



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

January 11, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend the City Council designate the Alamitos Neighborhood Library located at 1836 East Third Street as a Historical Landmark. (District 2).

APPLICANT: City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802
(Application No. HP14-202)

THE REQUEST

The City requests that the Cultural Heritage Commission review the background materials and recommend that the City Council designate the Alamitos Neighborhood Library as a Historical Landmark.

BACKGROUND

During 2014 the Cultural Heritage Commission received a presentation from Long Beach Heritage and Development Services staff regarding potential city properties that could be prioritized for preservation and local landmark designation. Over the course of 2015 staff began a review of these priority properties and determined the Alamitos Neighborhood Library to be a top-choice among culturally valuable buildings owned by the City. This determination was based on the integrity of the building's architecture, the compatibility of its current use with a potential designation, availability of historic records of the property and the fact the property was not encumbered by any ongoing lease, purchase or disposal negotiations. On January 4, 2016, an updated Cultural Heritage Ordinance (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 dedications and allows nominations to proceed directly from a Cultural Heritage Commission recommendation to a full City Council consideration.

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The first landmark to be considered by the Commission under the updated Cultural Heritage ordinance is the Alamitos Neighborhood Library. The Library Department operates the City's system of main and branch libraries. Development Services staff consulted with the Library Department in reviewing the structure, its integrity, use, and any impacts of the landmark designation.

Since its construction in 1928, the building has continuously been utilized as a public library building. It is the oldest remaining branch within the City of Long Beach network of libraries. The building was designed by a team of City of Long Beach "Department Engineers" and the design leader was not discovered in the historic record. The library's history however dates to 1895 when leading residents of Alamitos Beach organized the Alamitos Library Association. The Alamitos Branch Library is the oldest building remaining in the City's library system and is associated with the development of Alamitos Beach and greater Long Beach during the 1920s.

The subject property is located on the south side of Third Street between Hermosa Avenue and Cherry Avenue (Exhibit A – Location Map). The site is located within the R-2-N zone (Two Family Residential District with Normal Lots). The two-story library building consists of the main reading room, second floor offices, second floor community room and exterior courtyard behind the building.

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 1920's and 30's and its use was widely spread throughout Southern California. During this period as an architectural style its design was applied to residential, commercial and institutional buildings.

Character-defining features typical of this architectural style 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.

FLOOR PLAN

The first floor of the building consists of the main reading room and library collections in the western half of the building, and in the eastern half of the building, there is an entry foyer, staircase and a smaller reading room. The second floor is primarily made up of a larger community room, offices and storage. From the reading room a pair of wood French doors open to a rear courtyard with a tiled fountain on the rear perimeter wall. There is a small surface parking area accessible from a rear alley.

FORM & MATERIALS

This two-story building has some traditionally larger building forms, key features to the Spanish Colonial style, including: the cross gable roof, low pitched roofs and stucco finished walls. The structure also has many of the character defining ornamental features of the Spanish Colonial Style, including a balconette centered over the front door, decorative wrought iron railing over the windows, pierced stucco window grates along the second floor and paneled wood doors at the front entry. Other features include: the tiled fountain, metal casement windows, clay vents and metal gutters with decorative fastenings.

WINDOWS AND DECORATIVE FEATURES

The building features a combination of multi-light fixed and casement metal windows with larger windows located along the west wall to provide natural light into the reading room. A tall fixed rectangular window is located along the front façade and adorned with a decorative wrought iron railing. Some of the second floor windows feature low relief carving including the balconette window with low wrought iron railing. There are also iron window grilles and decorative arch elements throughout the building.

ROOF

The building is unique for its asymmetrical front façade and varying roof lines. There is a protruding front gable (reading room) on the first floor that extends within five feet of the sidewalk. The second roof line consists primarily of a cross-gable roof line. The second floor side gable is the predominant roof, with two smaller north and south facing gables. At the rear of the building there is a lower level flat roof over the reading room with a parapet wall. The roofing material is composition shingle with little or no roof eaves (Exhibit B –Photographs).

ALTERATIONS

The building is well preserved with minimal building alterations. In 1937 some repairs were completed by the Works Progress Administration (WPA) after damage to the building from the 1933 Long Beach Earthquake. In 2008-2009, the front tile steps were modified and a ramp compliant with the Americans with Disabilities Act (ADA), was added. The alteration was approved with a condition to salvage the tile staircase bulkhead to be reused for a bench at the front of the property. A detached garage located behind the building and accessible from the rear alley was demolished in 2014.

Textured stucco was added to the west wall at an unknown date. The majority of the building is finished with a smooth stucco. Unlike other structures of this era and style, the library has a composition shingle roof. Typically, most Spanish Colonial style buildings use red clay tile roofing material instead of the composition shingle roofing. It is not confirmed whether this building originally had clay tile roofing. If the building did have clay tile roofing, it's possible that it may have been removed after the 1933 Long Beach Earthquake. These alterations are noted for purposes of establishing what historic material exists within the structure and applying the correct standard of review to future requests to modify already altered areas versus areas where historic building materials remain.

HISTORY

The Alamitos Library Association was founded in 1895. The members of the Library Association acquired land donated by Jonathan Bixby Sr. of the Alamitos Land Company and in 1897 constructed a small wood-framed building to be called "Library Hall." When Alamitos Beach Townsite (Alamitos Beach, Belmont Heights, Belmont Shore and Naples) was annexed to the City of Long Beach in 1905, the Alamitos Library Association offered the library and its contents to the City of Long Beach public library system. The City quickly outgrew the wood structure and began plans for the Alamitos Branch Library that stands today. The current building, a replica of a castle in Spain, with wrought iron railings, decorated beams, and a patio with an art tile fountain, opened in 1929.

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 Alamitos Library is eligible for Long Beach historic Landmark designation under Criteria A. The historic building is associated with events that have made a significant contribution to the broad patterns of our history, and Criteria C as the building embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master, or possesses high artistic value.

The historic building is located in the Alamitos Beach Townsite laid out by John Bixby; it also embodies the history of library development and the importance of civic life during the early development of the City of Long Beach.

The library is also eligible under Criteria C. The Alamitos Library is an excellent example of Spanish Colonial Revival style applied to an institutional building. The building is also significant because it retains its historic purpose as a library building and for its unique neighborhood scale. The Spanish Colonial Revival style is directly tied to architecture's attempt to embrace and promote the California environment and lifestyle during the 1920s.

The building's hand-painted ceiling beams, wrought iron railings, window grates, courtyard with tile fountain and terra cotta tile are all remarkable examples of the Spanish Colonial Revival style. While many residential structures of this style remain in Long Beach, civic buildings are rarer. This scarcity and the pristine condition of the library is particularly compelling in terms of its significance.

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The exterior of the library structure is a critical piece of Long Beach's shared cultural and architectural history. Its preservation meets the criteria for designation and will assure that the library continues to connect Long Beach residents and visitors to the civic history and long traditions of the public library system. This designation will allow the library to continue its operations, make necessary changes to the interior and operations of the library, all while protecting the exterior and preserving it for generations to come.

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 library is surrounded by single and multi-family residential structures on 3rd Street as well as parks, commercial and residential uses in the larger vicinity. The library has continuously served as a social and civic gather plan, providing knowledge and facilitating learning throughout the Alamitos Beach community over many decades. This civic asset is also a historic and cultural assets, its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community. The nomination of the library for Landmark status is consistent with the General Plan Land Use Element Goals of Neighborhood Emphasis, Quality Education, Facilities Maintenance and Arts and Culture Support. Nomination of the library also specifically forwards Policy 2.7 of the Historic Preservation Element through the landmarking of a public building.

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 December 28th, 2015. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

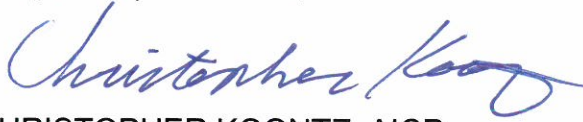
In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for actions taken for the preservation or restoration of historic structures.

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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
Exhibit C – Findings
Exhibit D – Primary Record

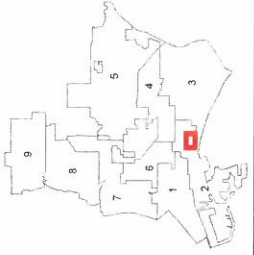


Exhibit A



Subject Property:
 1836 3rd St
 Application No. HP14-202
 Council District 2
 Zoning Code : R-2-N

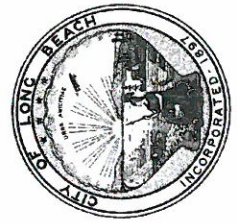
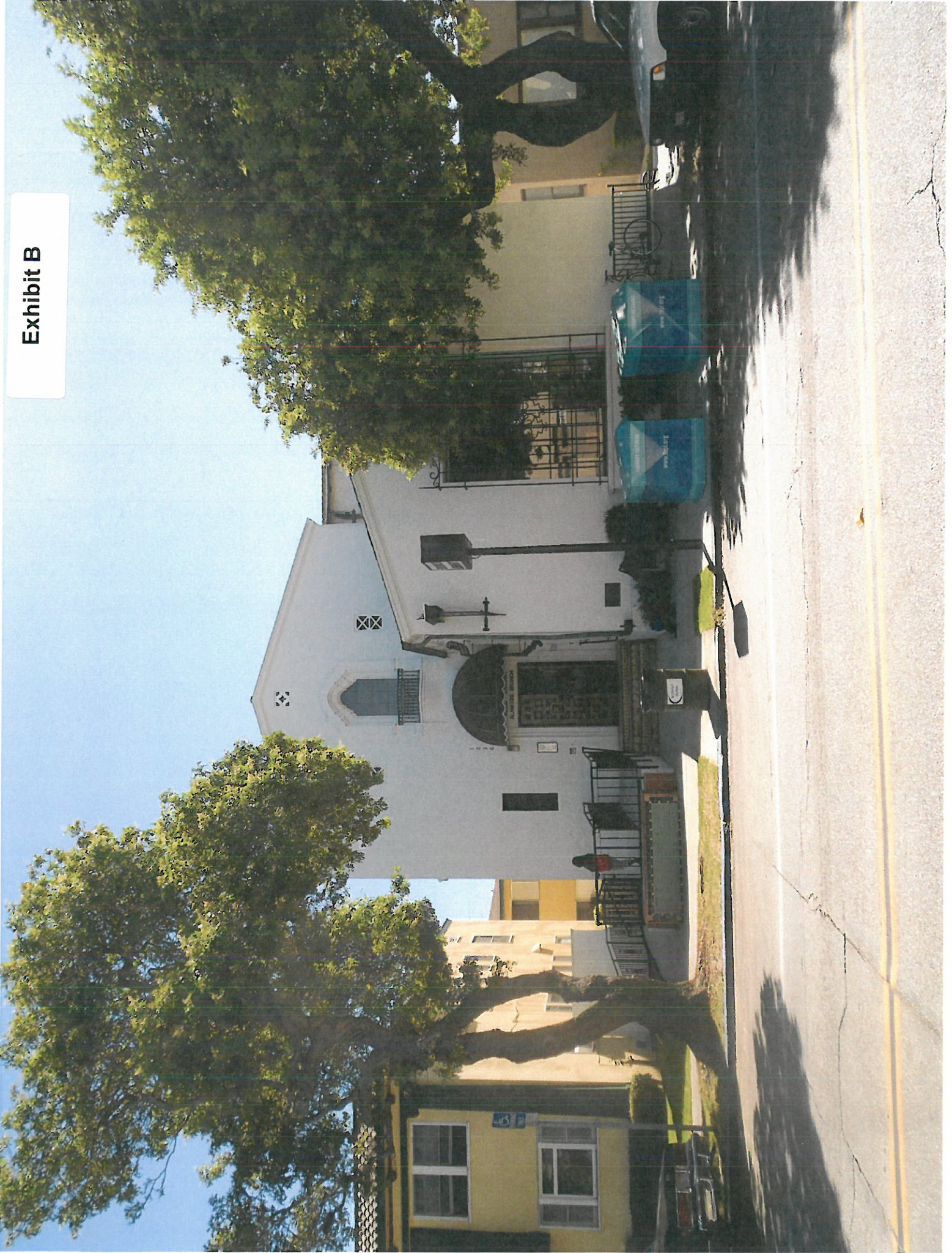


Exhibit B





1235

LIBRARY
ALAMITOS BRANCH

ALAMITOS
BRANCH
LONG BEACH
PUBLIC
LIBRARY





STREET
PARKING
ONLY
→

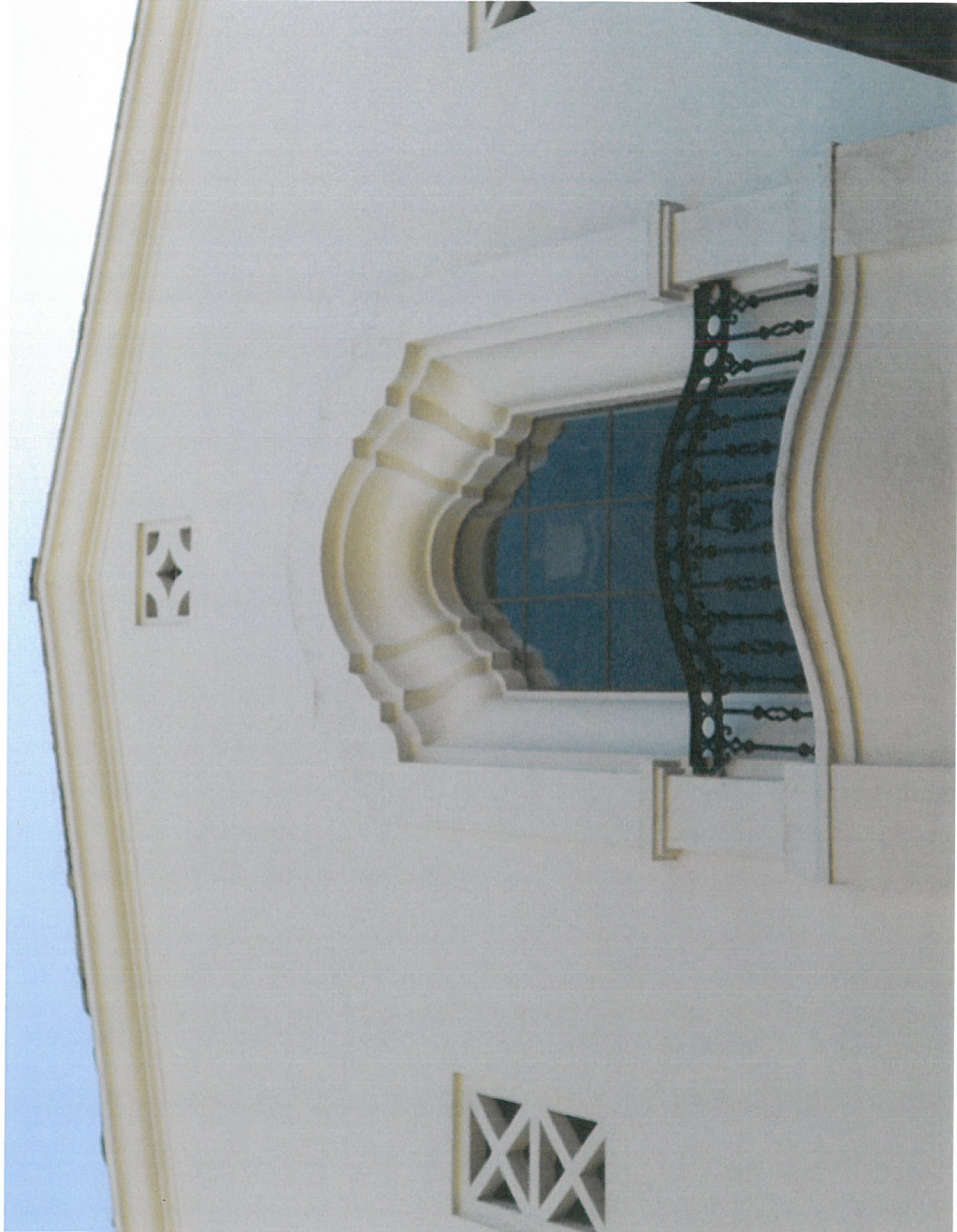
STREET
PARKING
ONLY





1836

ALUMINUM ENERGY



**LANDMARK DESIGNATION
HP14-202
FINDINGS AND ANALYSIS
1836 East Third Street**

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 1836 East Third Street, on the south side of the street between Cherry Avenue and Hermosa Avenue (Exhibit A – Location Map). The property has a zoning designation of R-2-N and is improved with a two-story library building. Built in 1928, the building was designed in the Spanish 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 Findings A and C. This designation relates to the exterior features of the buildings as well as the exterior fountain and courtyard of the structure.

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

The proposed nomination is complimentary to the surrounding neighborhood. The library is surrounded by single and multi-family residential structures on 3rd Street as well as parks, commercial and residential uses in the larger vicinity. The library has continuously served as a social and civic gather plan, providing knowledge and facilitating learning throughout the Alamitos Beach community over many decades. This civic asset is also a historic and cultural assets, its preservation through landmark status will be complimentary to the residences, parks and businesses in the surrounding community.

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

Neighborhood Emphasis: Long Beach recognizes the strong neighbor- hood 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.

Quality Education: Long Beach recognizes that quality education is a key ingredient in building a successful community through the Year 2000, and it will foster community-wide support of education of all levels and for all age groups.

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 the citizens in their City and ensuring that future generations need not bear the burden of deferred maintenance.

The proposed nomination will reinforce the value of the Alamitos Neighborhood Library to the Alamitos Beach neighborhood, its importance for delivering library services and as a larger cultural, educational, historic and civic asset. The nomination will also assure the structure is maintained in a high-quality manner consistent with the Secretary of the Interior's standards for rehabilitation.

The nomination also forwards the goals of the Historic Preservation Element, specifically addressing Policy 2.7 through the landmarking of a public building. 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 building is significant for its association with the development of municipal government in Long Beach in the first half of the twentieth century. The site of the building itself is related to the early history of the Alamitos Townsite which is associated with the Bixby family and Alamitos Library Foundation. The Townsite was deeded land for a library site in 1895, and annexed by the City in 1905. The historic building was built by the City of Long Beach and retains its historic use as a library. The Alamitos Neighborhood Library branch is the oldest building remaining the City's Library system.

The Alamitos Library Association is important as their work to raise funds to construct an earlier library in 1897 occurred at a time when cities like Long Beach and Los Angeles were just beginning to establish libraries of their own. The establishment of the library was therefore innovative for the period.

B. It is associated with the lives of person significant in the City's past.

The library is associated with the Alamitos Townsite, originally laid-out by John Bixby in 1886. Additionally while the individual names may have been lost to history, the members of the Alamitos Library Foundation were critical to the

development of civic life in 1920s Long Beach. While not eligible individually under this criteria, this criteria in connection with A and C support designation of the structure as a Landmark.

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

The building is an excellent example of a Spanish Colonial style of architecture on an institutional building. Its character defining features include the asymmetrical primary elevation, smooth stucco exterior walls, gabled roof, exposed rater tails, decorative wrought iron window grates, wood paneled main entrance doors, multi-light fixed and casement metal windows, wrought iron balconette railing and decorative detailing. Other notable features include wrought iron railings and window grates, courtyard with tile foundation, and terra cotta tile stairs.

The building is also associated with the works of a local master builder. The building was designed by the City's engineers and constructed by C.T. McGrew and Sons. The company was responsible for a number of the City's commercial, institutional, and residential buildings in the 1910's and 1920's. Their works demonstrate a high attention to detail and craftsmanship. Other buildings constructed by the company include First Congregational Church, St Luke's Church, Belmont Heights Branch of the Pacific Southwest Bank, Ebell Club and Theatre, and numerous residences in the Alamitos Beach Townsite area. As a municipal building, the Alamitos Library is a public and more prominent example of their work.

D. It has yielded, or may be likely to yield, information important in prehistory or history.

While the site is not known to contain pre-history information, it is a multi-faced source of history. The library itself has been a source of information and learning since its construction. Over that period it has become a living record of how libraries operate and evolve over time. The library also serves as a record of the history of civic life and the development of libraries as well as their role in society.

Exhibit D

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

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Alamitos Neighborhood Library

P1. Other Identifier: 1836 East 3rd Street

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

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

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 1836 East 3rd Street City Long Beach Zip 90802

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

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

APN 7275-019-900

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

The Alamitos Neighborhood Library is located at 1836 East 3rd Street in the City of Long Beach; it faces north onto East 3rd Street. The two-story Spanish Colonial Revival style building was constructed in 1928. It is irregular in plan and has a gabled roof with multiple front- and side-facing gables. The roof is covered with composition roofing material and has eaves with little or no overhang. Located beneath the eaves at some locations are wood rafter tails and decorative wrought iron brackets. The building's exterior is clad with smooth stucco, with textured stucco on the west elevation.

The primary (north) elevation is arranged asymmetrically and features the main entrance on the east side and a projecting bay on the west side. The entrance consists of a pair of double wood paneled doors. Access is provided by a set of terra cotta and tiled stairs as well as an ADA-compliant ramp with wrought iron railings. The ramp is decorated with colored tile on the north side; this tile was previously part of the terra cotta and tile stairs. It was moved when the ADA-compliant ramp was installed in 2008-2009. Above the entrance are a fabric awning and a painted sign with the words "Public Library Alamitos Branch." Centered on the end of the projecting bay is a large multi-light casement window covered by a wrought iron grate. There is a sign that reads "Alamitos Branch Long Beach Public Library" hanging from the corner of the bay. It is decorated with wrought iron scrolls. There is also a freestanding pole sign that reads "Branch Library" directly north of the primary elevation.

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP14. Government building

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

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



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

North elevation, looking southwest

Photograph taken 9/29/2015

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1928, Source: City of Long Beach.

*P7. Owner and Address:

City of Long Beach

101 Pacific Avenue

Long Beach, CA 90802

*P8. Recorded by: Name, _____

affiliation, and address) _____

Elysha Paluszek

GPA Consulting

617 South Olive Street Suite 910

Los Angeles, CA 90014

*P9. Date Recorded: 10/28/2015

*P10. Survey Type: (Describe)

Intensive

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

CONTINUATION SHEET

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Recorded By: Elysha Paluszek *Resource Name or # (Assigned by recorder) Alamitos Neighborhood Library
Date: 10/28/2015 Continuation Update

Description (cont.)

The south elevation features two secondary entrances. On the east side of the south elevation is a single wood paneled door accessed by concrete stairs. The stairs have wrought iron railings. On the west side of the elevation is a set of fully-glazed, leaded glass French doors with fixed, leaded glass transoms. They are flanked on either side by fully-glazed, leaded glass fixed windows with fixed, leaded glass transoms. Both entrances are shaded by fabric awnings. Windows throughout the building consist of multi-light metal fixed, multi-light metal casement, and multi-light metal awning. Some of the windows on the north, east, and west elevations have decorative surrounds. Decorative features of the building include punched concrete vents, wrought iron window grates, wrought iron decorative detailing over windows, and a wrought iron balconette above the main entrance. There are metal gutters with decorative fastenings on all elevations.

There is a small courtyard and parking area south of the building. The courtyard is surrounded by a perimeter wall clad in smooth stucco. Access between the courtyard and parking area is provided by an archway with arched wood paneled door. There is a set of tiled stairs that provides access from the French doors on the south elevation to the courtyard. Beyond this is a small terrace and L-shaped walkway constructed of bricks set in a herringbone pattern. The courtyard is landscaped with grass and vegetation, including an oak tree, bushes, and flower beds. There is a tiled fountain set into the southern perimeter wall.

Alterations to the exterior of the building appear to be minimal. They consist of the earthquake repairs in 1936-1937 by the WPA (Works Progress Administration) after damage to the building was incurred during the 1933 Long Beach Earthquake and the installation of the ADA-compliant ramp on the north elevation in 2008-2009. Other alterations include the replacement of the smooth stucco with textured stucco on the west elevation at an unknown date. Buildings designed in the Spanish Colonial Revival style typically have red clay tile roofs. It is likely that the Alamitos Neighborhood Library originally had one, but this is not known for certain. No historic photographs of the exterior were provided or were found through additional research in the Long Beach Library's online historic photograph collection. If the clay roof tiles originally existed, they may have been removed after the 1933 Long Beach earthquake due to their weight or at another unknown date. The property was also previously home to a detached garage, which was demolished sometime between 2012 and 2015. The garage, a rectangular wood-framed building with stucco cladding, was constructed in 1929.

Interior¹

The interior of the building consists of both one- and two-story portions. The first floor is comprised of a small foyer immediately adjacent to the main entrance, a large open browsing and reading room on the west side of the building, and a smaller browsing room filled with bookshelves on the east side. The foyer and browsing rooms are separated by wood French doors with a wide wood frame. The interior has carpeted floors, plaster walls, and a decorative beamed ceiling. The beams are elaborately painted with shields and other motifs, and they are supported by carved brackets. From the ceiling hang metal and glass dome lights, which appear to be original to the building, and non-original ceiling fans. There are also long rectangular florescent lights between ceiling beams. These are non-original.

The second floor of the building is accessed by a pair of wrought iron doors and a tiled staircase with wrought iron railing. The second floor consists of a small hallway with tiled floor and painted ceiling beams, offices, and large community room. The community room has carpeted floors, plaster walls, and a wood truss ceiling. A small stage stands at one end of the room. Interior doors on the second floor are wood paneled. A balcony on the southwest side of the building is shielded by the roof eaves; it has a half-height stucco-clad wall and is supported by carved wood supports.

Significance (cont.)

The Alamitos Neighborhood Library is also significant under Criterion C. It is an excellent, intact example of the Spanish Colonial Revival style as applied to a small-scale institutional building. The Spanish Colonial Revival style arose from architects' desire to create a native California architecture. Many of the styles popular in the area had been brought from the East Coast and Midwest. These included Victorian era styles such as Queen Anne, Italianate, and American Colonial Revival. Architects sought to create a indigenous architecture that reflected California's climate, culture, and Hispanic history. In 1915, architect Bertram Goodhue designed the

¹ The interior of the building is being included in the description for the purposes of recordation, but it is not being included in the landmark nomination at this time.

CONTINUATION SHEET

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family residences dominate the immediate vicinity. They are largely two-stories in height and of approximately the same size and scale as the Alamitos Neighborhood Library. What were likely single-family residences when the building was constructed are now multi-family residences. Based upon the available information, the property no longer retains integrity of setting.

The property retains the majority of its aspects of integrity. Furthermore, integrity of setting is not crucial to the property's significance as an excellent example of Spanish Colonial Revival architecture, as the work of a master builder, or for its illustration of the growth and development of municipal government in the first half of the twentieth century in Long Beach.

In conclusion, the Alamitos Neighborhood Library is significant under Criteria A and C. It also retains the majority of its aspects of integrity. The property is eligible as a Long Beach Historic Landmark.

Bibliography (please see Landmark Nomination form listed below for further bibliographical information)

City of Long Beach Cultural Heritage Commission, "Landmark Nomination Form: Alamitos Neighborhood Library," June 2014.

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

CONTINUATION SHEET



Image 7: Sign adjacent to north elevation



Image 8: South elevation, looking north



Image 9: South elevation, looking northeast



Image 10: View of courtyard, looking south



Image 11: Courtyard tile fountain, looking south



Image 12: Courtyard terrace and stairs, looking north



Image 19: Second floor hall ceiling detail



Image 20: Second floor, community room