



OFFICE OF THE CITY ATTORNEY
Long Beach, California

ORD-59

CHARLES PARKIN
City Attorney

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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 16.52.2370, relating to the designation of the property located at 4204 Cedar 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 4204 Cedar 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; and

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

ERIN M. WEESNER-MCKINLEY
Deputy City Attorney

EWM:bg A20-06249
01214066.DOCX

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING SECTION 16.52.2370 RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 4204 CEDAR AVENUE AS A HISTORIC LANDMARK

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

Section 1. Section 16.52.2370 is added to the Long Beach Municipal Code to read as follows:

16.52.2370 The Brady House.

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 Brady House located at 4204 Cedar 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 BRADY HOUSE LOCATED AT 4204 CEDAR 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 Brady House located at 4204 Cedar 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 Brady House located at 4204 Cedar Avenue is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owner of the Brady House is Lewis M. Kallas.

Section 4. Designation as a Historic Landmark. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the recommendation of the Cultural Heritage Commission, the City Council of the City of

1 Long Beach hereby designates the Brady House located at 4204 Cedar Avenue as a
2 local historic landmark based on satisfying significance criteria "C", as defined in the
3 City's Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section
4 2.63.050). The designation of the Brady House as a local historic landmark has been
5 codified in Section 16.52.2370 of the Long Beach Municipal Code.

6 A. Basis for Recommendation:

7 1. Property Description: The Brady House is a late
8 example of the Mid-Century Modern architectural style. The building
9 features Killingsworth's signature architectural detailing and the building
10 proportions, and scale that define his work. The house has a privacy wall
11 made with opaque glass and wood that screens an open-air courtyard. The
12 tall front door is reminiscent of the Case Study House #25. The building
13 has floor-to-ceiling glass front walls, high vaulted ceilings, and wood beams.
14 The exterior also features vertical tongue and groove wood cladding and
15 stucco finishes.

16 2. Significance: This building was designed by Long
17 Beach architect Ed Killingsworth for this architectural firm partner Jules
18 Brady under the firm Killingsworth, Brady and Smith (KBS). The building
19 was originally constructed in 1970 and is 50 year of age meeting the
20 minimum eligibility requirement for historic structures. The structure is
21 considered to be the final single-family residential project designed by Ed
22 Killingsworth, whose notable work includes the Case Study House #25 at
23 82 Rivo Alto Way, Opdahl House at 5576 Vesuvia Way, the KBS office at
24 3827 Long Beach Boulevard, and his work at California State University,
25 Long Beach as the University's master architect.

26 B. Rational for historic landmark designation:

27 The City Council finds that relative to the designation of the Brady
28 House located at 4204 Cedar Avenue as a local historic landmark, the

1 following criteria are manifested as set forth in the Long Beach Municipal
2 Code Section 2.63.050 based upon the following:

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

6 The structure was designed by master architect Ed Killingsworth and is
7 a late example of Mid-Century Modern architectural style and has a distinctive
8 characteristic that reflects the Modern architectural style. The building
9 features Ed Killingsworth's signature architectural detailing and the building
10 proportions, and scale that define his work. Ed Killingsworth's work is
11 influential as he gained an exemplary reputation throughout the country.

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

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

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

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

27 D. Original historic fabric on the exterior of the building shall be
28 executed in a matter that does not materially impair in an adverse manner

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1 those physical characteristics of the structure that account for its
2 designation as a City landmark. Any such work must be done in keeping
3 with the building's historic character, period, and architectural style.

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

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

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

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

17 Ayes: Councilmembers: _____
18 _____
19 _____
20 _____

21 Noes: Councilmembers: _____
22 _____

23 Absent: Councilmembers: _____
24 _____

25 Recusal(s): Councilmember: _____
26 _____

27 _____
28 _____

City Clerk

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 4 IN BLOCK 12 OF TRACT NO. 1225, IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 20, PAGES 174 AND 175, INCLUSIVE OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY