

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

May 10, 2016

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Attorney to prepare an Ordinance to designate the property located at 6509 Gundry Avenue as a Long Beach Historical Landmark. (District 9)

DISCUSSION

On January 4, 2016, updated Cultural Heritage Ordinance No. 15-0038 took effect and streamlined the process for designation of new landmarks within the City. Among other changes, the updated Ordinance uses the four California Register criteria for landmark designation and allows nominations to proceed from a Cultural Heritage Commission recommendation directly to the City Council for consideration.

This is the third landmark nomination to be considered by the City Council under the updated Cultural Heritage Ordinance. The application was initiated by the Development Services Department based on past input from the Cultural Heritage Commission and Long Beach Heritage. Creating a local landmark protects the City's cultural and architectural heritage by assuring that the building is retained and rehabilitated over time.

The subject property is located on the northwest corner of Gundry Avenue and 65th Street between Brayton Avenue and Falcon Avenue (Exhibit A – Site Map). The site is located within the R-1-N zone (Single Family Residential District with Normal Lots). The property is the site of the former Fire Station No. 12, which was previously utilized by the City's Fire Department until 2013 when it was decommissioned and a new fire station was constructed blocks away. On April 11, 2016, the Cultural Heritage Commission recommended the City Council designate the property as a Long Beach local historic landmark (Exhibit B – Cultural Heritage Commission staff report).

The building is designed in the Spanish Colonial Revival architectural style which is influenced by Spanish, Baroque, Moorish and other European styles. The popularity of this style grew during the 1920s and 30s and its use was widely spread throughout Southern California. During this period, the Spanish Colonial style was applied to a variety of building types including residential, commercial and institutional buildings.

Character-defining features typical of this architectural style may include: asymmetrical primary elevations, smooth stucco walls, clay tile roofs, flat or low-pitched gabled roof forms, exposed rafter tails and/or brackets beneath the eaves, round or square towers and cupolas, wood paneled doors accented with spiral columns, pilasters, carved decorations, or decorative tiles, wood or metal double-hung or casement windows, wrought iron or pierced stucco window grates; balconies with wood or wrought iron railings; tiled accents on walls, stairs, or fountains; wrought iron lanterns and hardware.

Fire Station No. 12 is a modest example of the Spanish Colonial Revival style, but is a well preserved building that retains the essential form and character of the Spanish Colonial Revival style. The one-story building has an asymmetrical front façade with an irregular floor plan. The station is capped by a medium-pitched cross-gabled roof with barrel clay tiles, and has slightly overhanging eaves with exposed rafter tails. Round clay tile attic vents are visible beneath some of the roof gables. The building is clad in contemporary textured stucco.

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

The subject property is eligible for Long Beach Historic Landmark designation under Criteria A and C. The historic building is associated with events that have made a significant contribution to the broad patterns of the City's history. The discovery of oil in Signal Hill in 1921 led to rapid population growth and the need for public services in the area. The development of a permanent fire station in 1929 is significant under Criteria A because it is evidence of a development pattern that was caused by the discovery of oil.

Fire Station No. 12 has a unique history in that the building was completed in 1930, but never occupied until 1933 due to the Great Depression and the City's limited funding to staff the fire station. Fire Station No. 12 served the City as a sewing depot under the Works Progress Administration (WPA), providing jobs to hundreds of unemployed women. The structure is significant because of its association with the New Deal operations of the Federal Emergency Relief Administration in Long Beach and was one of the last remaining operating pre-1930s fire stations located within a residential neighborhood.

The building is also eligible under Criteria C. The building exemplifies the Spanish Colonial Revival style with its asymmetrical façade, cross-gabled clay tile-clad roof, rounded rafter tails, clay tile attic vents, stucco exterior, and deeply recessed window frames. The building retains its essential form and character from its period of significance.

Several of the 1920s public buildings that were constructed using the City's oil revenues were designed in a Spanish Colonial Revival or Mediterranean style. Many of these public buildings found throughout the City include libraries, fire stations, beach and park bathrooms, golf course clubhouses and park bandshells. The collection of remaining institutional buildings exemplifies the era and are representative of a period of municipal growth in this style. Therefore, Fire Station No. 12 is significant under Criteria C for embodying distinctive characteristics of the Spanish Colonial Revival style of architecture.

This matter was reviewed by Principal Deputy City Attorney Michael J. Mais on April 25, 2016 and by Budget Management Officer Victoria Bell on April 22, 2016.

SUSTAINABILITY

Establishing 6509 Gundry Avenue as a Long Beach Historical Landmark will assure its continued use and existence, reducing construction waste as compared to new construction.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation.

SUGGESTED ACTION

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:ck

P:\Planning\City Council Items (Pending)\Council Letters\2016\5-10-16\6509 Gundry.docx

APPROVED:



PATRICK H. WEST
CITY MANAGER

Attachments: Exhibit A – Location Map
Exhibit B – April 11, 2016 Cultural Heritage Commission Staff Report

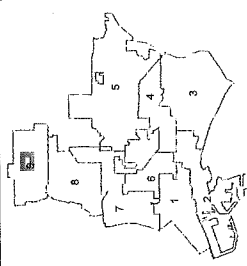
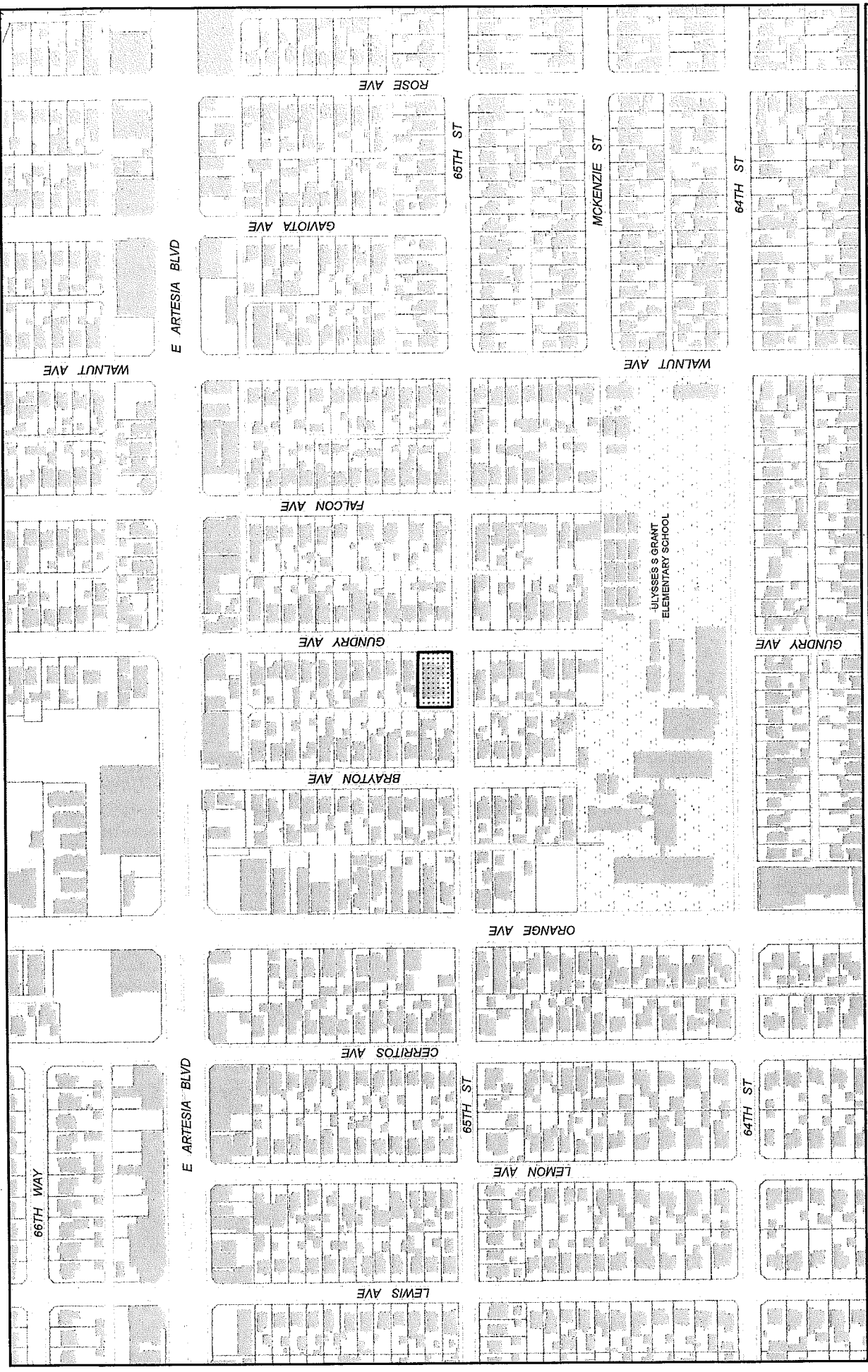
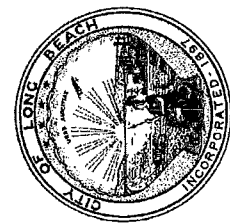


Exhibit A



Subject Property:
 6509 Gundry Ave
 Application No. HP14-205
 Council District 9
 Zoning Code : R-1-N





CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

April 11, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Recommend the City Council designate the property located at 6509 Gundry Avenue as a Historical Landmark. (District 9).

APPLICANT: City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802
(Application No. HP14-205)

THE REQUEST

The City requests that the Cultural Heritage Commission review the background materials and recommend that the City Council designate the property and building at 6509 Gundry Avenue as a local Historical Landmark.

BACKGROUND

During 2014 the Cultural Heritage Commission received a presentation from staff regarding potential City properties that could be prioritized for preservation and local historic landmark designation. Fire Station No. 12 was deemed to be a priority property because the structure is well preserved, has the availability of historic records, and has a unique local history. This is the second City-owned building to be nominated for landmark designation since the Cultural Heritage Commission Ordinance was amended in 2015.

The subject property is located on the northwest corner of Gundry Avenue and 65th Street between Brayton Avenue and Falcon Avenue (Exhibit A – Location Map). The site is located within the R-1-N zone (Single Family Residential District with Normal Lots). The property is the site of the former Fire Station No. 12 which was previously utilized by the City's Fire Department until 2013 when it was decommissioned and a new fire station constructed blocks away. The building is now utilized as a field office for the 9th Council District.

ANALYSIS

DESIGN

The building is designed in the Spanish Colonial Revival architectural style which is influenced by Spanish, Baroque, Moorish and other European styles. The popularity of this style grew during the 1920s and 30s and its use was widely spread throughout Southern California. During this period, the Spanish Colonial style was applied to a variety of building types including residential, commercial and institutional buildings.

Character-defining features typical of this architectural style may include: asymmetrical primary elevations, smooth stucco walls, clay tile roofs, flat or low-pitched gabled roof forms, exposed rafter tails and/or brackets beneath the eaves, round or square towers and cupolas, wood paneled doors accented with spiral columns, pilasters, carved decorations, or decorative tiles, wood or metal double-hung or casement windows, wrought iron or pierced stucco window grates, balconies with wood or wrought iron railings; tiled accents on walls, stairs, or fountains; wrought iron lanterns and hardware.

Fire Station No. 12 is a modest example of the Spanish Colonial Revival style, but is a well preserved building that retains the essential form and character of the Spanish Colonial Revival style. The one-story building has an asymmetrical front façade with an irregular floor plan. The station is capped by a medium-pitched cross-gabled roof with barrel clay tiles, and has slightly over overhanging eaves with exposed rafter tails. Round clay tile attic vents are visible beneath some of the roof gables. The building is clad in contemporary textured stucco. A chimney flue extends vertically from the south wall with a simple chimney top and the original tower located at the north corner of the building remaining (Exhibit B –Photographs).

Other architectural elements shown on the original plan, but no longer intact or never included were the iron window grilles on the front façade, classical columns on the tower. The roof now has a flat roof which was not shown in the original drawings.

BUILDING FORM

The building broadly falls in the cross-gable subtype which creates the classic asymmetrical front façade associated with the Spanish Colonial style residential buildings that typically would feature a large centered focal window. In this case, the large focal window located under the front-facing gable roof is substituted for the front garage door with an arch opening.

The building features an irregular floor plan with the front façade and south-facing wall featuring the most variation. From the front wall plane of the garage, the building terraces back to create a recessed front entry and office. Two cross gables facing 65th Street extend from the main rectangular portion of the fire station. The two gables are located at opposite building ends which form a small centered courtyard that opens up to 65th Street.

ROOF

The one-story building has a low-pitch with minimal roof eave overhang and barrel red tiles. The building features one prominent front gable facing Gundry Avenue, and two side cross gable roofs facing 65th Street. The front facing gable forms the primary roof line which covers the apparatus room. The building has a flat roof surface located behind the front gable. Two side gables extend from the main roofline to cover the office and lounge along the front half of the building, and the second gable covers the bathrooms, dining and kitchen at the rear of the structure.

CONSTRUCTION HISTORY & ALTERATIONS

Staff's search of building permit records resulted in the discovery of the original building permit and partial plans for the building. The original building permit was issued to Besvick Construction Company on October 4, 1929. Construction of the building was completed on August 13, 1930. A permit was issued to Southland Heating in 1956. In 2001 a permit was issued to install an 80-foot-tall communication tower and related equipment.

While the building is well preserved, there are still alterations to the building. Many of the alterations can be attributed to the evolving needs of the building's use as a fire station and others due to time. The majority of windows were changed out over time to black aluminum frame windows. Originally, for a building from this period and type, the windows likely would have been wood or steel frame windows. Along the recessed portion of the south wall, a much larger door opening was reduced in size, partially sealed and replaced with a smaller door. Several electrical conduits have been added on the side and rear exterior building walls. Along the front façade, a pedestrian door was added next to the garage door. It appears that a window grille was removed from a small window near the front door.

HISTORICAL BACKGROUND

The Long Beach Fire Department was established in 1897. From the 1910s to the late 1920s, the Fire Department expanded in response to the growth of the City, the rise in tourism, and development of the oil industry. The discovery of oil in Signal Hill in 1921 led to significant growth in the North Long Beach area. Fire Station No. 12 was built to serve the fast-growing North Long Beach area through City revenues resulting from City oil revenues. This source of funding resulted in \$6 million dollars in revenue between 1921 and 1929, which by City ordinance, was required to be used for permanent City improvements. The establishment of a dedicated fire station filled a need for public services in the area.

Following the stock market crash of 1929, the fire department's expansion was significantly slowed due to an overall decrease in the City's coffers. Fire Station No. 12 was constructed during the Depression; however, funding was so scarce that the building was not officially opened as a fire station until 1936. In the interim, the building

was occupied by the Works Progress Administration (WPA) and was used as a sewing center.

The station was constructed within a residential neighborhood because the original placement of fire stations was based primarily on "localized necessity," instead of a comprehensive plan. Of the City's 23 fire stations, Fire Station No. 12 is one of the last remaining pre-1930s fire stations located in a residential neighborhood. The exceptions are Fire Stations No. 7, 8, 9 and 18. However, Fire Station No. 7 is highly altered; Fire Station No. 8 is located on a commercial street; and Fire Station No. 18 moved to its current location on a larger thoroughfare in 1957. Fire Station No. 12 is well preserved and still located in its original residential neighborhood location.

Fire Station No. 12 is one of several institutional buildings that were developed during the 1920s. These buildings were constructed using oil revenues designated for the development of infrastructure and public buildings. The collection of remaining institutional buildings exemplify the period, are associated with historic events, and reflect the form and character of the Spanish Colonial Revival style.

DESIGNATION CRITERIA

The updated Cultural Heritage Ordinance contains four criteria for designation: associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), associated with the lives of persons important to the City's past (Criterion B), embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion C), or has yielded, or has the potential to yield, information important in prehistory or history (Criterion D).

The subject property is eligible for Long Beach Historic Landmark designation under Criteria A and C. The historic building is associated with events that have made a significant contribution to the broad patterns of the City's history. The discovery of oil in Signal Hill in 1921 led to rapid population growth and the need for public services in the area. The development of a permanent fire station in 1929 is significant under Criteria A because it is evidence of a development pattern that was caused by the discovery of oil.

Fire Station No. 12 has a unique history in that the building was completed in 1930, but never occupied until 1933 due to the Great Depression and the City's limited funding to staff the fire station. Fire Station No. 12 served the City as a sewing depot under the WPA, providing jobs to hundreds of unemployed women. The structure is significant because of its association with the New Deal in Long Beach and was one of the last remaining operating pre-1930s fire stations located within a residential neighborhood.

The building is also eligible under Criteria C. The building exemplifies the Spanish Colonial Revival style with its asymmetrical façade, cross-gabled clay tile-clad roof, rounded rafter tails, clay tile attic vents, stucco exterior, and deeply recessed window frames. The building retains its essential form and character from its period of significance.

Several of the 1920s public buildings that were constructed using the City's oil revenues were designed in a Spanish Colonial Revival or Mediterranean style. Many of these public buildings can be found throughout the City including libraries, fire stations, beach and park bathrooms, golf course clubhouses and park bandshells. The collection of remaining institutional buildings exemplifies the era and are representative of a period of municipal growth in this style. Therefore, Fire Station No. 12 is significant under Criteria C for embodying distinctive characteristics of the Spanish Colonial Revival style of architecture.

RECOMMENDATION

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

The proposed nomination is complimentary to the surrounding neighborhood. The building is located in a single-family residential neighborhood, with nearby commercial along Artesia Boulevard to the north, and Grant Elementary School to the south. The historic residential building exemplifies the Spanish Colonial Revival style and is an important example of early municipal government development in this area of the City. The designation of the building as a historic landmark protects the building from inappropriate alterations and raises awareness of neighborhood history. The continued use of the building for public service provides local accessibility for residents and strengthens the neighborhood. The nomination for Landmark status is consistent with the General Plan Land Use Element Goal of Neighborhood Emphasis, Quality Services, Facilities Maintenance and the Historic Preservation Goal of protecting historic resources from inappropriate alterations.

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

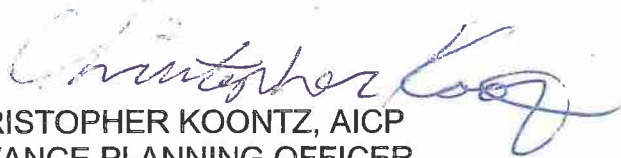
PUBLIC HEARING NOTICE

Public notices were distributed on March 23, 2016. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

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

Respectfully submitted,



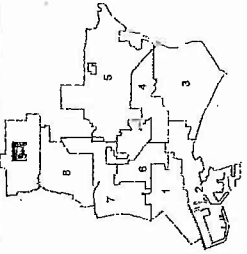
CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:ap

- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Photographs & Plans
 - Exhibit C – Findings
 - Exhibit D – Historic Resources Assessment & Primary Record



Subject Property:

6509 Gundry Ave
Application No. HP14-205
Council District 9
Zoning Code : R-1-N

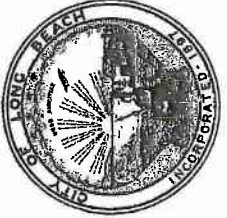
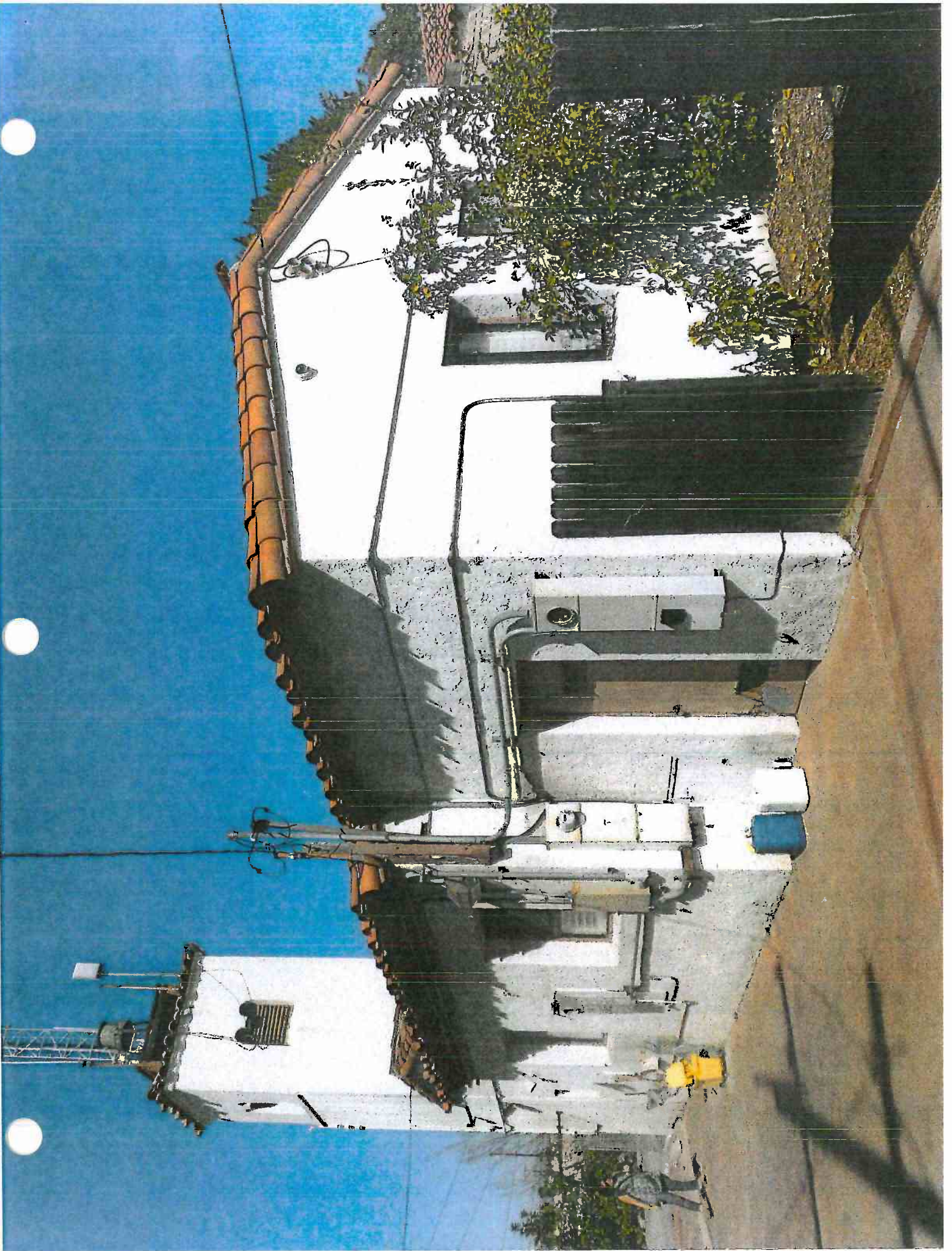
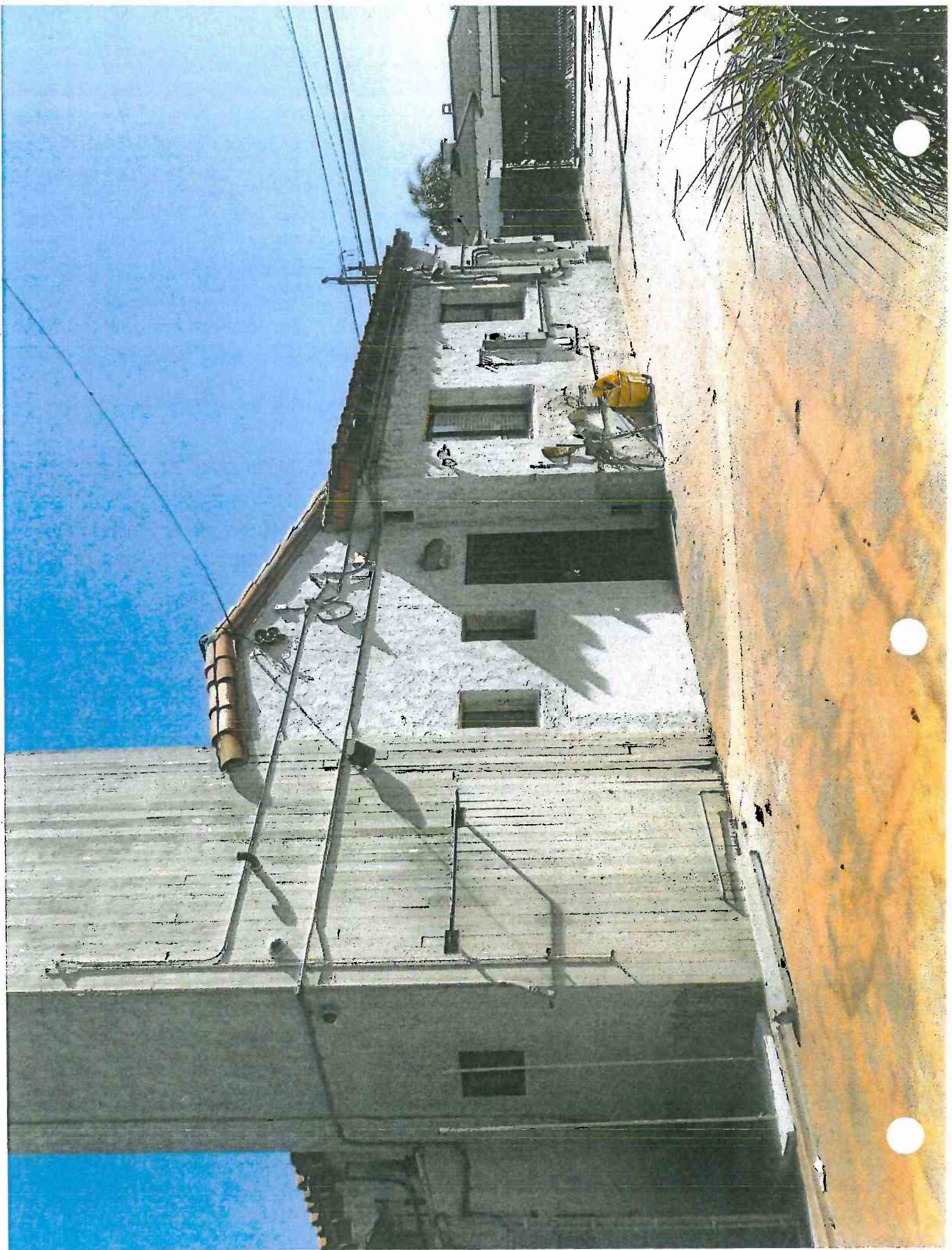


EXHIBIT B



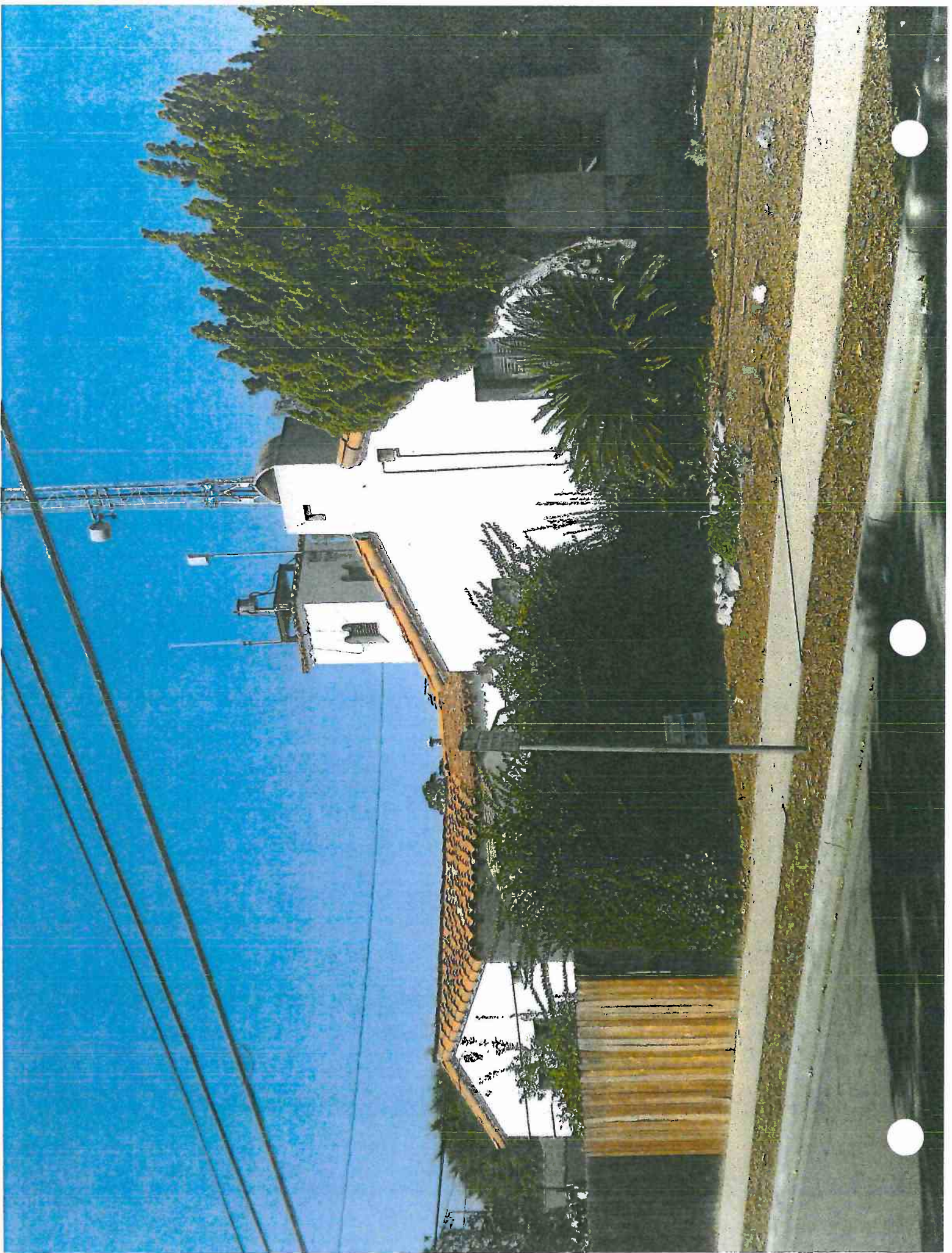


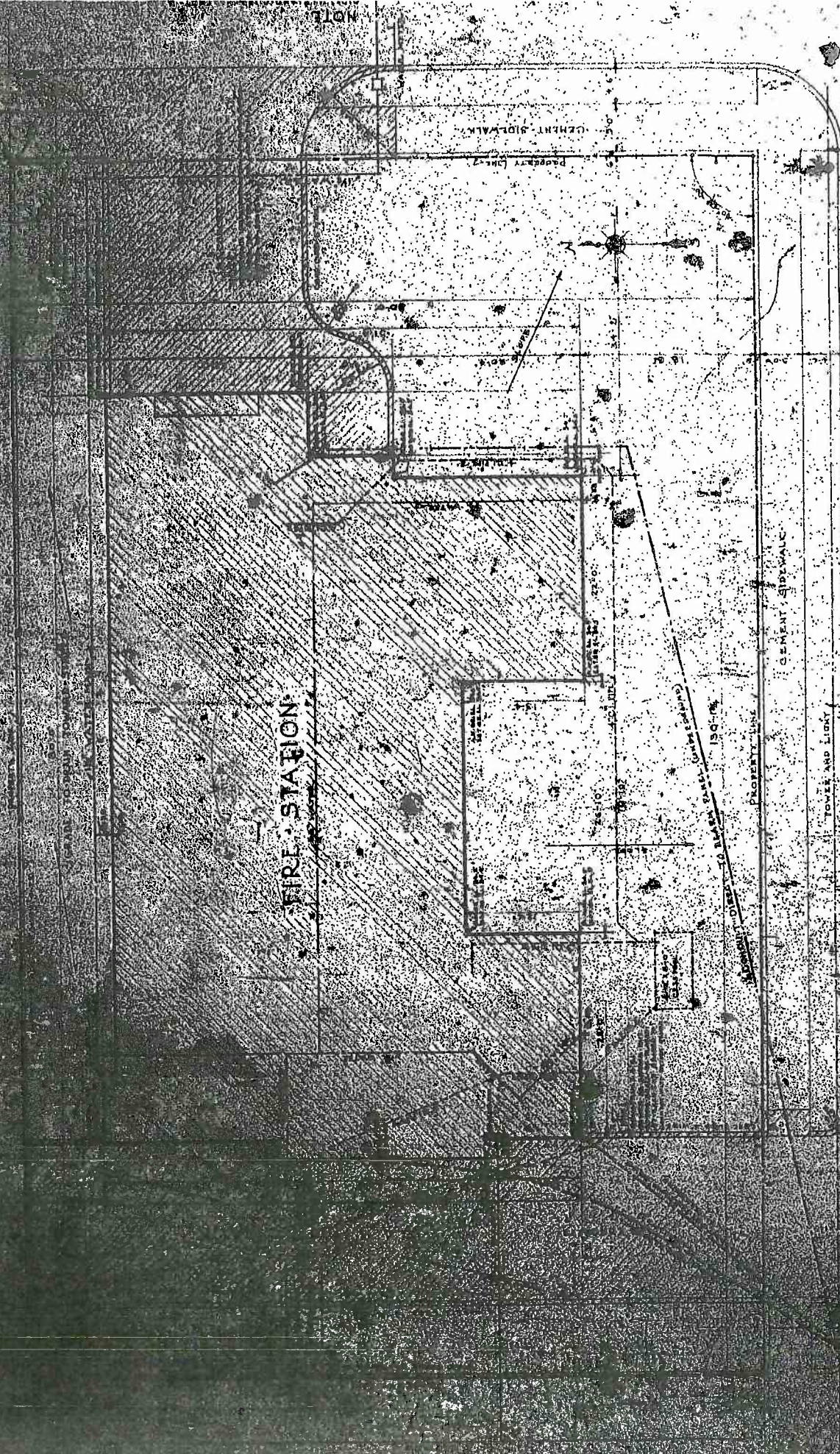












ABBREVIATIONS
 AN. GR. APPROXIMATE NATURAL GRADE
 EST. GR. ESTABLISHED GRADE
 R.B. REINFORCED CONCRETE
 C.S. CAST IN PLACE

65TH STREET
 LOT PLAN

SCALE: 1/4" = 1'-0"

FIRE STATION

TOWER AND LIGHT

CEMENT SIDEWALK

PROPERTY LINE

TOILET

CLOSET

STAIRS

PROPERTY LINE

CEMENT SIDEWALK

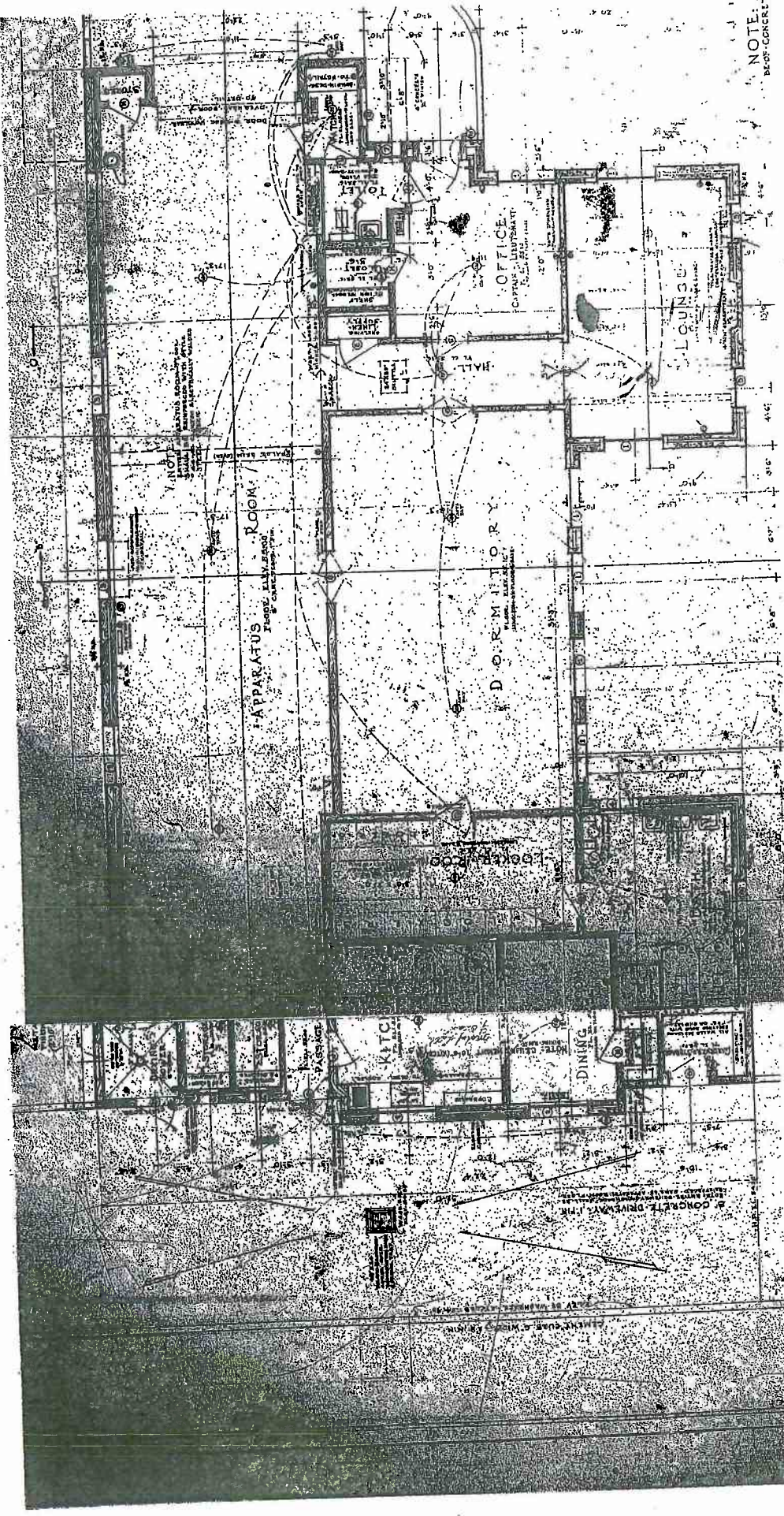
TOWER AND LIGHT

CEMENT SIDEWALK

PROPERTY LINE

CEMENT SIDEWALK

PROPERTY LINE



NOTE:
BRICK-CONCRETE

ENGINE CO. NO. 12
PLASTER

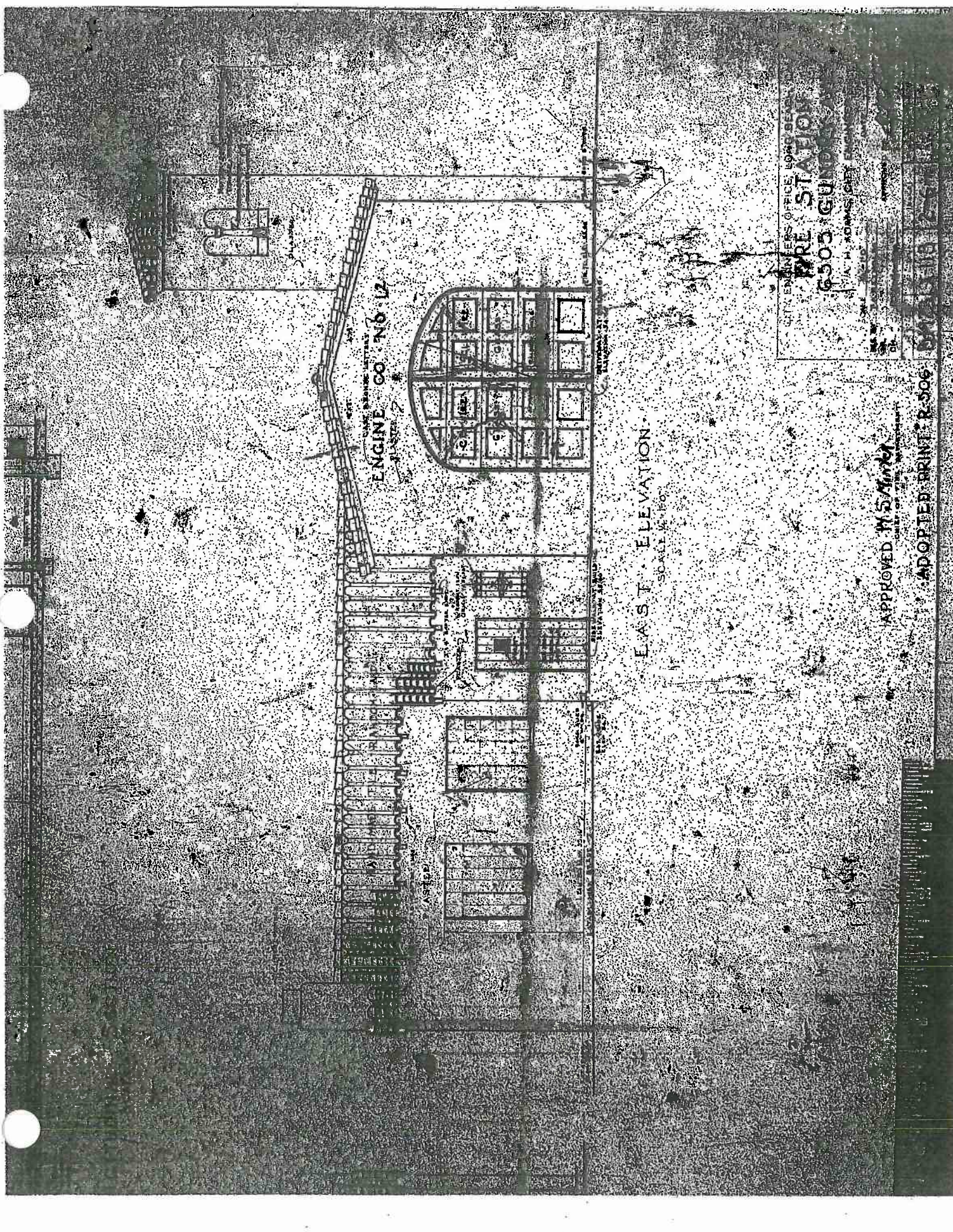
EAST ELEVATION
SCALE 1/4" = 1'-0"

CITY ENGINEERS OFFICE, LOS ANGELES
FIRE STATION
6503 GUNDAWAY

APPROVED: *M.S. Mink*
CITY ENGINEER

ADOPTED PRINT R-506

DATE: 10/1/1906



**LANDMARK DESIGNATION
HP14-205
FINDINGS AND ANALYSIS
6509 Gundry Avenue**

ANALYSIS:

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission):

The subject site is located at 6509 Gundry Avenue, on the northwest corner of Gundry Avenue and 65th Street between Brayton Avenue and Falcon Avenue (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a former Fire Station building. Built in 1929, the building was designed in the Colonial Revival style.

In compliance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), a cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one or more of criteria. Staff has analyzed the proposed nomination and finds that this property meets Finding A. This designation relates to the exterior features of the building and does not include communication tower.

GENERAL PLAN FINDING: (from 2.63.060(A) of the Long Beach Municipal Code)

The proposed nomination of the building is compatible with the neighborhood. The historic building is located in a single-family residential neighborhood and within the immediate area there are commercial uses to the north and a public school to the south. The preservation of the building through a landmark designation will be complementary to the neighborhood by preserving a building which continues to provide public services to the neighborhood.

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

Neighborhood Emphasis: Long Beach recognizes the strong neighborhood to be the essential building block of a City-wide quality living environment, and will assist and support the efforts of residents to maintain and strengthen their neighborhoods.

Quality Services: Long Beach will emphasize quality in the provision of services to its residents and businesses, and will strive to make public services readily accessible to all citizens.

Facilities Maintenance: Long Beach will maintain its physical facilities and public rights-of-way at a high level of functional

and aesthetic quality, manifesting the pride of citizens in their City and ensuring that future generations need not bear the burden of deferred maintenance.

While no longer in use as a fire station, the building's continued use as a council district field office for district 9 provides immediate access to quality public services directly to the area. This access to public services enhances the neighborhood's efforts to maintain and strengthen a quality living environment. The building designation will also protect the historic building from inappropriate alterations and promote the regular maintenance of the building in a manner which will result in a high level of functional and aesthetic building quality.

The General Plan Historic Preservation Element includes relevant goals consistent with the proposed nomination, including:

Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.

The proposed nomination will preserve an important public building that embodies the local neighborhood history and the City as a whole. The use of the Cultural Heritage ordinance to designate the building as a historic landmark helps raise public awareness about the City's history, historic preservation program and encourages public participation in learning about the historic resources in the City. The nomination will also ensure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's standards for rehabilitation. Landmark status will protect the building, preserve its cultural and architectural value and reinforce the value of historic preservation for the public to enjoy.

DESIGNATION FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The fire station is significant under Criteria A because it is evidence of the neighborhood development pattern that was caused by the growth of the oil industry. The discovery of oil in Signal Hill led to rapid housing and population growth in the surrounding area. The Fire Station was built during a period of rapid population growth and to address a lack of permanent fire station in the area. The development of Fire Station No. 12 was directly funded using a City ordinance that mandated that the City's oil revenues be utilized to build new infrastructure and new public buildings.

Fire Station No. 12 has a unique history in that the building was completed in 1930, but never occupied until 1933 due to the Great Depression and the City's limited funding to staff the fire station. As part of the WPA programs, Fire Station No. 12 served the City as a sewing depot, providing jobs to hundreds of

unemployed women. These women turned donated items into quilts or mended clothing and gifted them to the needy. The structure is also significant because it is associated with the New Deal in Long Beach and was one of the last remaining operating pre-1930's stations located within a residential neighborhood.

- C. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic value.**

Fire Station No. 12 was constructed in the Spanish Colonial Revival style of architecture. The building exemplifies the style with its asymmetrical façade, cross-gabled clay tile-clad roof, rounded rafter tails, clay tile attic vents, stucco exterior, and deeply recessed window frames. Despite removal of the original windows, garage door and a few decorative elements, the building retains its essential form and character from its period of significance. Therefore, Fire Station No. 12 is significant under criteria C for embodying distinctive characteristics of the Spanish Colonial Revival style of architecture.

HISTORIC RESOURCES ASSESSMENT

FIRE STATION NO. 12
CITY OF LONG BEACH
COUNTY OF LOS ANGELES, CALIFORNIA

LSA

March 2016

HISTORIC RESOURCES ASSESSMENT

FIRE STATION NO. 12
CITY OF LONG BEACH
COUNTY OF LOS ANGELES, CALIFORNIA

Prepared for:

Long Beach Development Services I Planning Bureau
333 West Ocean Boulevard, 5th Floor
Long Beach, California 90802

Prepared by:

Laura G. Carias
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

LSA Project No. CLB1602

LSA

March 2016

MANAGEMENT SUMMARY

LSA Associates, Inc. (LSA) conducted a cultural resources assessment for Fire Station No. 12 located at 6509 Gundry Avenue in the City of Long Beach (City), County of Los Angeles, California. The assessment included archival research, a field survey, and this report. The subject property, Assessor's Parcel Number 7114-012-900, is approximately 0.24 acre in size, was developed as a single-engine fire station, and is currently used as office space. The City is interested in formally designating the former fire station as a local Landmark and required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City with the necessary information and analysis to determine whether the subject property is eligible for designation under the City's ordinance (Chapter 2.63 of the Long Beach Municipal Code) as a local Landmark under criteria 2.63.050(A) and (C). In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey.

Fire Station No. 12 appears eligible for listing in the California Register of Historical Resources under Criteria 1 and 3, at the local level for its association with events that made significant contributions to the broad patterns of the City's history as it relates to the New Deal, as one of the last remaining pre-1930s fire stations in a residential neighborhood, and for exemplifying the Spanish Colonial Revival style of architecture. In addition, the fire station is eligible for designation under the City's ordinance (Chapter 2.63 of the Long Beach Municipal Code) as a local Landmark under criteria 2.63.050(A) and (C).

Fire Station No. 12 is a historical resource for the purposes of CEQA. Should any project be presented that will result in a substantial adverse change to the significance of the historical resource, LSA recommends to the City the following mitigation measures: no exterior changes, adaptively reuse using the *Secretary of the Interior's Standards for Rehabilitation*, and Historic American Buildings Survey-like documentation.

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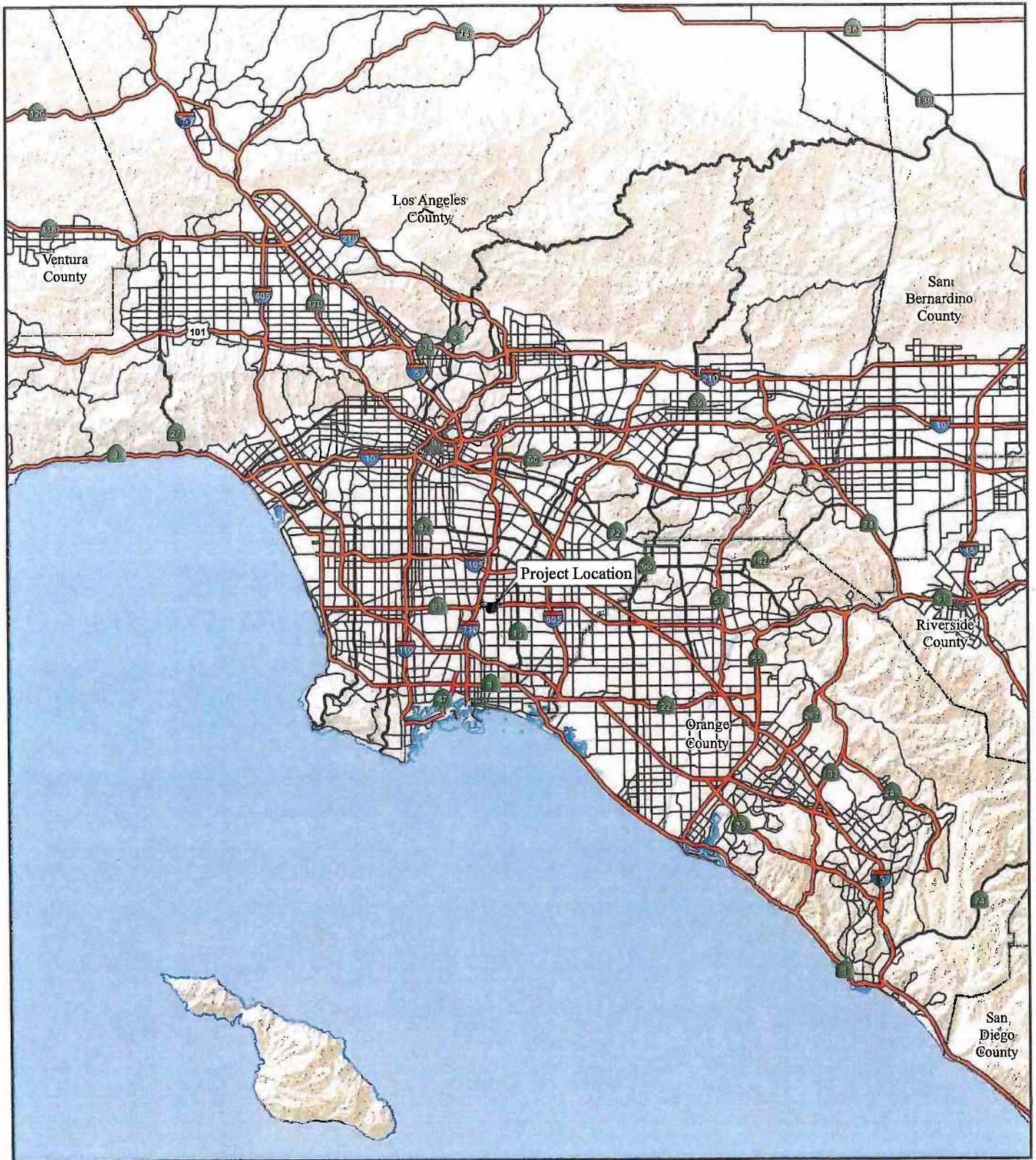
APPENDIX

A: DEPARTMENT OF PARKS AND RECREATION SERIES 523 FORMS

INTRODUCTION

In February 2016, at the request of the City of Long Beach, LSA Associates, Inc. (LSA) conducted a cultural resources study on approximately 0.24 acre of land at 6509 Gundry Avenue in the City of Long Beach (City), County of Los Angeles, California (Figures 1 and 2). The subject property, Assessor's Parcel Number (APN) 7114-012-900, is depicted on the United States Geological Survey *Long Beach, California* 7.5-minute topographic quadrangle map in Township 3 South, Range 12 West, San Bernardino Baseline and Meridian. The study is part of the environmental review process for a proposed Landmark Nomination. The City, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; Public Resources Code [PRC] §21000, et seq.) and the City's Cultural Historic Commission Ordinance (ORD-15-0038) Landmark Criteria (2.63.050).

In order to properly evaluate the property, LSA conducted historical background research and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and final conclusion of the study.



LSA

LEGEND

Project Location



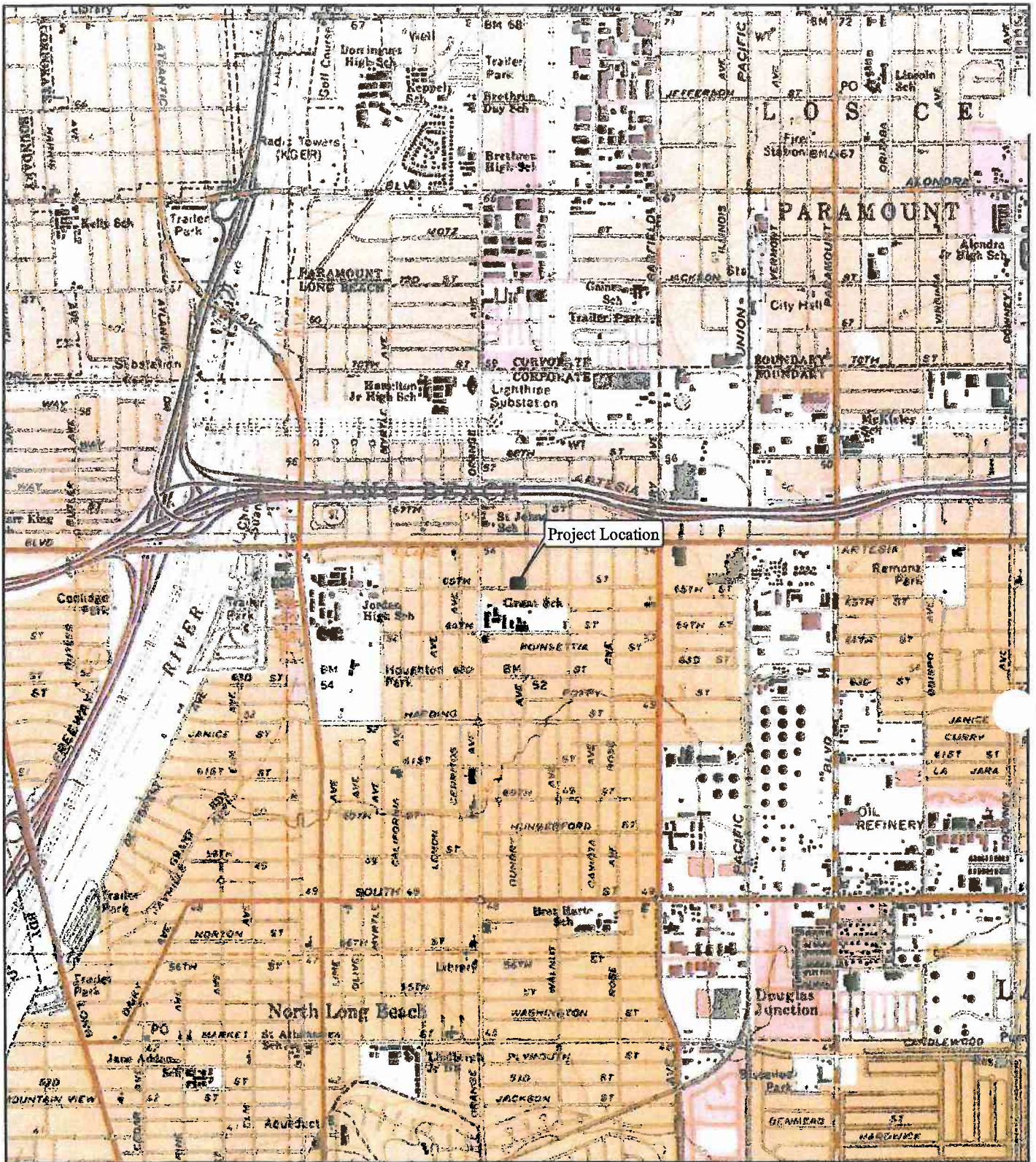
0 5 10
MILES

SOURCE: Esri (2014)

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FIGURE 1

Fire Station No. 12
Regional Location



LSA

LEGEND

 Project Location

FIGURE 2



0 1000 2000
FEET

SOURCE: USGS 7.5' Quads - Long Beach (1978) and Southgate (1981), CA

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Fire Station N
Project Location

METHODS

ARCHIVAL RESEARCH

LSA completed archival research during the months of February and March 2016. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, city manager files, news articles, historic aerial photographs, and historic maps. Some of the resources contacted are listed below, and a complete list of all references is included at the end of this report.

- Long Beach Public Library
- Historical Society of Long Beach
- California State University, Dominguez Hills digital archives
- Long Beach Fire Department

FIELD SURVEY

On February 8, 2016, LSA architectural historian Laura Carias conducted the intensive-level architectural survey. During the survey, Ms. Carias took numerous photographs of the exterior of the building, as well as other features (e.g., the tower, windows, and other architectural features). In addition, she made detailed notations regarding the structural and architectural characteristics and current conditions of the building and associated features. She then conducted a brief reconnaissance survey of the vicinity to determine whether the project area is within a potential historic district.



Photo 1: East-facing façade (right) and south elevation (left), view northwest.

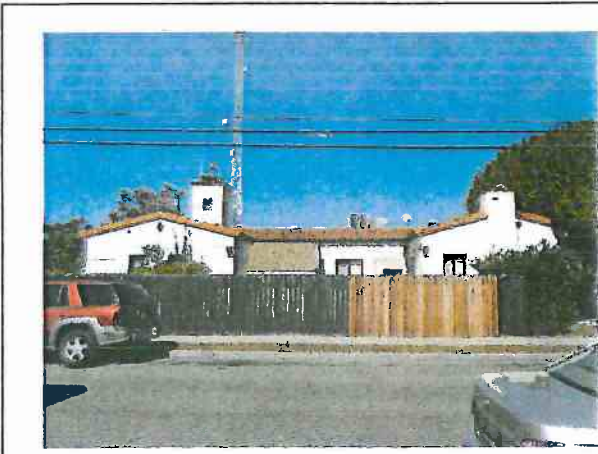


Photo 2: South elevation, view north.



Photo 3: West elevation, view southeast.



Photo 4: North elevation, view southeast.



Photo 5: Detail of tower, view southeast.



Photo 6: South elevation, east end, view northeast.



Photo 7: South elevation, west end, view northwest.



Photo 8: Fireplace detail, view south.



Photo 9: Arched doorway in kitchen and dining room, view west.

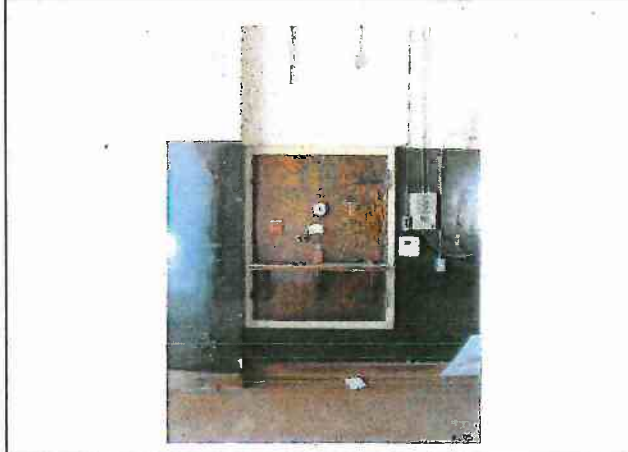


Photo 10: Previous location of fire alarm and city map.



Photo 11: Front door detail.

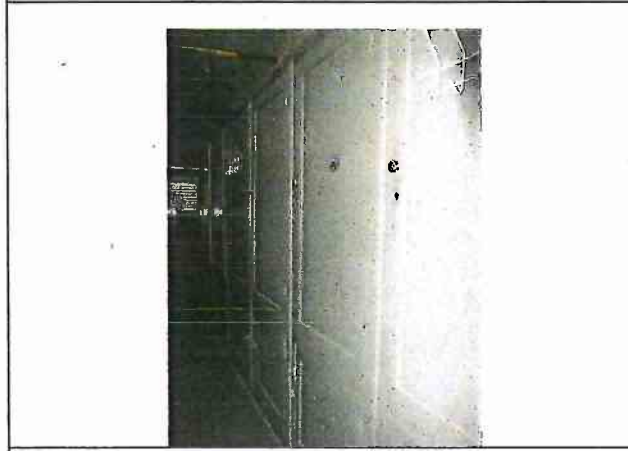


Photo 12: Lockers.

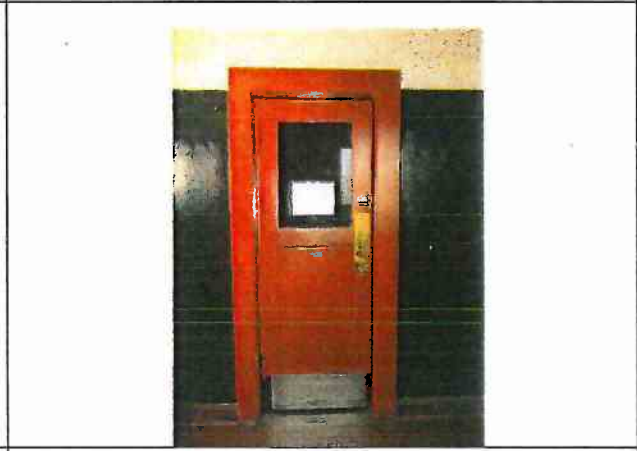


Photo 13: Interior door leading to locker room.



Photo 14: Property adjacent to the Fire Station to the north on Gundry Avenue, view northwest.



Photo 15: Properties directly east of the Fire Station on Gundry Avenue, view northeast.



Photo 16: Properties southeast of the Fire Station on Gundry Avenue, view southeast.



Photo 17: Properties southwest of the Fire Station on Gundry Avenue, view southwest.



Photo 18: Property adjacent to the Fire Station to the west on 65th Street, view northwest.



Photo 19: Properties southwest of the Fire Station on 65th Street, view southwest.

RESULTS

RESEARCH

City of Long Beach

The City, which began as a colony known as Willmore City, incorporated in 1888 with 800 citizens and approximately 59 buildings.¹ In 5 years, the city grew to a population of 18,000 with tourism as its primary source of revenue. That same year, in 1906, the Los Angeles Dock and Terminal Company purchased 800 acres of marshland and prepared the land for shipping. The harbor was dredged that year, along with a 1,400-foot turning basin and 3 channels. This development helped fuel the growth of Long Beach.² An explosion in population came with the discovery of oil in Signal Hill in 1921, which became the primary economic industry.³

North Long Beach

The area near what is now North Long Beach was sparsely populated and was made up of cultivated agricultural land, mainly sugar beet farms. The lack of development was due in part to the temperament of the nearby Los Angeles River and its tendency to flood. It was not until 1915, when the California Legislature adopted an act to establish the Los Angeles Flood Control District, that the river was tamed and development in the area began.⁴

The discovery of oil in Signal Hill brought many laborers to Long Beach. Many of the laborers were without adequate permanent housing, as many were found sleeping in tents or their cars. Franz Nelson, a developer, purchased land and sold parcels at affordable prices for the workers. Development in this area of Long Beach only continued as the oil industry prospered.⁵

Residential development in North Long Beach was a direct result of the oil boom of Signal Hill as it replaced dairies and farms.⁶ The area was officially annexed to the City in 1923. Growth in the area continued as more schools opened, bus lines connecting downtown Long Beach with North Long Beach became available, and neighborhood libraries opened.⁷ Development rose along major corridors including Long Beach (then American Boulevard) and Atlantic Boulevards. One such early residential subdivision included the 101-acre tract near Lime Avenue and Market Street known as

¹ Sapphos Environmental, Inc. "Long Beach Historic Context." 2009. p.34-35.

² Sapphos Environmental, Inc. "Long Beach Historic Context." 2009. p.41-42.

³ Sapphos Environmental, Inc. "Long Beach Historic Context." 2009. p.45.

⁴ Berner, Loretta and Kaye Briegel. "North Long Beach." *Shades of the Past*. 1995. Journal of the Historical Society of Long Beach.

⁵ Ibid.

⁶ Sapphos Environmental, Inc. "Long Beach Historic Context." 2009. p.04.

⁷ Berner, Loretta and Kaye Briegel. "North Long Beach." *Shades of the Past*. 1995. Journal of the Historical Society of Long Beach.

Fair Acres. The subdivision consisted of modest single-family homes constructed in the Craftsman and Spanish Colonial Revival styles.⁸

Long Beach Fire Department

The establishment of the Long Beach Fire Department began as a group of 28 volunteer firefighters on March 16, 1897.⁹ The men elected Brewster C. Kenyon as their captain, and chose first lieutenant John McPherson and second lieutenant William (Billie) Craig. The Board of Trustees appropriated the funds to purchase a hand-drawn ladder truck equipped with buckets, axes, and other equipment. The truck was housed in a building in the alley bound by Ocean Avenue and First Street, and Pine and Pacific Avenues. With fundraisers, the men were able to purchase helmets, shirts, belts, and other necessities.¹⁰

As the City grew, more firefighting equipment became necessary. In 1901, the City Trustees purchased 2 fire carts, 1,000 feet of hoses, and 35 fire hydrants. By 1902, the Board of Trustees formed a more permanent fire department with Hose Company No. 1 and Hose Company No. 2. Soon after a 1905 fire that destroyed the Long Beach Pavilion, a \$30,000 bond was passed to build a central fire station at 210 West Third Street. Included in the bond were the purchase of a horse-drawn steam pumper, hose wagon, hook and ladder, seven horses, and alarm boxes.¹¹

The firemen, with the exception of the chief, did not have a regular paid salary. The chief received a salary of \$20 per month and the assistant chief received a salary of \$15 per month. The crew only worked when called to duty and received \$2 for every call they answered.¹²

In 1907, the Long Beach Fire Department was the first fire department on the Pacific Coast to have motorized equipment.¹³ The department also installed a 35-gallon chemical tank with 200 feet of chemical hose and an additional 300 feet of cotton hose for each of the 2 fire trucks. Despite being fully motorized by 1913, the department kept its team of seven horses until 1914.¹⁴

With a rise in population came a demand for more firefighters. In 1907, the department opened two more fire stations: Fire Station No. 2 at 1929 Appleton Street and Fire Station No. 3 at 526 East Anaheim Street. These stations offered living quarters for the fire captain and his family, as well as the crew. By 1920, Fire Station Nos. 4, 5, and 6 were up and functioning with a total of 60 firemen to serve the City.¹⁵ When oil was discovered in Signal Hill in 1921, not only did the population grow, but so did the need for a larger fire department, as oil operators had a lack of regard for fire safety and oil fires became common.

⁸ Sapphos Environmental, Inc. "Long Beach Historic Context." 2009. p.104.

⁹ "A Salute to the Long Beach Fire Department's 100th Anniversary." *Long Beach Business Journal*. March 1997. p.6.

¹⁰ Ibid.

¹¹ Goodrich, Glen and Long Beach Firefighters Museum. *Images of America: Long Beach Fire Department*. Arcadia Publishing. 2005. p.7.

¹² "A Salute to the Long Beach Fire Department's 100th Anniversary." *Long Beach Business Journal*. March 1997. p.8.

¹³ Goodrich, Glen and Long Beach Firefighters Museum. *Images of America: Long Beach Fire Department*. Arcadia Publishing. 2005. p.8.

¹⁴ Ibid.

¹⁵ "A Salute to the Long Beach Fire Department's 100th Anniversary." *Long Beach Business Journal*. March 1997. p.9.

On March 10, 1933, the Long Beach Earthquake caused a tremendous amount of damage to the City. Stations 1, 5, 7, and 9 were destroyed in the seismic event and the amount of damage to the other stations was considerable. Two firemen men died while on duty when the buildings collapsed on them during the earthquake. The two most disastrous fires as a result of the quake were the chemistry building at Polytechnic High School and an oil tank fire.¹⁶

The Long Beach Fire Department started an emergency ambulance service and acquired its first fireboat in 1941. By 1946, the department operated three ambulances. In the next 5 years, the ambulances traveled 42,755 miles, worked over 4,010 hours, and handled 5,974 emergency calls.¹⁷

Between the years 1924 and 1949, the fire department grew from 100 men to 300 men with 16 fire stations.¹⁸ A Fire College Building and Training Tower were erected at 14th Street and Peterson Avenue in 1930.¹⁹ As the department continued to expand, several more stations were inaugurated, and the department received more fireboats. Today, the department comprises 527 uniformed and civilian personnel.²⁰

Fire Station No. 12

Prior to the construction of Fire Station No. 12 in 1929, Hose Company No. 2 at 2926 East 65th Street serviced the area. The Hose Company had a small chemical pickup truck and hose that provided fire protection to the surrounding neighborhood.²¹ In response to the need for a fully equipped station, the city decided to send out bids for the construction of a new fire station. The city ordinance stated that money generated by the City on oil, natural gas, and gasoline was to be used for city parks, community hospitals, golf courses, playgrounds, and police and fire stations.²² Bids for the construction of Fire Station No. 12 were sent to prospective contractors on September 27, 1929, before the stock market crashed on October 29 that year. Beswick Construction, operated by Henry and Floyd Beswick, was awarded the contract in the amount of \$16,907 and was issued a permit on October 4, 1929, to construct a fire station at 6505 Gundry Avenue.²³

The building was finished by 1930, constructed in a residential area consisting of single-family homes on the northwest corner of Gundry Avenue and East 65th Street. Facing east, the one-story fire station was constructed in the Spanish Colonial Revival Style with an irregular floor plan. The station has a medium-pitched cross-gabled roof with barrel clay tiles with slightly overhanging eaves with exposed rounded rafter tails and round clay tile attic vents beneath select roof gables. The building has an arched 11-foot garage opening with the words "ENGINE CO. NO. 12" above the door. A tower, with

¹⁶ "A Salute to the Long Beach Fire Department's 100th Anniversary." *Long Beach Business Journal*. March 1997. p.11.

¹⁷ "A Salute to the Long Beach Fire Department's 100th Anniversary." *Long Beach Business Journal*. March 1997. p.12.

¹⁸ Ibid.

¹⁹ Goodrich, Glen and Long Beach Firefighters Museum. *Images of America: Long Beach Fire Department*. Arcadia Publishing. 2005. p.82.

²⁰ Long Beach Fire Department. Website: <http://www.longbeach.gov/fire>, accessed March 6, 2016.

²¹ J. McLinden. *History of Long Beach Fire Department*. August 1968.

²² Kegley, Howard. "Aladdin of the Oil Wells: Arabian Nights Tales of Fortunes Made in Petroleum." *Los Angeles Times*. January 2, 1929. D24.

²³ Letter to Mr. Nowland M. Reid, Long Beach City Attorney, from G.L. Buck, City Manager. October 1, 1929. Historical Society of Long Beach 1998.1929.073. (Although current records show the property at 6509 Gundry Avenue, early records for the building list the address as 6505 Gundry Avenue.)

double-arched screened openings beneath the roof line on each elevation, is located on the northwest corner of the building, and a chimney is located on the end wall of the south elevation.

Due to the economic crisis of the 1930s, it would be years before the building was put into use as a fire station. In a letter from the city manager, C.C. Lewis, to Mr. W.S. Minter, Chief of the Fire Department, Mr. Lewis reprimands Mr. Minter for giving an interview with the local paper stating that "it would be necessary to close some of our fire stations on account of the reduction of the budget for your department..."²⁴ Unfortunately, Mr. Minter was right, and due to the onset of the Great Depression, the City did not have the funds to furnish or employ firefighters to the newly constructed station.

The fire station stood vacant until 1933 when the City began to use Fire Station No. 12 and a building at 7225 East Seaside Boulevard as sewing depots. The City's Salvage Department wanted to provide work for the 870 women registered as seeking employment during the Great Depression. The City understood that the funds set aside for the Reconstruction Finance Corporation (R.F.C.), a New Deal program, were meant to be used only for direct relief work, so they created a plan to employ these women at \$3.20 per day to assist with "sewing, renovating, etc." donated clothing items. The City sought donated material from the public and other agencies (e.g., sewing machines, thread, trimmings, used clothing, quilts, and other articles that could be reused). These articles would be given to the needy residents of Long Beach at no cost.²⁵ The funds for the R.F.C. were later placed under the jurisdiction of the Civil Works Administration (C.W.A.), also operated as part of the New Deal, of Los Angeles County in 1934. The C.W.A. employed roughly 280 women. Donations from local businesses and individuals were taken to allow the C.W.A. to provide meals for many of the undernourished women while working.²⁶

As evidenced in early communication, there were strict rules to how donated material was to be distributed and/or handled. City Manager James H. Bonner sent a letter to the C.W.A. notifying the agency that it was selling quilts at local stores. The agreement between the City and stores was that the money made from the sale of the quilts would be used as credit to buy material needed for the sewing depots. The C.W.A. ordered this practice to come to an immediate halt with the C.W.A. citing that it was against all rules and regulations to get into "competition with a retail store nor [sic] a manufacture of any article."²⁷ The sewing depot closed in 1935, and Fire Station No. 12 moved to another city-leased building.

By July 1, 1936, Fire Station No. 12 opened officially for service as the City was now in the financial position to fully equip and man the station. The station served the community for 77 years before a replacement station was constructed in 2013 near the corner of Artesia Boulevard and Orange Avenue. Many residents lamented losing their neighborhood station and their friendly neighbors, as one resident commented on how the children in the area liked to hang out at the station and play sports with the firefighters.²⁸ However, the upgrade was much needed as the station on Gundry Avenue was too small for the new fire engines, had no room for an ambulance that had to be parked

²⁴ Letter to Mr. W.S. Minter from C.C. Lewis, City Manager. August 30, 1930. Historical Society of Long Beach 1998.1930.097.

²⁵ Letter from E.S. Dobbins, Long Beach City Manager. No date. Historical Society of Long Beach 1998.1933.210.

²⁶ Letter from James H. Bonner, City Manager, to Women's City Club. November 28, 1933.

²⁷ Letter from J.E. Mighell to James Bonner. Historical Society of Long Beach. January 30, 1934.

²⁸ Eakins, Paul. "Move to be bittersweet for LBFD Station 12." *Long Beach Press-Telegram*. January 28, 2008.

under a canopy, and did not provide separate sleeping accommodations or showers for female firefighters.

The station was constructed within a residential neighborhood because the original placement of fire stations was based primarily on “localized necessity,” instead of a comprehensive plan.²⁹ Moving the station out of a residential area and onto an arterial street helped cut response time by 10 to 12 seconds — crucial seconds in an emergency. The “Ghost House,” as it is referred to because of the reported haunting by a former firefighter, was vacated by the Long Beach Fire Department in 2013. Of its current 23 fire stations, Fire Station No. 12 was one of the last remaining pre-1930s fire stations located in a residential neighborhood. The exceptions are Fire Stations No. 7, 8, 9, and 18. However, Fire Station No. 7 is highly altered; Fire Station No. 8 is located on a commercial street; and Fire Station No. 18 moved to its current location on a larger thoroughfare in 1957.³⁰ The station is currently occupied by the north district neighborhood office of Councilman Rex Richardson.

Spanish Colonial Revival Style of Architecture

The Spanish Colonial Revival style of architecture was born out of architect Bertram Goodhue’s design for the Panama-California Exposition in San Diego in 1915. Popular from the 1920s to the 1940s, the style borrows from a variety of Spanish architectural influences, including Moorish, Andalusian, Renaissance, and Baroque. The style was popular in California, including Long Beach, and used for a variety of building types including single and multifamily residential, commercial, and institutional. The style usually had asymmetrical façades, stucco siding, red clay tile roofs, and gabled or flat roofs. The Spanish Colonial Revival style might also include towers, turrets, and arched openings. Other stylistic features may consist of wrought iron, wood, and polychromatic tile. Windows were usually metal sash casement windows or wood sash double hung.³¹

Character-defining features of the style may include:

- Stucco siding
- Asymmetrical appearance
- Low-pitched gabled or hipped roof in red clay tiles
- Shallow eaves with carved wood brackets exposed in the overhang
- Arched windows and casement windows
- Heavy wood door
- Window grills of wrought iron
- Attached exterior chimneys
- Brick or tile vents
- Wrought iron lanterns and hardware

²⁹ Brackenbury, Don. “City council to get plant to revamp fire station locations.” *Independent Press Telegram*. February 2, 1975. B1.

³⁰ Long Beach Fire Department. Website: www.longbeach.gov/fire/station-locations, accessed March 6, 2016.

³¹ Sapphos Environmental, Inc. “Long Beach Historic Context.” 2009. p.209–212.

Previous Studies

Previous studies for Fire Station No. 12 include a Landmark Nomination Application completed by the City's Cultural Heritage Commission in June 2014. The nomination provided a brief historical context and rationale on the building's eligibility as a Landmark as set by the 2014 Long Beach Municipal Code, Title 2, Chapter 2.63.050 Criterion A for possessing significant character, interest, or value attributable to the development, heritage, or cultural characteristics of the city; and Criterion B as the site of a historic event with a significant place in history as it relates to the Station's association with the New Deal in Long Beach.³²

FIELD SURVEY

The subject property is former Long Beach Fire Station No. 12 and is located within a residential neighborhood on the northwest corner of Gundry Avenue and East 65th Street. Facing east, the one-story fire station was constructed in the Spanish Colonial Revival Style in 1929 with an irregular floor plan. The station is capped by a medium-pitched cross-gabled roof with barrel clay tiles, and has slightly overhanging eaves with exposed rounded rafter tails. Round clay tile attic vents are visible beneath select roof gables. The building is clad with contemporary textured stucco.

The façade is asymmetrical in appearance and features the main entrance accessed via a single wood paneled door with a wrought iron grill over the peephole. North of the main entrance, and beneath the front-facing gable, is an arched 11-foot garage opening closed off by a contemporary roll-up door with the words "ENGINE CO. NO. 12" above the door. A contemporary wood leaf door with rectangular wire screens at the top and bottom was added north of the entrance. All fenestration is recessed into the wall plane and has been replaced with anodized aluminum sliding windows in the recent past. A tower with double-arched screened openings beneath the roof line on each elevation is located on the northwest corner of the building, and a chimney is located on the end wall of the south elevation.

Landscaping is minimal and consists of drought-tolerant plants. The north district neighborhood office of Councilman Rex Richardson is currently occupying the building. Alterations include the replacement of metal sash windows with contemporary vinyl windows, replacement of the garage door, the removal of wrought iron work at windows and light fixtures, the addition of a door on the east elevation north of the garage door, and the addition of an 80-foot communication tower.

³² City of Long Beach Cultural Heritage Commission. "Landmark Nomination: Fire Station No. 12." June 27, 2014.

SIGNIFICANCE EVALUATION

Based on the research results discussed above, the following sections present the historical significance evaluation of Fire Station No. 12 and the conclusion on whether it qualifies as a "historical resource" as defined by CEQA.

DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and California Code of Regulations [CCR] Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register of Historical Resources (California Register). Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register of Historic Places (National Register), or designation under a local ordinance.

California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the 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;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource's significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the

particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

City of Long Beach Cultural Heritage Commission

The City recently adopted an amended Cultural Heritage Commission ordinance (Chapter 2.63 of the Long Beach Municipal Code). As listed below, criteria for Landmark designation is nearly identical to the California Register criteria and now specifically addresses integrity.

2.63.050 Criteria for designation of Landmarks and Landmark Districts.

Landmarks. A cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one (1) or more of the following criteria:

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

EVALUATION

In summary, the subject area is developed with a fire station constructed in 1929 in the Spanish Colonial Revival style of architecture. Although construction was completed in 1930, economic issues kept it abandoned until 1933, when under city funding, and then federal funding under the New Deal, it served as a sewing depot and employed hundreds of women for the next 2 years. The City was financially stable to open the station's doors as a fire station in 1936. The building served its community until 2013, when a replacement station was constructed a short distance from Fire Station No. 12. Fire Station No. 12 was one of the last remaining pre-1930s fire stations located within a residential area. The station now serves as the district office for Councilman Rex Richardson.

The building is evaluated below for historical significance under the criteria for listing in the California Register and for designation under the City's ordinance. Because the City's criteria for designation are similar to those of the California Register, the evaluations have been combined.

California Register Criterion 1 and City of Long Beach Criterion A

From 1933 to 1935, Fire Station No. 12 served the City as a sewing depot operated by the R.F.C., and later the C.W.A. (under the New Deal), providing jobs to hundreds of unemployed women. These women turned donated items into quilts or mended clothing and gifted them to the needy in the community. The sewing depot within Fire Station No. 12 on 65th Street and Gundry Avenue was relocated in 1935, because the City was then able to fully employ and equip the fire station. Fire

Station No. 12 was also one of the last remaining operating pre-1930s stations located within a residential neighborhood. Therefore, it is eligible under California Register Criterion 1 and City of Long Beach Criterion A for its association with events that made significant contributions to the broad patterns of the City's history as it relates to the New Deal in Long Beach and as one of the last remaining pre-1930s fire stations in a residential neighborhood.

California Register Criterion 2 and City of Long Beach Criterion B

There are no known persons of significance in the State's or City's past associated with Fire Station No. 12. Therefore, it is not significant under California Register Criterion 2 or City of Long Beach Criterion B.

California Register Criterion 3 and City of Long Beach Criterion C

Fire Station No. 12 was constructed in the Spanish Colonial Revival style of architecture. The building exemplifies the style with its asymmetrical façade, cross-gabled clay tile-clad roof, rounded rafter tails, clay tile attic vents, stucco siding, and deeply recessed window frames. Despite removal of the original windows, garage door, and a few decorative elements, the building retains its essential form and character from its period of significance. Therefore, Fire Station No. 12 is significant under California Register Criterion 3 and City of Long Beach Criterion C for embodying distinctive characteristics of the Spanish Colonial Revival style of architecture.

California Register Criterion 4 and City of Long Beach Criterion D

It is unlikely that the subject property has yielded or is likely to yield information important in prehistory or history and, therefore, is not significant under California Register Criterion 4 or City of Long Beach Criterion D.

Despite alterations over time, the building retains its essential form and character from its period of significance: 1929 and 1933–1935. Significant under California Register 1 and 3 and City of Long Beach Criterion A and C for its association with the sewing depot and the New Deal in Long Beach, as one of the last examples of a pre-1930s fire station in a residential neighborhood, and for its Spanish Colonial Revival style of architecture, the building retains a high degree of integrity of location, setting, design, workmanship, feeling, and association. While integrity of materials has been somewhat compromised, specifically with the replacement of the windows and garage door and removal of some decorative features, the alterations do not detract from the building's character. Therefore, Fire Station No. 12 retains sufficient integrity to be eligible for designation as a City Landmark.

The fire station is located in a 1920s development comprising single-family residences constructed in the Spanish Colonial Revival style. A brief reconnaissance-level pedestrian survey determined that many of the residences have been altered slightly, but retain their essential form. Further investigation should be completed to determine whether this neighborhood is part of a potential historic district.

IMPACTS ASSESSMENT

As discussed in the previous section, Fire Station No. 12 has been evaluated as appearing eligible for a Landmark Designation under the City's ordinance (Chapter 2.63 of the Long Beach Municipal Code) as a local Landmark under criteria 2.63.050(A) and (C). As such, it is a "historical resource" as defined by CEQA. Therefore, the potential project impacts to the historical resource must be assessed.

Section 15064.5(b) of the CEQA Guidelines provides that "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Material impairment occurs when a project alters or demolishes in an adverse manner "those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in" a State or local historic registry.

In this case, the physical characteristics of the historical resource that convey its significance include asymmetrical façade, stucco cladding, clay tile roof, exposed rounded rafter tails, clay tile attic vents, and paneled wood door.

Should a project be presented for the subject property, all work must conform to the *Secretary of the Interior's Standards for Historic Preservation*.

RECOMMENDATIONS

Fire Station No. 12 has been evaluated as appearing eligible for Landmark Designation. As such, it is a "historical resource" as defined by CEQA. Should any project be presented that will result in a substantial adverse change to the significance of the historical resource, LSA recommends to the City the following mitigation measures:

MITIGATION MEASURES

1. **No Exterior Change.** Full preservation is always the preferred choice when feasible. In this case, preservation would generally mean preserving the exterior as-is with only minor repair work as necessary or required under current regulations. This would reduce project impacts to less than significant.
2. **Adaptive Reuse using the *Secretary of the Interior's Standards for Rehabilitation*.** Per Section 15064.5(b)(3) of CEQA, projects that follow the *Secretary of the Interior's Standards for Rehabilitation* are considered mitigated to a level of insignificance. This alternative would retain all or most of the building's character-defining features and historic aesthetic, but would allow for some alterations. The changes need to have compatible scale and massing so as not to diminish the building's significance by visually overwhelming the existing building.
3. **Historic American Building Survey (HABS)-like Documentation.** If any exterior changes (beyond minor repairs) to the building are approved, HABS-like documentation should be completed prior to issuance of permits. This would typically include:
 - A. Digital photography of all elevations, character-defining features, and context views. Photographs will be copied onto an archival quality CD and printed on archival quality paper. Each photograph shall be in an archival quality clear sleeve, labeled, and inserted into a binder. Labels shall identify the feature/item in the photograph, the direction/interior room where the photo was taken, and the date of the photo.
 - B. A scaled site plan of the building shall be submitted on the archival quality CD and printed on archival paper. Drawing size shall be at minimum 8.5-inch by 11-inch and drawings shall be included in an archival quality clear sleeve inserted into the binder.
 - C. One copy of the final approved Department of Parks and Recreation (DPR) forms printed on archival paper and in an archival quality clear sleeve shall be included in the binder.
 - D. The owner shall submit two complete sets in two binders, plus one archival quality CD, to the City for archiving by the Long Beach Development Services I Planning Bureau, the City public library and/or the Historical Society of Long Beach.

REFERENCES

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APPENDIX A
DEPARTMENT OF PARKS AND RECREATION 523 FORMS

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Map Reference #:

Page 1 of 6

*Resource Name or #: (Assigned by recorder) Fire Station No. 12, 6509 Gundry Avenue, Long Beach, CA

P1. Other Identifier:

*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 Long Beach, Calif. Date 1978 T 3S; R 12W; NE¼ of NE¼ of NW¼ of Sec 31 S.B.B.M

c. Address 6509 Gundry Avenue City Long Beach Zip 90805

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 6508413mE/1776202mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 7114-012-900

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is former Long Beach Fire Station No. 12 and is located within a residential neighborhood on the northwest corner of Gundry Avenue and East 65th Street. Facing east, the one-story fire station was constructed in the Spanish Colonial Revival Style in 1929 with an irregular floor plan. It is capped by a medium-pitched cross-gabled roof with barrel clay tiles. There are slightly overhanging eaves with exposed rounded rafter tails. Round clay tile attic vents are visible beneath select roof gables. The building is clad with textured stucco. (continued on page 3)

*P3b. **Resource Attributes:** (List attributes and codes) HP9. Public Utility Building Choose an item. Choose an item.

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

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



Photo 1: East facing façade (right) and south elevation (left), view northwest

P5b. **Description of Photo:** (view, date, accession #) East facing façade (right) and south elevation (left), view northwest (2016).

P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
1929, City of Long Beach building permit

*P7. **Owner and Address:**
Unknown

*P8. **Recorded by:** (Name, affiliation, and address)
Laura Carias
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. **Date Recorded:** 2/9/2016

*P10. **Survey Type:** (Describe)
Intensive Pedestrian

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") *Historic Resources Assessment, Fire Station No. 12, City of Long Beach, County of Los Angeles, California. 2016. Laura Carias, LSA Associates, Inc.*

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Fire Station No. 12, 6509 Gundry Avenue, Long Beach, CA

- B1. Historic Name: Fire Station No. 12; 65th and Gundry sewing depot
- B2. Common Name: Fire Station No. 12
- B3. Original Use: Sewing depot, fire station
- B4. Present Use: Office space

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Construction date: October 4, 1929

Alteration: Addition of 80-foot communication tower, March 2012

Alteration: Removal of original windows, date unknown

Alteration: Addition of new door on south elevation, date unknown

*B7. Moved? No Yes Unknown Date: Click here to enter a date.

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Beswick Construction

*B10. Significance: Theme: Fire station

Area: North Long Beach

Period of Significance 1929; 1933–1935 Property Type Fire station Applicable Criteria CR 1, 3; Long Beach Criteria A, C.
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Despite alterations over time, Fire Station No. 12 retains its essential form and character from its period of significance, 1929 and 1933–1935. Fire Station No. 12 is significant under the California Register of Historical Resources and City of Long Beach Criteria 1/A and 3/C for its association with the sewing depot and the New Deal in Long Beach, as one of the last examples of a pre-1930s fire station in a residential neighborhood, and for its Spanish Colonial Revival style of architecture. In addition, the building retains a high degree of integrity of location, setting, design, workmanship, feeling, and association. (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See continuation sheet

B13. Remarks:

*B14. Evaluator: Laura Carias, LSA Associates, Inc. 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: March 23, 2016

(This space reserved for official comments.)

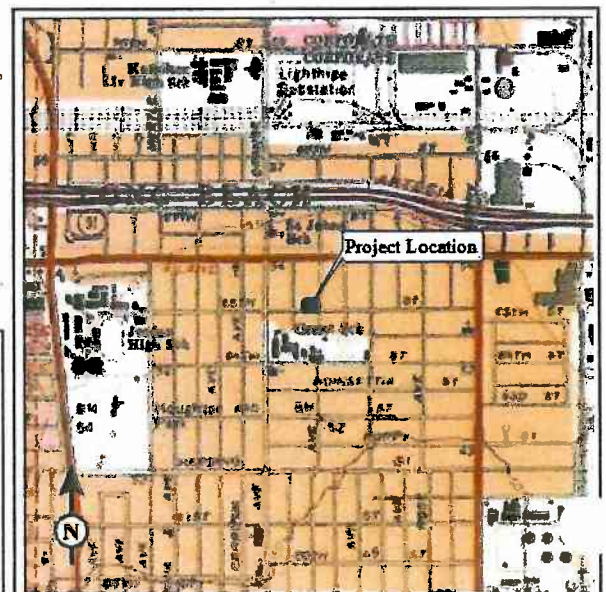




Photo 2: South elevation, view north



Photo 3: West elevation, view southeast



Photo 4: North elevation, view southeast



Photo 5: Detail of tower, view southeast



Photo 6: South elevation, east end, view northeast



Photo 7: South elevation, west end, view northwest



Photo 8: Fireplace detail, view south



Photo 9: Arched doorway in kitchen and dining room, view west



Photo 10: Previous location of alarm and map



Photo 11: Front door detail



Photo 12: Lockers



Photo 13: Interior door leading to locker room



Photo 14: Property adjacent to Fire Station No. 12 to the north on Gundry Avenue, view northwest



Photo 15: Properties directly east of Fire Station No. 12 on Gundry Avenue, view northeast



Photo 16: Properties southeast of Fire Station No. 12 on Gundry Avenue, view southeast



Photo 17: Properties southwest of Fire Station No. 12 on Gundry Avenue, view southwest



Photo 18: Property adjacent to Fire Station No. 12 to the west on 65th Street, view northwest



Photo 19: Properties southwest of Fire Station No. 12 on 65th Street, view southwest

*Recorded by: Laura Carias, LSA Associates, Inc.

*Date: March 21, 2016 Continuation Update

P3a. Description (continued from page 1)

The façade is asymmetrical in appearance and features the main entrance accessed via a single wood-paneled door with a wrought iron grill over the peephole. North of the main entrance, and beneath the front-facing gable, is an arched 11-foot garage opening closed off by a contemporary roll-up door with the words "ENGINE CO. NO. 12" above the door. A contemporary wood leaf door with rectangular wire screens at the top and bottom was added north of the entrance. All fenestration is recessed into the wall plane and has been replaced with anodized aluminum sliding windows in the recent past. A tower, with double-arched screened openings on each elevation, is located on the northwest corner of the building and a chimney is located on the end wall of the south elevation.

Landscaping is minimal and consists of drought-tolerant plants. The north district neighborhood office of Councilman Rex Richardson is currently occupying the building. Alterations include the replacement of metal sash windows with contemporary vinyl windows, replacement of the garage door, the removal of iron work at the windows and iron light fixtures, the addition of a door on the east elevation north of the garage door, and the addition of an 80-foot communication tower.

***B10. Significance (continued from page 2)**

While the integrity of materials has been somewhat compromised, specifically with the replacement of the windows and garage door as well as the removal of some decorative features, the alterations do not detract from the building's character. Therefore, Fire Station No. 12 retains sufficient integrity to be eligible for designation as a City of Long Beach Landmark.

California Register of Historical Resources (California Register) Criterion 1 and City of Long Beach Criterion A.

From 1933 to 1935, Fire Station No. 12 served the City of Long Beach as a sewing depot operated by the Reconstruction Finance Corporation, and later the Civil Works Administration (under the New Deal), providing jobs to hundreds of unemployed women. These women turned donated items into quilts or mended clothing and gifted them to the needy in the community. The sewing depot located within Fire Station No. 12 on 65th Street and Gundry Avenue was relocated in 1935 as the City of Long Beach was now able to fully employ and equip the fire station.

Fire Station No. 12 was also one of the last remaining operating pre-1930s stations located within a residential neighborhood. Therefore, it is eligible under California Register Criterion 1 and City of Long Beach Criterion A for its association with events that made significant contributions to the broad patterns of the city's history as it relates to the New Deal in the City of Long Beach and as one of the last remaining functioning pre-1930s fire stations in a residential neighborhood.

California Register Criterion 2 and City of Long Beach Criterion B.

There are no known persons of significance in the State's or City of Long Beach's past associated with Fire Station No. 12. Therefore, it is not significant under California Register Criterion 2 or City of Long Beach Criterion B.

California Register Criterion 3 and City of Long Beach Criterion C.

Fire Station No. 12 was constructed in the Spanish Colonial Revival style of architecture. The building exemplifies the style with its asymmetrical façade, cross-gabled clay tile-clad roof, rounded rafter tails, clay tile attic vents, stucco siding, and deeply recessed window frames. Despite removal of the original windows, garage door, and a few decorative elements, the building retains its essential form and character from its period of significance. Therefore, it is significant under California Register Criterion 3 and City of Long Beach Criterion C for embodying distinctive characteristics of the Spanish Colonial Revival style of architecture.

California Register Criterion 4 and City of Long Beach Criterion D.

It is unlikely that the subject property has yielded or is likely to yield information important in prehistory or history and, therefore, is not significant under California Register Criterion 4 or City of Long Beach Criterion D.