



OFFICE OF THE CITY ATTORNEY
Long Beach, California

ORD-58

CHARLES PARKIN
City Attorney

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Amy R. Webber
Erin Weesner-McKinley
Theodore B. Zinger

December 8, 2020

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Recommendation to declare ordinance amending the Long Beach Municipal Code by adding Section 16.52.2380, relating to the designation of the property located at 244 Mira Mar Avenue as a historic landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt resolution establishing a historic resources designation for the property located at 244 Mira Mar Avenue, as prescribed by Chapter 2.63 of the Long Beach Municipal Code to be recorded pursuant to the authority of Government Code Section 27288.2 and Public Resources Code Section 5029.

DISCUSSION

Pursuant to your request on November 17, 2020, the referenced ordinance and resolution have been prepared and are submitted for your consideration.


SUGGESTED ACTION:

Approve recommendation.

Very truly yours,

CHARLES PARKIN, City Attorney

By

 For
ERIN M. WEESNER-MCKINLEY
Deputy City Attorney

EWM:bg A20-06250
01214079.DOCX

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING SECTION 16.52.2380 RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 244 MIRA MAR AVENUE AS A HISTORIC LANDMARK

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 16.52.2380 is added to the Long Beach Municipal Code to read as follows:

16.52.2380 The Miner Smith Bungalow Mansion (1921).

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and with the September 29, 2020 recommendation of the Cultural Heritage Commission, the City Council designates the Miner Smith Bungalow Mansion (1921) located at 244 Mira Mar Avenue as a Long Beach local historic landmark.

B. The complete location, legal description and reasons for historic landmark designation are more fully contained in Resolution No. _____, which shall be recorded pursuant to Public Resources Code 5029, Government Code Section 27288.2 and Chapter 2.63 of the Long Beach Municipal Code.

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Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2020, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING A HISTORIC RESOURCES DESIGNATION FOR THE MINER SMITH BUNGALOW MANSION (1921) LOCATED AT 244 MIRA MAR AVENUE, AS PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH MUNICIPAL CODE TO BE RECORDED PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE SECTION 27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

The City Council of the City of Long Beach does hereby resolve as follows:

Section 1. This Resolution is adopted pursuant to the authority and mandate of California Public Resources Code Section 5029 in order to provide recorded notice to current and future owners of the affected properties that such properties have been designated as historical landmarks.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach has adopted Ordinance No. _____, designating the Miner Smith Bungalow Mansion (1921) located at 244 Mira Mar Avenue as a local historical landmark. As a local historic landmark, the demolition, alteration, or relocation is restricted, subject to controls and standards set forth in this resolution and in Chapter 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

Section 3. The legal description for the Miner Smith Bungalow Mansion (1921) located at 244 Mira Mar Avenue is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owner of the Miner Smith Bungalow Mansion (1921) is Dominique Hohman.

Section 4. Designation as a Historic Landmark. Pursuant to the

1 provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the
2 recommendation of the Cultural Heritage Commission, the City Council of the City of
3 Long Beach hereby designates the Miner Smith Bungalow Mansion (1921) located at
4 244 Mira Mar Avenue as a local historic landmark based on satisfying significance criteria
5 "C", as defined in the City's Cultural Heritage Commission Ordinance (Long Beach
6 Municipal Code, Section 2.63.050). The designation of the Miner Smith Bungalow
7 Mansion (1921) as a local historic landmark has been codified in Section 16.52.2380 of
8 the Long Beach Municipal Code.

9 A. Basis for Recommendation:

10 1. Property Description: The Miner Smith Bungalow
11 Mansion (1921) is a Craftsman Bungalow built in 1921 by Miner Smith, an
12 artisan builder in Long Beach. Miner Smith's unique and artful
13 craftsmanship can be found throughout this house. While the building
14 reflects a traditional Craftsman Bungalow shape and appearance, it is Miner
15 Smith's unique finishes throughout the house that make the building
16 significant. His signature craftsmanship is likely due to his early work
17 designing fireplace mantles and other decorative stonework. The notable
18 detailing attributable to Miner Smith includes decorative stone tree trunks,
19 and stone flower and plant detailing, used as ornamentation on the exterior
20 of his structures, which are stylistic elements carried from similar detailing
21 found inside the homes.

22 2. Significance: This building was designed and built by
23 Miner Smith who was a local artisan builder in Long Beach and reflects the
24 distinctive craftsmanship and artistic detailing unique to Miner Smith.

25 B. Rational for historic landmark designation:

26 The City Council finds that relative to the designation of the Miner
27 Smith Bungalow Mansion (1921) located at 244 Mira Mar Avenue as a local
28 historic landmark, the following criteria are manifested as set forth in the

1 Long Beach Municipal Code Section 2.63.050 based upon the following:

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

5 The structure was designed and build by local Long Beach artisan
6 builder, Miner Smith. The building reflects the distinctive craftsmanship and
7 artistic detailing unique to Miner Smith and reflects the true artisan spirit of the
8 period.

9 Section 5. General guidelines and standards for any changes.

10 A. Any maintenance, repair, stabilization, rehabilitation,
11 restoration, preservation, conservation, or reconstruction work proposed for
12 the building shall be conducted in a manner consistent with the "Secretary
13 of the Interior's Standards for the Treatment of Historic Properties with
14 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
15 Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as
16 the "Procedures for Certificate of Appropriateness" (the "Standards") found
17 in Section 2.63.080 of the Long Beach Municipal Code.

18 B. The Standards are incorporated herein by this reference and
19 shall be used as the authoritative guidelines for reviewing and approving
20 any proposed exterior work on the building.

21 C. The provisions of this Resolution shall regulate the building's
22 exterior walls and other external features. There shall be no restrictions on
23 the building's interior.

24 D. Original historic fabric on the exterior of the building shall be
25 executed in a matter that does not materially impair in an adverse manner
26 those physical characteristics of the structure that account for its
27 designation as a City landmark. Any such work must be done in keeping
28 with the building's historic character, period, and architectural style.

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E. No exterior changes to the building shall be allowed unless an approved Certificate of Appropriateness has been applied for by an applicant and is issued by the City authorizing such environmental change.

Section 6. Pursuant to the authority of the Public Resources Code Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a certified copy of this Resolution to be recorded in the Official Records of the County of Los Angeles.

Section 7. This Resolution shall take effect on the same date the ordinance referred to in Section 2 of this Resolution becomes effective, and the City Clerk shall certify the vote adopting this Resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2020, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmember: _____

City Clerk

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 4 IN BLOCK "G", OF THE MIRA MAR TRACT, IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 6, PAGE 61, OF MAPS IN THE OFFICE OF THE RECORDER
OF SAID COUNTY