion.

Criterion J

A building is eligible under Long Beach Landmark Criterion J if it is, or has been, a valuable information source important to the prehistory or history of the City, the Southern California region or the state. This criterion is similar to National Register Criterion D, and as discussed above, there is no reason to believe that the building has yielded or will yield information important to the prehistory or history of the local area, state, or nation. It does not appear to be significant under this criterion.

Criterion K

A building is eligible under Long Beach Landmark Criterion K if it is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type. As explained above under National Register Criterion C, the building does not possess the distinguishing characteristics of an architectural or historical type. In fact, it does not possess distinguishing characteristics at all. Therefore, it is not significant under this criterion.

Integrity

Regarding integrity, the City's Historic Preservation Element states that eligible properties must "have substantially retained their original exterior form and materials."³¹ As discussed above under the National Register integrity analysis, the building retains its original form, but does not retain any of its original materials. Therefore, even if the building were eligible under one of the established criteria, it would not retain sufficient integrity for Historic Landmark designation.

Summary of Long Beach Historic Landmark Eligibility

5437 E. Ocean Boulevard is not eligible for designation as a Long Beach Historic Landmark. It is not significant under any of the established criteria, and it does not retain integrity from its potential period of significance.

5. CONCLUSION

5437 E. Ocean Boulevard is not currently designated a landmark at the national, state, or local levels, nor has it been identified or evaluated as significant in any previous historic resource surveys. The building was evaluated in this report as part of the CEQA

³¹ *Historic Preservation Element*, p. 39.

compliance process. In conclusion, 5437 E. Ocean Boulevard does not appear to be eligible for listing in the National Register, California Register, or for designation as a Long Beach Historic Landmark due to a lack of historic significance, a lack of architectural distinction, and a lack of integrity. Additionally, it does not appear to be a contributor to a potential historic district. The recommended evaluation code for the building is 6Z ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historic resource subject to CEQA. As the project will have no impact on historic resources, no further study is recommended or required.

6. SOURCES

Building permits for 5437 E. Ocean Boulevard, various dates.

Cass and Johansing. *The History of Yachting In Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958.

City of Long Beach. *Historic Preservation Element*. Adopted June 22, 2010.

National Parks Service. *National Register Bulletin # 15: How to Apply the National Register Criteria for Evaluation*. Published 1990, Revised 1991, 1995, 1997.

No Author. "ABYC History." Alamitos Bay Yacht Club Website:
<http://www.abyc.org/clubhistory.cfm>. Accessed April 14, 2013.

No Author. "Leeway Sailing and Aquatics Center History." City of Long Beach Parks, Recreation, and Marine Department Website:
http://www.longbeach.gov/park/parks_and_open_spaces/parks/leeway_sailing_and_aquatics_center_history.asp. Accessed April 13, 2013.

No Author. "Los Angeles Yacht Club History." Los Angeles Yacht Club Website:
<http://www.layc.org/Home.asp>. Accessed April 16, 2013.

Robinson, Bill. *The World of Yachting*. New York: Random House, 1966.

Sapphos Environmental, Inc. *City of Long Beach Historic Context Statement*. July 10, 2009.

Stephens, William Picard. *Traditions and Memories of American Yachting*. Brooklin, ME: WoodenBoat Publications, 1989.

7. ADDITIONAL FIGURES

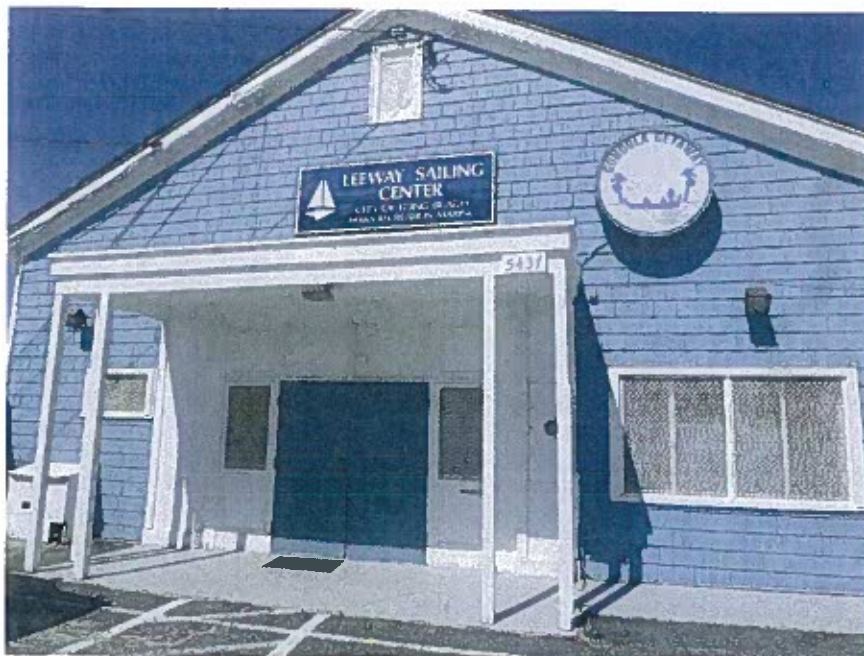


Figure 4: West elevation, looking east. Source: GPA.

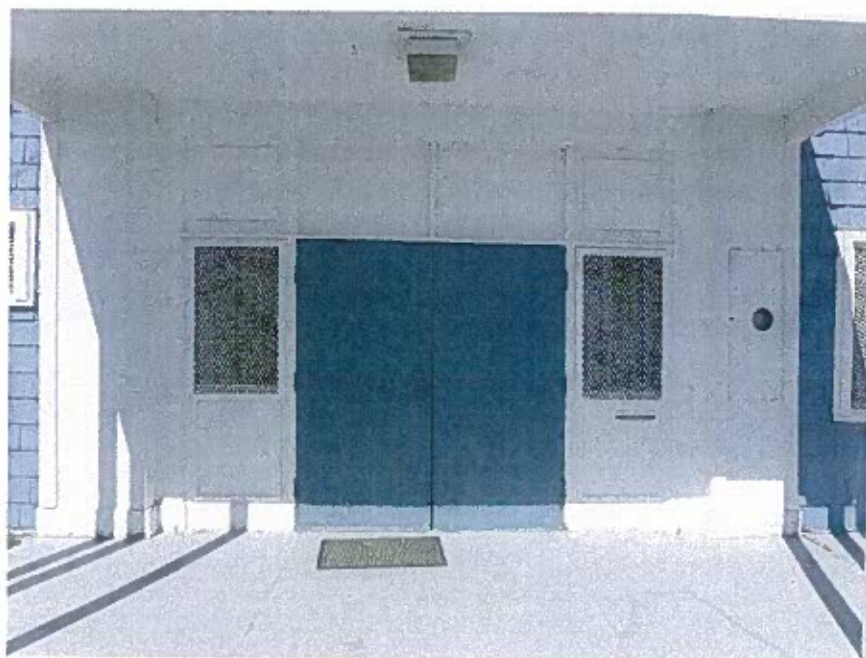


Figure 5: Detail of main entrance, looking east. Source: GPA.



Figure 6: South elevation, looking north. Source: GPA.



Figure 7: East elevation, looking west. Source: GPA.



Figure 8: Detail view of east elevation, looking southwest. Source: GPA.



Figure 9: North elevation, looking south, view obscured by fence and storage. Source: GPA.

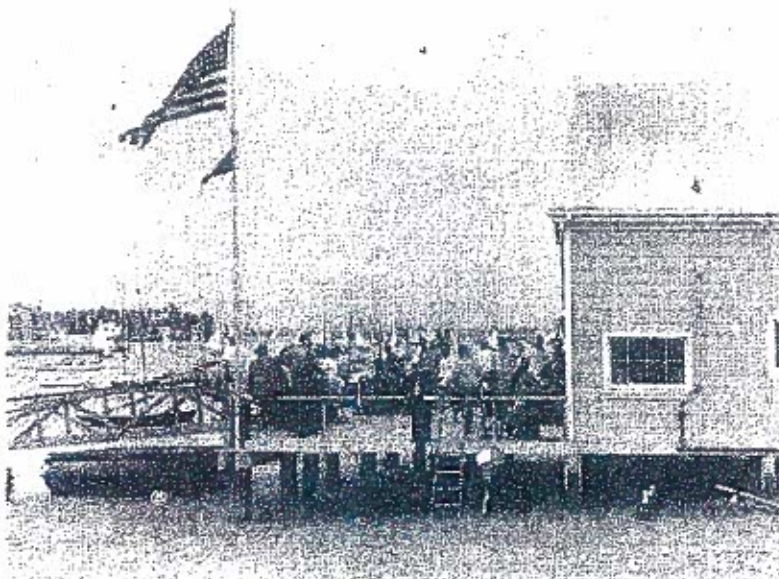


Figure 10: Partial view of north elevation circa 1957. Source: Cass and Johansing, p. 3.



Figure 11: Original ABYC Clubhouse, undated; Source: ABYC Website:
http://www.abyc.org/membership/facilities_and_vessels.pdf



Figure 12: Current ABYC Clubhouse, undated; Source: ABYC Website:
http://www.abyc.org/membership/facilities_and_vessels.pdf

APPENDIX A: DPR 523 FORMS

APPENDIX B: PREVIOUS CALIFORNIA REGISTER
EVALUATION SUMMARY

APPENDIX A: DPR 523 FORMS

PRIMARY RECORD

Primary # _____
HRI _____

Trinomial # _____
NRHP Status Code 6Z

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard

P1. Other Identifier: Former Alamitos Bay Yacht Club Building, Leeway Sailing and Aquatics Center

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 5437 E. Ocean Boulevard City Long Beach Zip 90803

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

5437 E. Ocean Boulevard is a one-story building constructed circa 1920 in no particular architectural style. It is situated on a narrow strip of sand between E. Ocean Boulevard and Alamitos Bay with a paved parking lot to its west, a boat storage area to its north, and wood-plank decks to its south and east. The building is rectangular in plan. It has a front-gabled roof with slightly overhanging, boxed eaves. The building's exterior walls are clad with synthetic shingles, and an exterior brick chimney is located on the south elevation.

The building's main entrance is located in the center of the west elevation. It is sheltered by a flat, projecting roof supported by wood posts. The entrance consists of a pair of slab doors set within a wood frame. The doors are flanked by sidelights, which have been covered with metal screens, and topped by a transom, which has been infilled with plywood. There are three additional doors on the east elevation: a pair of glazed wood doors and a single slab door. All are set within wood frames. An exposed wood frame, presumably for an awning or canopy, is located above the paired doors.

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center/Social Hall

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #)
West elevation looking east
April 2013

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Circa 1920, visual observation

*P7. Owner and Address:
City of Long Beach
333 W. Ocean Blvd
Long Beach, CA 90802

*P8. Recorded by: Name, affiliation, and address)
Laura Vanaskie O'Neill
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: April 18, 2013

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resource Report for 5437 E. Ocean Boulevard, Long Beach, CA, prepared by GPA Consulting, April 2013

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Alamitos Bay Yacht Club
 B2. Common Name: Alamitos Bay Yacht Club, Leeway Sailing and Aquatics Center, Gondola Gateway
 B3. Original Use: Yacht Club B4. Present Use: Sailing Center
 *B5. Architectural Style No Style
 *B6. Construction History: (Construction date, alterations, and date of alterations)
Circa 1920 - building constructed; 1948 - building relocated; windows, doors, and siding replaced at unknown dates.
 *B7. Moved? No Yes Unknown Date: 1948 Original Location: Long Beach Harbor
 *B8. Related Features: Wood-plank deck, wood-plank pier, paved parking area, boat storage area
 B9a. Architect: Unknown b. Builder: Unknown
Alamitos Bay Yacht Club and Development of Yachting and Yacht Clubs in the Postwar
 *B10. Significance: Theme(s) Period Area Long Beach
 Period of Significance: 1948-1964 Property Type: Commercial Applicable Criteria: N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Overview

The subject building was originally located in the shipyard of the Long Beach Harbor and functioned as a firehouse. Little is known about the building's history during this period, although some believe that the City eventually seized the building, because it was being used as a terminal for an illegal gambling boat in the 1930s and 1940s.

In 1948, the City sold the building to the Alamitos Bay Yacht Club (ABYC), who relocated it to its present site for use as a clubhouse. ABYC was founded 24 years earlier on August 14, 1924, by twelve local sailors and boat builders. Two years later, on May 30, 1926, ABYC formally organized. Another two years later, on January 28, 1928, the club incorporated within the laws of the State of California.

ABYC had a variety of meeting places in its early years. These included pioneer member S.W. Holmers' loft, located on Alamitos Bay near Pier Avenue and the Rialto Hotel on the corner of Pier Avenue and Bay Shore Walk. In 1928, ABYC constructed its first clubhouse on a leased lot at the corner of 64th Place and Bay Shore Walk. Within a few years, however, the Great Depression had taken its toll on the club and the land lease was lost. ABYC sold the building, and the new owner moved it to an unknown location. After the loss, meetings were held in members' homes until 1937, when an old barge was converted into a floating clubhouse. In 1939, a hurricane hit Long Beach and damaged the barge beyond repair. Members met in each other's homes again until 1942, when club activity ceased due to World War II.

With the end of the war in 1945, club members reconvened. By 1948, members decided a new clubhouse was necessary, so they purchased the old firehouse from the harbor and relocated it to 5437 E. Ocean Boulevard. Once the building was relocated the club added a loft, two dressing rooms, a galley, a large deck, and a pier extending into the bay.

(continued page 4)

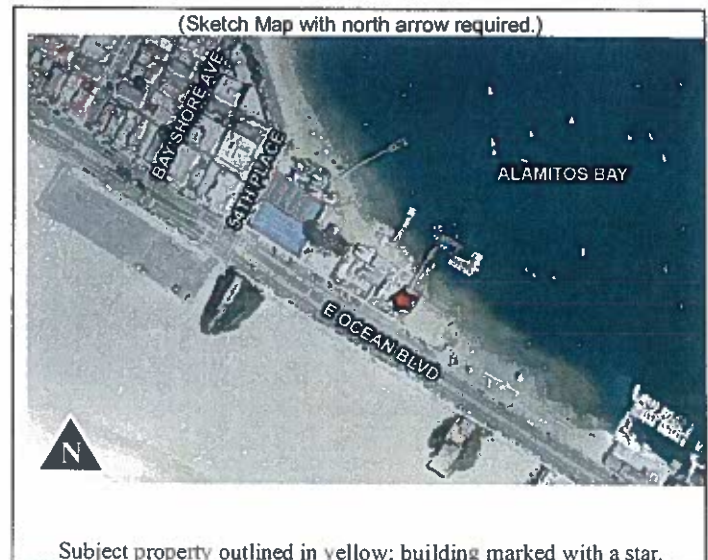
B11. Additional Resource Attributes: (List attributes and codes) None.
 *B12. References: See page 7.

B13. Remarks:

*B14. Evaluator: Laura Vanaskie O'Neill
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: April 18, 2013

(This space reserved for official comments.)



CONTINUATION SHEET

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard

Recorded By: Laura Vanaskie O'Neill

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Update

(continued from page 1)

*P3a. Description:

All of the building's visible windows are covered with the same metal screens that cover the entrance's sidelights. The majority of the windows appear to be vinyl sliders; at least one appears to be fixed. There are rectangular wood-slat vents beneath the front and rear gables. All windows and vents are framed with flat wood moldings.

The building has experienced several alterations since it was originally constructed circa 1920 and since it was relocated in 1948. Its windows, doors, and siding have all been replaced. Some window openings appear to have been resized, and all of its windows have been covered with metal screens.

(continued from page 2)

*B10. Significance:

The popularity of boat racing increased significantly in the Long Beach area and throughout the U.S. in the postwar years. Races increased in number and type and ABYC became a popular host. When the bridge at the end of the Alamitos Bay Peninsula was removed in 1955, members began racing and cruising larger boats. As a result of the growth of boating in the region, increased activity by ABYC and other area yacht clubs, and the development of the Alamitos Bay Marina by the City, the club decided to build a new, larger clubhouse in the early 1960s. The club leased the land located at 7201 E. Ocean Boulevard from the City in 1962 and completed a new two-story building in 1964.

While ABYC was the primary owner and operator of 5437 E. Ocean Boulevard from 1948 to 1964, the club shared the building during this period with the Leeway Sailing and Aquatics Center (Leeway), an instructional body operated by the City. When ABYC moved to its new home in 1964, Leeway remained at 5437 E. Ocean Boulevard. It continues to operate out of the building to this day.

National Register of Historic Places Evaluation

Criterion A

In order to qualify under Criterion A, a property must be associated with events or trends that have made a significant contribution to the broad patterns of our history. The contexts considered under this criterion include the Alamitos Bay Yacht Club and the development of yachting and yacht clubs in the postwar period.

The Alamitos Bay Yacht Club appears to be the oldest yacht club in Long Beach. Unofficially founded in 1924 and officially incorporated in 1928, it predates the Long Beach Yacht Club, which was founded in 1929.¹ For this reason, ABYC as an organization appears to be a significant part of the City's history; however, the subject building at 5437 E. Ocean Boulevard cannot reflect this significance, because it was not owned or operated by the club during its early years. ABYC's original 1928 clubhouse, which was relocated in the mid-1930s, was the building most directly associated with the club's formal founding and earliest years. If the 1928 building were still standing in its original location, it would have the potential to convey ABYC's significance as the first yacht club in Long Beach. The subject building, on the other hand, was only occupied by the club between 1948 and 1964 and is thus only associated with the club's postwar period. As a result, 5437 E. Ocean Boulevard is not significant for its association with the club.

Yachting began in Southern California as early as the 1860s.² It became increasingly popular in the Los Angeles region around the turn of the century. The earliest yacht clubs were the Catalina Island Yacht Club (1893) and the Los Angeles Yacht Club (1901).³ Yachting activities at the time centered on Terminal Island, San Pedro Bay, and the Long Beach Harbor.⁴ In the 1920s, likely related to both the increase in population in the region and the proliferation of wealth and excess during the decade, several more clubs were formed, including ABYC.⁵ Despite hardships, many clubs continued to operate through the Great Depression era, but when World War II hit,

¹ Cass and Johansing. *The History of Yachting In Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958; p. 21.

² No Author. "Los Angeles Yacht Club History." Los Angeles Yacht Club Website: <http://www.layc.org/Home.asp>. Accessed April 16, 2013; p. 2.

³ Ibid.

⁴ Ibid.

⁵ Cass and Johansing, p. 3, 6, 7, and 21.

activities ceased.⁶ After the war, however, yachting experienced a boom period of rapid expansion. In the words of yachting historian Bill Robinson:

"From 1900 until the end of World War II, the world of yacht clubs changed little in character. New ones were added and old ones went under in lean years or gave way to the inroads of industry on their waterfront, but a violent change came during the great expansion after World War II. Everyone wanted to get afloat, and the natural urge to band together found expression in the formation of a great many new clubs."⁷

In addition to the new yacht clubs that were formed in the postwar period, clubs like ABYC that existed before the war resumed their regular activities. Specifically, ABYC resumed activity in 1945. By 1948, it had enough members to warrant a new clubhouse, so the subject building was acquired from the harbor and relocated to its present site. As such, the building appears to be associated with the trend of increased yachting in the postwar period; however, mere association with an established event or trend is not sufficient for a building to be considered eligible for the National Register under Criterion A. Its association must not only exist; it must also be significant.⁸

ABYC's association with the trend is not significant, because it was not started as a result of the postwar boom; it just continued operations in the wake of it. The trend would be better represented by a club that formed in direct reaction to the postwar boom, not by one that was established two decades earlier. Additionally, the modest building at 5437 E. Ocean Boulevard could hardly be considered representative of significant growth, especially when compared to ABYC's much larger clubhouse from 1964. Lastly, the trend of increased yachting and yacht clubs was nationwide, not limited to the Long Beach area or even to waterfront areas in general. The postwar period included a proliferation of manmade bodies of water. This led to the formation of yacht clubs in dry, land-locked places like Arizona and Oklahoma.⁹ Such clubs would certainly be more directly associated with and reflective of the postwar yachting expansion. As a result, 5437 E. Ocean Boulevard does not appear to be significant for an association with the expansion of yachting and yacht clubs in the postwar period.

In addition, research did not reveal any specific events associated with the building. While the club hosted many functions and regattas while located at 5437 E. Ocean Boulevard, none of these appear to have been particularly significant within the City, region, or yachting world. While Los Angeles hosted the Summer Olympics twice during the club's existence, ABYC did not occupy the subject building at either time. Therefore, as it is not directly and importantly related to an event or trend that made a significant contribution to the broad patterns of our history, 5437 E. Ocean Boulevard does not appear to be significant under National Register Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The building's most significant historic association is with the Alamitos Bay Yacht Club. ABYC had many members and club officials while it occupied 5437 E. Ocean Boulevard; however, research did not reveal the names of any particular, significant individuals directly associated with the building. Its association with the club as a whole is better understood under Criterion A, as discussed above. Therefore, the building does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. 5437 E. Ocean Boulevard is a very basic building constructed circa 1920 in no particular architectural style and of common materials, such as wood. While its original use has been identified as a firehouse, it does not exhibit any architectural features related to this use. Likewise, while it was used as a yacht club for 16 years, the building does not exhibit any specific evidence of this use. Its decks and boat storage area reflect its historic use, but the building itself does not. It could just as easily be a single-family residence or a commercial building. In other words, as a result of its ambiguous design, basic construction, and lack of architectural distinction, 5437 E. Ocean Boulevard does not embody the distinctive characteristics of a particular type, period, or method of construction, and it is not significant under this aspect of Criterion C.

There is no original construction permit for the building, nor is there any other record of a particular designer, builder, or architect; however, based on the building's simple form and design, it does not appear to be the work of a master, and it does not appear to be significant under Criterion C as such. With regard to the last two aspects of Criterion C, the building lacks the kind of ornamentation and/or detail associated with buildings possessing high artistic values, and it does not represent a significant and distinguishable entity

⁶ "ABYC History."

⁷ Robinson, Bill. *The World of Yachting*. New York: Random House, 1966; p. 45.

⁸ *National Register Bulletin* #15, p. 12.

⁹ Robinson, p. 46.

CONTINUATION SHEET

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whose components may lack individual distinction. This last aspect is generally applied to historic districts. 5437 E. Ocean Boulevard is a single building, not a district. It is located on an isolated piece of public land, and as such, it does not have the potential contribute to a historic district. For all of the stated reasons, 5437 E. Ocean Boulevard does not appear to be significant under Criterion C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to the prehistory or history of the local area, state, or nation. It does not appear to be significant under this criterion.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. The period considered in this evaluation is 1948 to 1964 as it relates to the building's most potentially significant associations – its associations with ABYC and with the development of yachting and yacht clubs in the postwar period.

The building was relocated in 1948, so it is no longer in its original location; however, the relocation was completed by ABYC and took place within the period of significance. As such, the building retains its integrity of location. It also retains integrity of setting. While there have been a few minor changes, such as an expansion of the deck, they have not been substantial enough to impact the setting overall.

The building's siding, windows, and doors have been replaced, so it does not retain integrity of materials or workmanship. Based on the irregular pattern of windows and known changes to the interior, it appears that the building's window openings have been altered, so it does not retain integrity of design. These alterations combined have diminished the building's integrity of feeling as a postwar yacht club. The building does not retain integrity of association, because its historic association was with ABYC, and this association terminated in 1964 when the club moved to a new facility. In total, 5437 E. Ocean Boulevard retains only two of the National Register's seven aspects of integrity.

Summary of National Register Eligibility

5437 E. Ocean Boulevard is not eligible for listing in the National Register. It is not significant under any of the established criteria, and it does not retain integrity from its potential period of significance.

California Register of Historical Resources

Because the California Register criteria mirror those of the National Register, 5437 E. Ocean Boulevard is ineligible for listing in the California Register for the same reasons outlined under the National Register evaluation.

Long Beach Historic Landmark

Criterion A

To be eligible under Long Beach Historic Landmark Criterion A, a building must possess a significant character, interest, or value attributable to the development, heritage, or cultural characteristics of the City, the Southern California region, the state or the nation. This criterion is similar to the part of National Register Criterion A that deals with important trends. For the same reasons detailed above, the building is not significant under this criterion. While ABYC is likely the oldest yacht club in Long Beach, 5437 E. Ocean Boulevard was not its home at the time of incorporation, so it is not able to convey the club's significance as such. Additionally, while the building is loosely associated with the development of yachting in the postwar period, it is not directly and importantly associated with it, and it does not adequately represent the trend.

Criterion B

A building is eligible under Long Beach Landmark Criterion B if it is the site of an historic event with a significant place in history. This criterion is similar to the part of National Register Criterion A that deals with significant events, and as discussed above, the subject building is not the site of a significant event, so it is not significant under this criterion.

Criterion C

A building is eligible under Long Beach Landmark Criterion B if it is associated with the life of a person or persons significant to the community, city, region, or nation. This criterion is similar to National Register Criterion B, and as discussed above, the subject building is not associated with the lives of any significant persons, so it is not significant under this criterion.

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*NRHP Status Code 6Z

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Update

Criterion D

A building is eligible under Long Beach Landmark Criterion B if it portrays the environment in an era of history characterized by a distinctive architectural style. The building does not have a particular architectural style, as discussed under National Register Criterion C above. As such, it does not portray the environment in an era of history characterized by a distinctive architectural style, and it is not significant under this criterion.

Criterion E

A building is eligible under Long Beach Landmark Criterion E if it embodies those distinguishing characteristics of an architectural type or engineering specimen. This criterion is similar to National Register Criterion C, and as discussed above, the subject building does not embody those distinguishing characteristics of an architectural type or engineering specimen, so it is not significant under this criterion.

Criterion F

A building is eligible under Long Beach Landmark Criterion F if is the work of a person or persons whose work has significantly influenced the development of the City or the Southern California region. This criterion is similar to National Register Criterion C, but slightly different as it does not specify that it must be the work of a master. The subject building does not appear to be the work of a person or persons whose work significantly influenced the development of the City or the Southern California region. Its original designer and builder (if any) are unknown; however, given its basic form and design, it is unlikely that it is the work of such an individual. Therefore, it does not appear to be significant under this criterion.

Criterion G

A building is eligible under Long Beach Landmark Criterion G if it contains elements of design, detail, materials, or craftsmanship which represent a significant innovation. The subject building is basic in form, design, and materials. It, therefore, does not contain any elements that represent a significant innovation, and it is not significant under this criterion.

Criterion H

A building is eligible under Long Beach Landmark Criterion H if it is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural, or architectural motif. This criterion appears to apply to contributing elements of historic districts. The subject building is not a contributor to a historic district, nor does it have the potential to contribute to a historic district due to its relative isolation. It is not significant under this criterion.

Criterion I

A building is eligible under Long Beach Landmark Criterion I if it represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic. The subject building does not have a unique location or specific distinguishing characteristic. It is a former yacht club located predictably on a body of water, and its form, design, and features are very basic. Therefore, it is not significant under this criterion.

Criterion J

A building is eligible under Long Beach Landmark Criterion J if it is, or has been, a valuable information source important to the prehistory or history of the City, the Southern California region or the state. This criterion is similar to National Register Criterion D, and as discussed above, there is no reason to believe that the building has yielded or will yield information important to the prehistory or history of the local area, state, or nation. It does not appear to be significant under this criterion.

Criterion K

A building is eligible under Long Beach Landmark Criterion K if it is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type. As explained above under National Register Criterion C, the building does not possess the distinguishing characteristics of an architectural or historical type. In fact, it does not possess distinguishing characteristics at all. Therefore, it is not significant under this criterion.

Integrity

Regarding integrity, the City's Historic Preservation Element states that eligible properties must "have substantially retained their original exterior form and materials."¹⁰ As discussed above under the National Register integrity analysis, the building retains its original form, but does not retain any of its original materials. Therefore, even if the building were eligible under one of the established criteria, it would not retain sufficient integrity for Historic Landmark designation.

¹⁰ Historic Preservation Element, p. 39.

Summary of Long Beach Historic Landmark Eligibility

5437 E. Ocean Boulevard is not eligible for designation as a Long Beach Historic Landmark. It is not significant under any of the established criteria, and it does not retain integrity from its potential period of significance.

***B12. References:**

Building permits for 5437 E. Ocean Boulevard, various dates.

Cass and Johansing. *The History of Yachting In Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958.

City of Long Beach. *Historic Preservation Element*. Adopted June 22, 2010.

National Parks Service. *National Register Bulletin # 15: How to Apply the National Register Criteria for Evaluation*. Published 1990, Revised 1991, 1995, 1997.

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No Author. "Leeway Sailing and Aquatics Center History." City of Long Beach Parks, Recreation, and Marine Department Website: http://www.longbeach.gov/park/parks_and_open_spaces/parks/leeway_sailing_and_aquatics_center_history.asp. Accessed April 13, 2013.

No Author. "Los Angeles Yacht Club History." Los Angeles Yacht Club Website: <http://www.layc.org/Home.asp>. Accessed April 16, 2013.

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Sapphos Environmental, Inc. *City of Long Beach Historic Context Statement*. July 10, 2009.

Stephens, William Picard. *Traditions and Memories of American Yachting*. Brooklin, ME: WoodenBoat Publications, 1989.



Figure 4: West elevation, looking east. Source: GPA.

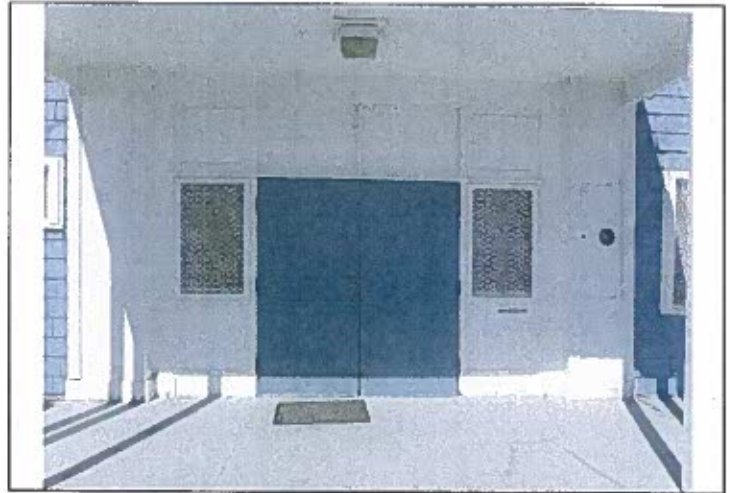


Figure 5: Detail of main entrance, looking east. Source: GPA.



Figure 6: South elevation, looking north. Source: GPA.



Figure 7: East elevation, looking west. Source: GPA.



Figure 8: Detail view of east elevation, looking southwest. Source: GPA.



Figure 9: North elevation, looking south, view obscured by fence and storage. Source: GPA.

APPENDIX B: PREVIOUS CALIFORNIA REGISTER
EVALUATION SUMMARY



Date: August 9, 2012
To: Derek Burnham, Planning Administrator
From: Sarah Price, Capital Projects Coordinator
Subject: Summary of Leeway Sailing Center Historical Preservation Analysis

Background

On August 16, 2012 the Planning Commission will be asked to approve the Site Plan Review for the rebuild of the Leeway Sailing Center to include approximately 5,300 square feet of office space, restrooms, classroom space and boat storage, and 3,200 square feet of deck space.

The following memo summarizes the due diligence that Public Works (PW) and Parks, Recreation and Marine (PRM) staff conducted to determine if the Leeway Sailing Center was eligible for the California Register of Historical Resources. Staff found no significant historical significance of the structure and is therefore proposing to demolish and rebuild the facility instead of rehabilitating the depilated structure.

Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States

Leeway Sailing Center has served as a valuable community facility for local residents and the sailing community but has no documented history of significant cultural heritage or events.

Leeway is associated with the popularity of the Naples Sabot class of boats, a subset of dinghy boats, which had been developed on Alamitos Bay during World War II. However there is no documented history that the boat was developed or built in the structure or that the boat itself constitutes significant cultural heritage.

The current Leeway Sailing Center was originally the home of the Alamitos Bay Yacht Club (ABYC) which hosted several national Regattas including the inaugural Olympic Classes Regatta in 1961.

Associated with the lives of persons important to local, California or national history.

There is no documented evidence that Leeway is associated with the lives of persons important to local, California or national history.

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.

April 18, 2013

Page 2

Leeway was not constructed by a notable architect or craftsman and is not a representation of any significant type of construction. The current Leeway Sailing Center was originally constructed as a firehouse from the Harbor and was relocated to the site in 1948 and sold to the Alamitos Bay Yacht Club (ABYC). The firehouse was built at a shipyard in the harbor and staff was unable to find any documented architect. Much of the internal tenant improvements were added by ABYC members over the years. Leeway operated out of the ABYC facility until 1964, when the ABYC gave the site to the City in exchange for the lease on a property at 7001E. Ocean Blvd.

Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Leeway has not yielded information important to the prehistory or history of the local area, California or the nation.

APPENDIX A: DPR 523 FORMS

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard

P1. Other Identifier: Former Alamitos Bay Yacht Club Building, Leeway Sailing and Aquatics Center

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ % of _____ % of Sec _____ ; _____ B.M.

c. Address 5437 E. Ocean Boulevard City Long Beach Zip 90803

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

5437 E. Ocean Boulevard is a one-story building constructed circa 1920 in no particular architectural style. It is situated on a narrow strip of sand between E. Ocean Boulevard and Alamitos Bay with a paved parking lot to its west, a boat storage area to its north, and wood-plank decks to its south and east. The building is rectangular in plan. It has a front-gabled roof with slightly overhanging, boxed eaves. The building's exterior walls are clad with synthetic shingles, and an exterior brick chimney is located on the south elevation.

The building's main entrance is located in the center of the west elevation. It is sheltered by a flat, projecting roof supported by wood posts. The entrance consists of a pair of slab doors set within a wood frame. The doors are flanked by sidelights, which have been covered with metal screens, and topped by a transom, which has been infilled with plywood. There are three additional doors on the east elevation: a pair of glazed wood doors and a single slab door. All are set within wood frames. An exposed wood frame, presumably for an awning or canopy, is located above the paired doors.

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center/Social Hall

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) _____

West elevation looking east
April 2013

*P6. Date Constructed/Age and Sources:

Historic
 Prehistoric Both
Circa 1920, visual observation

*P7. Owner and Address:

City of Long Beach
333 W. Ocean Blvd
Long Beach, CA 90802

*P8. Recorded by: Name, affiliation, and address)

Laura Vanaskie O'Neill
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: April 18, 2013

*P10. Survey Type: (Describe)
 Intensive
 Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resource Report for 5437 E. Ocean Boulevard, Long Beach, CA, prepared by GPA Consulting, April 2013

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Alamitos Bay Yacht Club
 B2. Common Name: Alamitos Bay Yacht Club, Leeway Sailing and Aquatics Center, Gondola Gateway
 B3. Original Use: Yacht Club B4. Present Use: Sailing Center
 *B5. Architectural Style: No Style
 *B6. Construction History: (Construction date, alterations, and date of alterations)
Circa 1920 - building constructed; 1948 - building relocated; windows, doors, and siding replaced at unknown dates.
 *B7. Moved? No Yes Unknown Date: 1948 Original Location: Long Beach Harbor
 *B8. Related Features: Wood-plank deck, wood-plank pier, paved parking area, boat storage area
 B9a. Architect: Unknown b. Builder: Unknown
Alamitos Bay Yacht Club and Development of
Yachting and Yacht Clubs in the Postwar
 *B10. Significance: Theme(s) Period Area Long Beach
 Period of Significance: 1948-1964 Property Type: Commercial Applicable Criteria: N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Overview

The subject building was originally located in the shipyard of the Long Beach Harbor and functioned as a firehouse. Little is known about the building's history during this period, although some believe that the City eventually seized the building, because it was being used as a terminal for an illegal gambling boat in the 1930s and 1940s.

In 1948, the City sold the building to the Alamitos Bay Yacht Club (ABYC), who relocated it to its present site for use as a clubhouse. ABYC was founded 24 years earlier on August 14, 1924, by twelve local sailors and boat builders. Two years later, on May 30, 1926, ABYC formally organized. Another two years later, on January 28, 1928, the club incorporated within the laws of the State of California.

ABYC had a variety of meeting places in its early years. These included pioneer member S.W. Holmers' loft, located on Alamitos Bay near Pier Avenue and the Rialto Hotel on the corner of Pier Avenue and Bay Shore Walk. In 1928, ABYC constructed its first clubhouse on a leased lot at the corner of 64th Place and Bay Shore Walk. Within a few years, however, the Great Depression had taken its toll on the club and the land lease was lost. ABYC sold the building, and the new owner moved it to an unknown location. After the loss, meetings were held in members' homes until 1937, when an old barge was converted into a floating clubhouse. In 1939, a hurricane hit Long Beach and damaged the barge beyond repair. Members met in each other's homes again until 1942, when club activity ceased due to World War II.

With the end of the war in 1945, club members reconvened. By 1948, members decided a new clubhouse was necessary, so they purchased the old firehouse from the harbor and relocated it to 5437 E. Ocean Boulevard. Once the building was relocated the club added a loft, two dressing rooms, a galley, a large deck, and a pier extending into the bay.

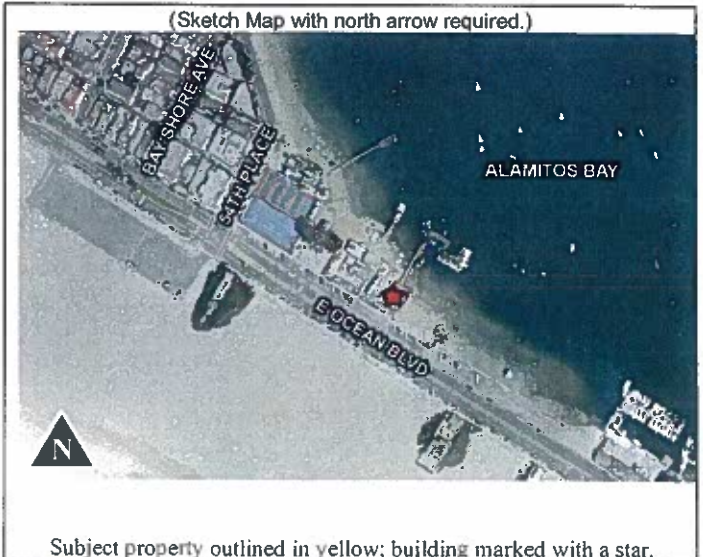
(continued page 4)

B11. Additional Resource Attributes: (List attributes and codes) None.
 *B12. References: See page 7.

B13. Remarks:
 *B14. Evaluator: Laura Vanaskie O'Neill
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: April 18, 2013

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard

Recorded By: Laura Vanaskie O'Neill

Date: April 18, 2013

Continuation

Update

(continued from page 1)

*P3a. Description:

All of the building's visible windows are covered with the same metal screens that cover the entrance's sidelights. The majority of the windows appear to be vinyl sliders; at least one appears to be fixed. There are rectangular wood-slat vents beneath the front and rear gables. All windows and vents are framed with flat wood moldings.

The building has experienced several alterations since it was originally constructed circa 1920 and since it was relocated in 1948. Its windows, doors, and siding have all been replaced. Some window openings appear to have been resized, and all of its windows have been covered with metal screens.

(continued from page 2)

*B10. Significance:

The popularity of boat racing increased significantly in the Long Beach area and throughout the U.S. in the postwar years. Races increased in number and type and ABYC became a popular host. When the bridge at the end of the Alamitos Bay Peninsula was removed in 1955, members began racing and cruising larger boats. As a result of the growth of boating in the region, increased activity by ABYC and other area yacht clubs, and the development of the Alamitos Bay Marina by the City, the club decided to build a new, larger clubhouse in the early 1960s. The club leased the land located at 7201 E. Ocean Boulevard from the City in 1962 and completed a new two-story building in 1964.

While ABYC was the primary owner and operator of 5437 E. Ocean Boulevard from 1948 to 1964, the club shared the building during this period with the Leeway Sailing and Aquatics Center (Leeway), an instructional body operated by the City. When ABYC moved to its new home in 1964, Leeway remained at 5437 E. Ocean Boulevard. It continues to operate out of the building to this day.

National Register of Historic Places Evaluation

Criterion A

In order to qualify under Criterion A, a property must be associated with events or trends that have made a significant contribution to the broad patterns of our history. The contexts considered under this criterion include the Alamitos Bay Yacht Club and the development of yachting and yacht clubs in the postwar period.

The Alamitos Bay Yacht Club appears to be the oldest yacht club in Long Beach. Unofficially founded in 1924 and officially incorporated in 1928, it predates the Long Beach Yacht Club, which was founded in 1929.¹ For this reason, ABYC as an organization appears to be a significant part of the City's history; however, the subject building at 5437 E. Ocean Boulevard cannot reflect this significance, because it was not owned or operated by the club during its early years. ABYC's original 1928 clubhouse, which was relocated in the mid-1930s, was the building most directly associated with the club's formal founding and earliest years. If the 1928 building were still standing in its original location, it would have the potential to convey ABYC's significance as the first yacht club in Long Beach. The subject building, on the other hand, was only occupied by the club between 1948 and 1964 and is thus only associated with the club's postwar period. As a result, 5437 E. Ocean Boulevard is not significant for its association with the club.

Yachting began in Southern California as early as the 1860s.² It became increasingly popular in the Los Angeles region around the turn of the century. The earliest yacht clubs were the Catalina Island Yacht Club (1893) and the Los Angeles Yacht Club (1901).³ Yachting activities at the time centered on Terminal Island, San Pedro Bay, and the Long Beach Harbor.⁴ In the 1920s, likely related to both the increase in population in the region and the proliferation of wealth and excess during the decade, several more clubs were formed, including ABYC.⁵ Despite hardships, many clubs continued to operate through the Great Depression era, but when World War II hit,

¹ Cass and Johansing. *The History of Yachting in Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958; p. 21.

² No Author. "Los Angeles Yacht Club History." Los Angeles Yacht Club Website: <http://www.layc.org/Home.asp>. Accessed April 16, 2013; p. 2.

³ Ibid.

⁴ Ibid.

⁵ Cass and Johansing, p. 3, 6, 7, and 21.

CONTINUATION SHEET

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard

Recorded By: Laura Vanaskie O'Neill Date: April 18, 2013 Continuation Update

activities ceased.⁶ After the war, however, yachting experienced a boom period of rapid expansion. In the words of yachting historian Bill Robinson:

"From 1900 until the end of World War II, the world of yacht clubs changed little in character. New ones were added and old ones went under in lean years or gave way to the inroads of industry on their waterfront, but a violent change came during the great expansion after World War II. Everyone wanted to get afloat, and the natural urge to band together found expression in the formation of a great many new clubs."⁷

In addition to the new yacht clubs that were formed in the postwar period, clubs like ABYC that existed before the war resumed their regular activities. Specifically, ABYC resumed activity in 1945. By 1948, it had enough members to warrant a new clubhouse, so the subject building was acquired from the harbor and relocated to its present site. As such, the building appears to be associated with the trend of increased yachting in the postwar period; however, mere association with an established event or trend is not sufficient for a building to be considered eligible for the National Register under Criterion A. Its association must not only exist; it must also be significant.⁸

ABYC's association with the trend is not significant, because it was not started as a result of the postwar boom; it just continued operations in the wake of it. The trend would be better represented by a club that formed in direct reaction to the postwar boom, not by one that was established two decades earlier. Additionally, the modest building at 5437 E. Ocean Boulevard could hardly be considered representative of significant growth, especially when compared to ABYC's much larger clubhouse from 1964. Lastly, the trend of increased yachting and yacht clubs was nationwide, not limited to the Long Beach area or even to waterfront areas in general. The postwar period included a proliferation of manmade bodies of water. This led to the formation of yacht clubs in dry, land-locked places like Arizona and Oklahoma.⁹ Such clubs would certainly be more directly associated with and reflective of the postwar yachting expansion. As a result, 5437 E. Ocean Boulevard does not appear to be significant for an association with the expansion of yachting and yacht clubs in the postwar period.

In addition, research did not reveal any specific events associated with the building. While the club hosted many functions and regattas while located at 5437 E. Ocean Boulevard, none of these appear to have been particularly significant within the City, region, or yachting world. While Los Angeles hosted the Summer Olympics twice during the club's existence, ABYC did not occupy the subject building at either time. Therefore, as it is not directly and importantly related to an event or trend that made a significant contribution to the broad patterns of our history, 5437 E. Ocean Boulevard does not appear to be significant under National Register Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The building's most significant historic association is with the Alamitos Bay Yacht Club. ABYC had many members and club officials while it occupied 5437 E. Ocean Boulevard; however, research did not reveal the names of any particular, significant individuals directly associated with the building. Its association with the club as a whole is better understood under Criterion A, as discussed above. Therefore, the building does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. 5437 E. Ocean Boulevard is a very basic building constructed circa 1920 in no particular architectural style and of common materials, such as wood. While its original use has been identified as a firehouse, it does not exhibit any architectural features related to this use. Likewise, while it was used as a yacht club for 16 years, the building does not exhibit any specific evidence of this use. Its decks and boat storage area reflect its historic use, but the building itself does not. It could just as easily be a single-family residence or a commercial building. In other words, as a result of its ambiguous design, basic construction, and lack of architectural distinction, 5437 E. Ocean Boulevard does not embody the distinctive characteristics of a particular type, period, or method of construction, and it is not significant under this aspect of Criterion C.

There is no original construction permit for the building, nor is there any other record of a particular designer, builder, or architect; however, based on the building's simple form and design, it does not appear to be the work of a master, and it does not appear to be significant under Criterion C as such. With regard to the last two aspects of Criterion C, the building lacks the kind of ornamentation and/or detail associated with buildings possessing high artistic values, and it does not represent a significant and distinguishable entity

⁶ "ABYC History."

⁷ Robinson, Bill. *The World of Yachting*. New York: Random House, 1966; p. 45.

⁸ *National Register Bulletin #15*, p. 12.

⁹ Robinson, p. 46.

CONTINUATION SHEET

Page 5 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard

Recorded By: Laura Vanaskie O'Neill Date: April 18, 2013 Continuation Update

whose components may lack individual distinction. This last aspect is generally applied to historic districts. 5437 E. Ocean Boulevard is a single building, not a district. It is located on an isolated piece of public land, and as such, it does not have the potential contribute to a historic district. For all of the stated reasons, 5437 E. Ocean Boulevard does not appear to be significant under Criterion C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to the prehistory or history of the local area, state, or nation. It does not appear to be significant under this criterion.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. The period considered in this evaluation is 1948 to 1964 as it relates to the building's most potentially significant associations – its associations with ABYC and with the development of yachting and yacht clubs in the postwar period.

The building was relocated in 1948, so it is no longer in its original location; however, the relocation was completed by ABYC and took place within the period of significance. As such, the building retains its integrity of location. It also retains integrity of setting. While there have been a few minor changes, such as an expansion of the deck, they have not been substantial enough to impact the setting overall.

The building's siding, windows, and doors have been replaced, so it does not retain integrity of materials or workmanship. Based on the irregular pattern of windows and known changes to the interior, it appears that the building's window openings have been altered, so it does not retain integrity of design. These alterations combined have diminished the building's integrity of feeling as a postwar yacht club. The building does not retain integrity of association, because its historic association was with ABYC, and this association terminated in 1964 when the club moved to a new facility. In total, 5437 E. Ocean Boulevard retains only two of the National Register's seven aspects of integrity.

Summary of National Register Eligibility

5437 E. Ocean Boulevard is not eligible for listing in the National Register. It is not significant under any of the established criteria, and it does not retain integrity from its potential period of significance.

California Register of Historical Resources

Because the California Register criteria mirror those of the National Register, 5437 E. Ocean Boulevard is ineligible for listing in the California Register for the same reasons outlined under the National Register evaluation.

Long Beach Historic Landmark

Criterion A

To be eligible under Long Beach Historic Landmark Criterion A, a building must possess a significant character, interest, or value attributable to the development, heritage, or cultural characteristics of the City, the Southern California region, the state or the nation. This criterion is similar to the part of National Register Criterion A that deals with important trends. For the same reasons detailed above, the building is not significant under this criterion. While ABYC is likely the oldest yacht club in Long Beach, 5437 E. Ocean Boulevard was not its home at the time of incorporation, so it is not able to convey the club's significance as such. Additionally, while the building is loosely associated with the development of yachting in the postwar period, it is not directly and importantly associated with it, and it does not adequately represent the trend.

Criterion B

A building is eligible under Long Beach Landmark Criterion B if it is the site of an historic event with a significant place in history. This criterion is similar to the part of National Register Criterion A that deals with significant events, and as discussed above, the subject building is not the site of a significant event, so it is not significant under this criterion.

Criterion C

A building is eligible under Long Beach Landmark Criterion B if it is associated with the life of a person or persons significant to the community, city, region, or nation. This criterion is similar to National Register Criterion B, and as discussed above, the subject building is not associated with the lives of any significant persons, so it is not significant under this criterion.

Criterion D

A building is eligible under Long Beach Landmark Criterion B if it portrays the environment in an era of history characterized by a distinctive architectural style. The building does not have a particular architectural style, as discussed under National Register Criterion C above. As such, it does not portray the environment in an era of history characterized by a distinctive architectural style, and it is not significant under this criterion.

Criterion E

A building is eligible under Long Beach Landmark Criterion E if it embodies those distinguishing characteristics of an architectural type or engineering specimen. This criterion is similar to National Register Criterion C, and as discussed above, the subject building does not embody those distinguishing characteristics of an architectural type or engineering specimen, so it is not significant under this criterion.

Criterion F

A building is eligible under Long Beach Landmark Criterion F if it is the work of a person or persons whose work has significantly influenced the development of the City or the Southern California region. This criterion is similar to National Register Criterion C, but slightly different as it does not specify that it must be the work of a master. The subject building does not appear to be the work of a person or persons whose work significantly influenced the development of the City or the Southern California region. Its original designer and builder (if any) are unknown; however, given its basic form and design, it is unlikely that it is the work of such an individual. Therefore, it does not appear to be significant under this criterion.

Criterion G

A building is eligible under Long Beach Landmark Criterion G if it contains elements of design, detail, materials, or craftsmanship which represent a significant innovation. The subject building is basic in form, design, and materials. It, therefore, does not contain any elements that represent a significant innovation, and it is not significant under this criterion.

Criterion H

A building is eligible under Long Beach Landmark Criterion H if it is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural, or architectural motif. This criterion appears to apply to contributing elements of historic districts. The subject building is not a contributor to a historic district, nor does it have the potential to contribute to a historic district due to its relative isolation. It is not significant under this criterion.

Criterion I

A building is eligible under Long Beach Landmark Criterion I if it represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic. The subject building does not have a unique location or specific distinguishing characteristic. It is a former yacht club located predictably on a body of water, and its form, design, and features are very basic. Therefore, it is not significant under this criterion.

Criterion J

A building is eligible under Long Beach Landmark Criterion J if it is, or has been, a valuable information source important to the prehistory or history of the City, the Southern California region or the state. This criterion is similar to National Register Criterion D, and as discussed above, there is no reason to believe that the building has yielded or will yield information important to the prehistory or history of the local area, state, or nation. It does not appear to be significant under this criterion.

Criterion K

A building is eligible under Long Beach Landmark Criterion K if it is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type. As explained above under National Register Criterion C, the building does not possess the distinguishing characteristics of an architectural or historical type. In fact, it does not possess distinguishing characteristics at all. Therefore, it is not significant under this criterion.

Integrity

Regarding integrity, the City's Historic Preservation Element states that eligible properties must "have substantially retained their original exterior form and materials."¹⁰ As discussed above under the National Register integrity analysis, the building retains its original form, but does not retain any of its original materials. Therefore, even if the building were eligible under one of the established criteria, it would not retain sufficient integrity for Historic Landmark designation.

¹⁰ Historic Preservation Element, p. 39.

CONTINUATION SHEET

Page 7 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard
Recorded By: Laura Vanaskie O'Neill Date: April 18, 2013 Continuation Update

Summary of Long Beach Historic Landmark Eligibility

5437 E. Ocean Boulevard is not eligible for designation as a Long Beach Historic Landmark. It is not significant under any of the established criteria, and it does not retain integrity from its potential period of significance.

***B12. References:**

Building permits for 5437 E. Ocean Boulevard, various dates.

Cass and Johansing. *The History of Yachting In Southern California*. Los Angeles: Cass and Johansing Insurance Brokers, 1958.

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State of California-- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI _____

Page 8 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5437 E. Ocean Boulevard

Recorded By: Laura Vanaskie O'Neill

Date: April 18, 2013

Continuation

Update



Figure 4: West elevation, looking east. Source: GPA.

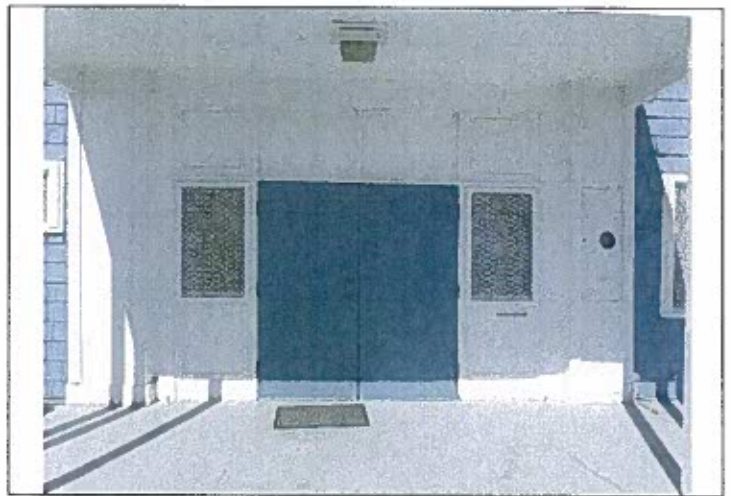


Figure 5: Detail of main entrance, looking east. Source: GPA.

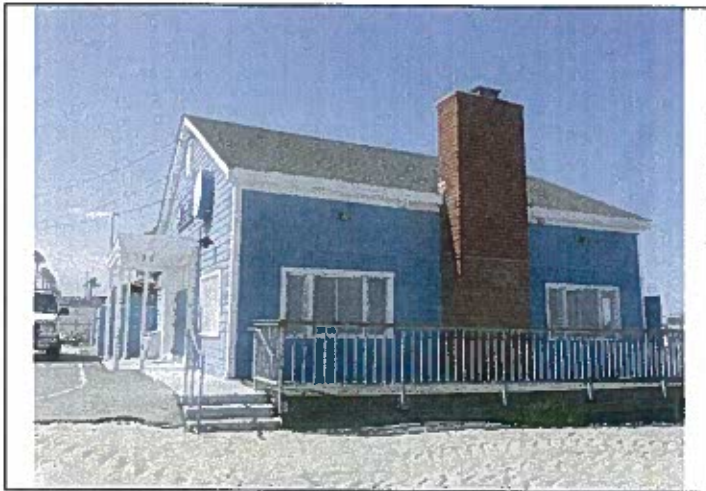


Figure 6: South elevation, looking north. Source: GPA.



Figure 7: East elevation, looking west. Source: GPA.



Figure 8: Detail view of east elevation, looking southwest. Source: GPA.



Figure 9: North elevation, looking south, view obscured by fence and storage. Source: GPA.

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EVALUATION SUMMARY



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To: Derek Burnham, Planning Administrator
From: Sarah Price, Capital Projects Coordinator
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Background

On August 16, 2012 the Planning Commission will be asked to approve the Site Plan Review for the rebuild of the Leeway Sailing Center to include approximately 5,300 square feet of office space, restrooms, classroom space and boat storage, and 3,200 square feet of deck space.

The following memo summarizes the due diligence that Public Works (PW) and Parks, Recreation and Marine (PRM) staff conducted to determine if the Leeway Sailing Center was eligible for the California Register of Historical Resources. Staff found no significant historical significance of the structure and is therefore proposing to demolish and rebuild the facility instead of rehabilitating the depilated structure.

Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States

Leeway Sailing Center has served as a valuable community facility for local residents and the sailing community but has no documented history of significant cultural heritage or events.

Leeway is associated with the popularity of the Naples Sabot class of boats, a subset of dinghy boats, which had been developed on Alamitos Bay during World War II. However there is no documented history that the boat was developed or built in the structure or that the boat itself constitutes significant cultural heritage.

The current Leeway Sailing Center was originally the home of the Alamitos Bay Yacht Club (ABYC) which hosted several national Regattas including the inaugural Olympic Classes Regatta in 1961.

Associated with the lives of persons important to local, California or national history.

There is no documented evidence that Leeway is associated with the lives of persons important to local, California or national history.

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.

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Leeway was not constructed by a notable architect or craftsman and is not a representation of any significant type of construction. The current Leeway Sailing Center was originally constructed as a firehouse from the Harbor and was relocated to the site in 1948 and sold to the Alamitos Bay Yacht Club (ABYC). The firehouse was built at a shipyard in the harbor and staff was unable to find any documented architect. Much of the internal tenant improvements were added by ABYC members over the years. Leeway operated out of the ABYC facility until 1964, when the ABYC gave the site to the City in exchange for the lease on a property at 7001E. Ocean Blvd.

Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Leeway has not yielded information important to the prehistory or history of the local area, California or the nation.