

# CITY OF LONG BEACH

CULTURAL HERITAGE COMMISSION

333 West Ocean Boulevard • Long Beach, CA 90802 • (562)570-6864 FAX (562)570-6068

October 21, 2004

CHAIR AND CITY PLANNING COMMISSION  
City of Long Beach  
California

SUBJECT: MILLS ACT HISTORIC PROPERTY CONTRACTS  
The Lafayette, 140 Linden Avenue (Council District 2)

## RECOMMENDATION

The Cultural Heritage Commission recommends that the City Planning Commission recommend approval of the execution of Mills Act contracts with the Lafayette Association and individual property owners of units in the Lafayette, a designated landmark building.

## BACKGROUND

The Cultural Heritage Commission approved the subject application at their meeting of January 21, 2004.

The Mills Act Historic Property Contract is a state law allowing a property tax reassessment and reduction for designated historic landmarks and contributing buildings in designated historic districts in return for certain historic preservation obligations. A legal contract is executed between the City and a property owner, and is recorded on the property title. The Mills Act Historic Property Contract is the only opportunity the City has to support a preservation-minded owner who needs financial assistance to restore and maintain a historic property. The tax savings helps to alleviate the extra financial costs of historic restoration and contributes to the public good by preserving the heritage of the community.

Since 1993, when the City adopted the Mills Act Historic Property Contract program, a total of 27 contracts have been enacted with individual owners of designated historic properties. Almost all of these are owner-occupied single-family homes; two are apartment buildings. The number of contracts enacted each year has been small, from two to four contracts annually.

In July 2001, upon the recommendation of Council member Dan Baker, the City Council approved a policy to extend Mills Act contracts to multi-unit residential historic landmark buildings in condominium ownership. Buildings affected by this policy are the Villa Riviera, the Cooper Arms, the Artaban, the Sovereign, the Willmore, the Lafayette, and Rose Towers. Given the number of units in each building, the utilization of Mills Act contracts may be expanded substantially.

October 21, 2004

Page 2

The first application to be filed with the City under this new policy came from Rose Towers, a historic landmark. The building is a Spanish Colonial Revival courtyard complex with twenty units built in 1928 by local architect George Riddle. Thirteen of the owners plus the association have applied for Mills Act contracts. The Planning Commission approved this application on June 19, 2003.

The application from the Lafayette involves the association and 17 owners of individual units.

The Lafayette complex, located in the East Village Arts District, is comprised of three buildings, which currently house 140 residential units and six commercial spaces. The complex was designated a City of Long Beach Historic Landmark in 1986.

The three buildings comprising the Lafayette complex are the Campbell Apartments, the Lafayette Hotel, and the Broadway Addition.

The Campbell Apartments at 130 Linden Avenue were designed by Parker O. Wright and Francis Gentry, and built in 1928 by Reginald Campbell in the Spanish Baroque style. The apartments served as luxury homes for the City's elite. Amenities included hotel and maid services, and garage and front entrance attendants. The Campbell's Spanish Baroque style is typical of the pre-Art Deco architecture of the 1920's, with beautiful glazed cast terra-cotta ornamentation and balconies. When they were built, the Campbell apartments were considered the first step in the development of the new downtown business district. The building's eleven stories met the height limitation of the time, and provided a metropolitan feel.

The Lafayette Hotel (1929) at 140 Linden Avenue was the work of Arthur and Cecil Schilling, masters of the Art Deco style. The building is, in fact, considered one of the finest examples of Art Deco architecture in the City. In 1948, an addition was built at 520 East Broadway in the International Style.

In its heyday, the Lafayette complex housed several renowned restaurants and clubs, which were frequented by Hollywood celebrities and movie moguls. The Lafayette's *Ivanhoe Room*, *Fife and Drum*, *Outrigger*, *Gaslight*, *University Club*, and *International Club* were popular Southern California attractions. The Lafayette was host to the first Miss Universe Pageants in the early 1950's. Navy personnel and their families frequented the hotel's Wedding Chapel, banquet rooms and restaurants well into the 1980's. The Lafayette hosted the U.S.S. Saratoga's reunions in 1954, 1956, 1957, and 1961.

The three separate buildings were joined as one hotel in 1952 when purchased and operated by Conrad Hilton. They were converted to condominiums and retail space in 1969. The Lafayette Association of Homeowners (LAHO) was the first condominium association in the State of California.

The Lafayette Association of Homeowners has a longstanding commitment to the preservation of its distinctive historic buildings. This commitment was formalized when the Lafayette received the City of Long Beach Historic Landmark designation. The designation states "the exterior of the Lafayette Condominium complex is

October 21, 2004

Page 3

significant and shall not be altered.” In accepting the designation, the LAHO agreed to maintain and preserve the complex in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

In 1990, the LAHO began a \$3.5 million restoration effort. Headed by David Shlemmer and Associates, the building underwent lobby and hallway restoration, structural repairs, fire proofing, seismic upgrading, elevator repairs, fencing, paving, and parking lot improvements.

In 2002, the LAHO applied for and received a grant from the Long Beach Navy Memorial Heritage Association for restoration of the decorative starburst designs along the building's sidewalk frontage. This year, the LAHO installed vintage-style carpeting in the common hallways of all the residential areas.

Because of the LAHO's efforts to maintain and preserve the complex, the Lafayette now meets all safety codes, and much of its historic significance has been restored.

The Lafayette residents and the association plan to continue to address major rehabilitation and maintenance issues as well as historic restoration in the coming decade. The work program that the Lafayette Association outlines for the next decade is as follows:

- 2004-2005: Replace all interior hallway lighting
- 2006-2007: Replace four boilers
- 2008-2010: Improve basement common area (former ballroom) with new carpet, paint and lighting
- 2010-2011: Paint Exterior of Lafayette and Broadway Buildings
- 2012-2013: Restore lighting on original large “L” sign on rooftop

Major capital expenditures must be raised through assessments of individual property owners. The property tax abatement provided through the Mills Act contracts relieves individual owners of some of that financial burden.

In a historic condominium building, the architecturally significant components are the common areas and the exterior features, which are managed by the condominium association. Individual owners are responsible for the interior of the units only, which do not affect the historic character of the property. Therefore, the City Attorney's office has determined that a Mills Act contract with the condominium association is necessary in order to uphold the public benefits of the contract, which is the restoration and preservation of a historic property. Individual contracts with each owner are necessary as these are the contracts that trigger the property tax reappraisal and reduction. There is no minimum number of individual owner contracts required for acceptance of a Mills Act application for a historic condominium, as long as the association enters into the contract, for it is the association that will be responsible for the building's preservation and restoration projects. Individual unit owners who wish to benefit from a property tax reduction may apply for their contracts voluntarily.

October 21, 2004

Page 4

The Mills Act contracts run for ten years; however, they are automatically renewed each year and can potentially continue in perpetuity, unless cancelled by either an owner or the City. There is a revenue loss for the City, equal to its share of the property tax. The County assumes most of the property tax loss. The concept behind the Mills Act is that the revenue loss is compensated by the public benefit obtained in maintaining and restoring a historic resource.

The City Council must also approve the execution of the Mills Act contracts. The City's Budget Officer considers the fiscal impacts of an action at that time.

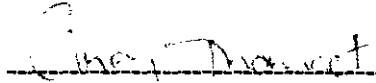
IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Recommend that the City Council approve the execution of Mills Act Historic Property Contracts between the City and the Lafayette Association plus 17 individual property owners at the Lafayette, 140 Linden Avenue, a designated Long Beach Historic Landmark.

RESPECTFULLY SUBMITTED,

LAYNE JOHNSON  
CHAIR, CULTURAL HERITAGE COMMISSION

By:

  
-----

Cindy Thomack  
Neighborhood and Historic Preservation Officer

Attachments

**APPLICATION FOR MILLS ACT HISTORICAL PROPERTY CONTRACT  
APPLICANT/HISTORIC PROPERTY INFORMATION**

**Property:** The Lafayette Condominiums

**Address:** 140 Linden Avenue, Long Beach, CA 90802

**Phone Number:** (562) 436-5391

**HISTORIC REHABILITATION PROGRAM**

**YEAR/DESCRIPTION**

|         |  |
|---------|--|
| 2004-05 | Replace Hall (interior) Lighting   |
| 2006-07 | Replace Four Boilers   |
| 2008-09 | Improve Basement Common Area (former ballroom: new carpet, paint and lighting) |
| 2010-11 | Paint Exterior of Lafayette and Broadway Buildings                             |
| 2012-13 | Restore Lighting on Large "L" on Rooftop                                       |

I certify that the Lafayette Association of Homeowners has read the legal contract and written material pertaining to the Mills Act and fully understands the contractual obligations for which the LAHO will be responsible under the terms of the Mills Act.



---

Bill Guzik, President  
Lafayette Association of Homeowners

12/24/03

Date

# **The Lafayette Condominiums**

## **Legal Description**

M.3382  
223

RECORDING REQUESTED BY AND MAIL TO  
NAME Beason, Robert Scott, Irving S. Rorden  
STREET 440 SOUTH FIGUEROA STREET  
CITY LONG BEACH, CALIFORNIA 90801

2013

190.1

DK M3371 P 144

AMENDMENT TO DECLARATION

OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

THE LAFAYETTE

A CONDOMINIUM PROJECT

Long Beach, California

FEE \$ 6.50 7 V

FEE \$ 16.40 19 C

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES, CALIF.  
57 <sup>MIN</sup> 1 P.M. JAN 5 1970  
RAY E. LEE, Registrar-Recorder

Pursuant to Article XIV(A) of the Declaration of Covenants, Conditions and Restriction for The Lafayette, a condominium project, dated September 9, 1968 and recorded in the Office of the Los Angeles County Recorder on September 16, 1968 as Instrument No. 3486, and amended on September 22, 1969, and recorded in the Office of the Los Angeles County Recorder, on September 30, 1969, as Instrument No. 3498 ("said Amendment"), the undersigned, being the owners of over seventy-five percent (75%) of said project and the beneficiaries of over seventy-five percent (75%) of the trust deeds of record against any part or portion of said project, and having obtained the written approval of the California Department of Real Estate to this Amendment, do hereby amend the said Declaration in the following particulars only:

1. On page 1, paragraph 3, the legal description is amended to read:

"Lot 1 and Units 2 to 219, inclusive, of Tract No. 23932 as per Map and Condominium Plan recorded in Book 775, Pages 51 to 77 inclusive of Maps, Records in the Office of the County Recorder of Los Angeles County, and amended as instrument #523 recorded December 11, 1969 in the Official Records in the Office of the County Recorder of Los Angeles County, California."

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
1 1/2 <sup>MIN</sup> 3 P.M. DEC 18 1969  
RAY E. LEE, Registrar-Recorder

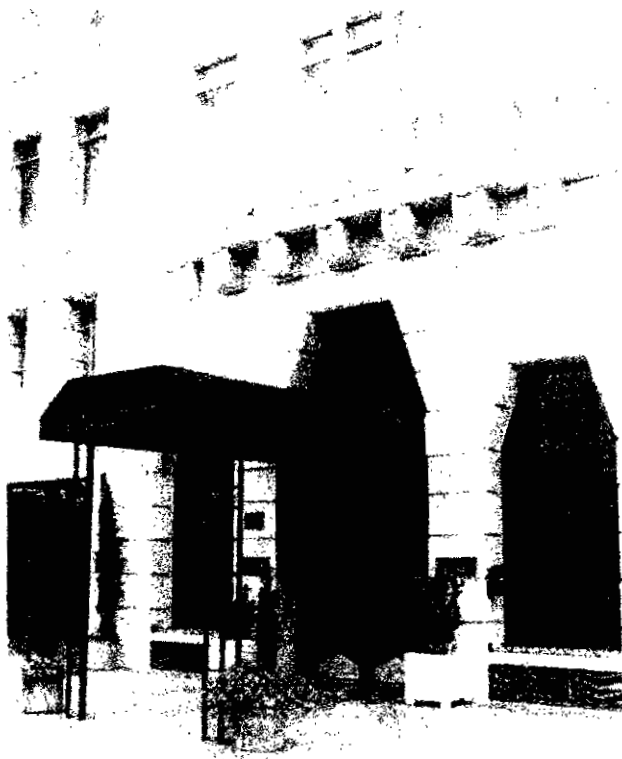
*This Amendment to the Declaration of Covenants, Conditions and Restrictions for The Lafayette is hereby recorded.*

JAN 5 1970

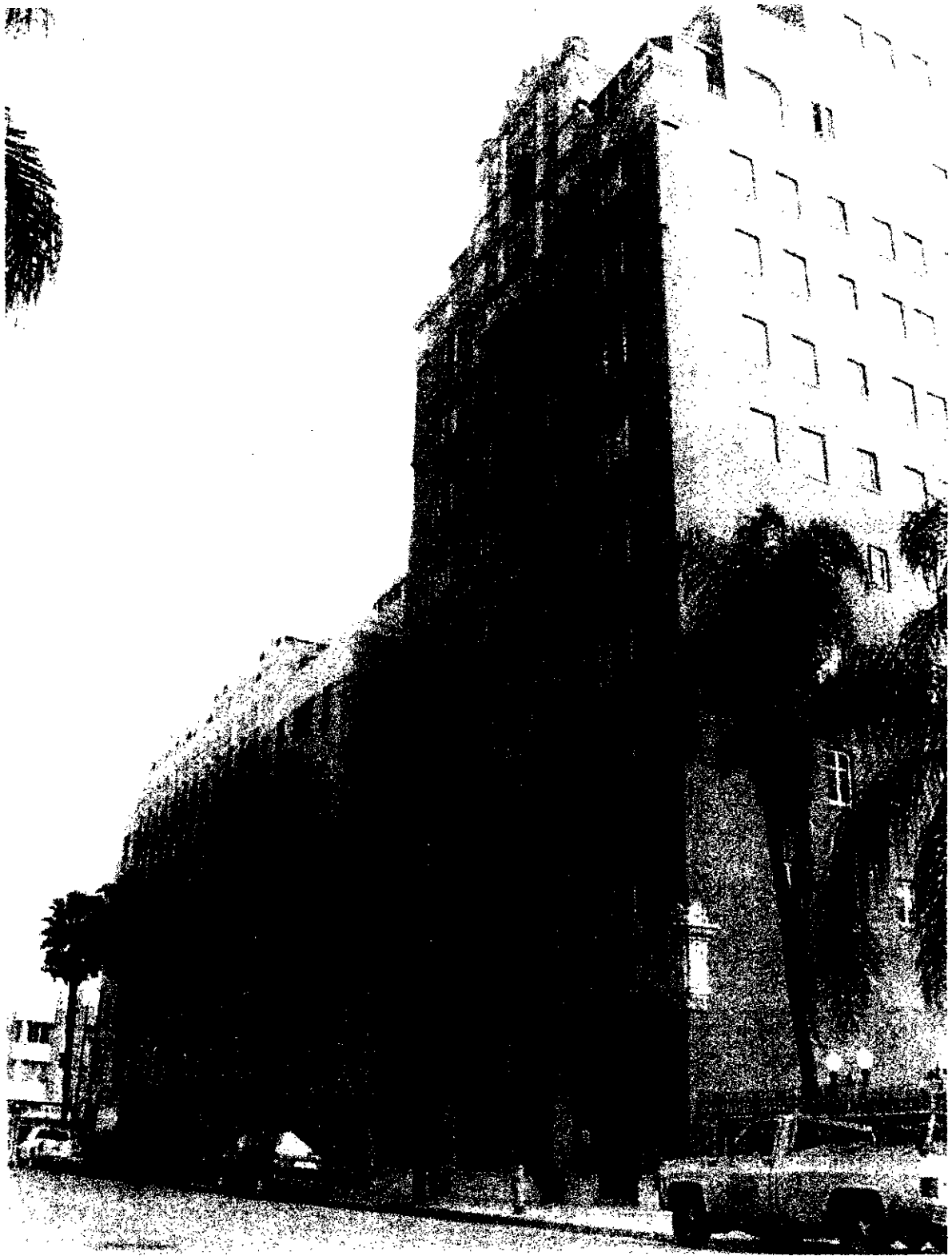
5061

*PHOTOGRAPHS*

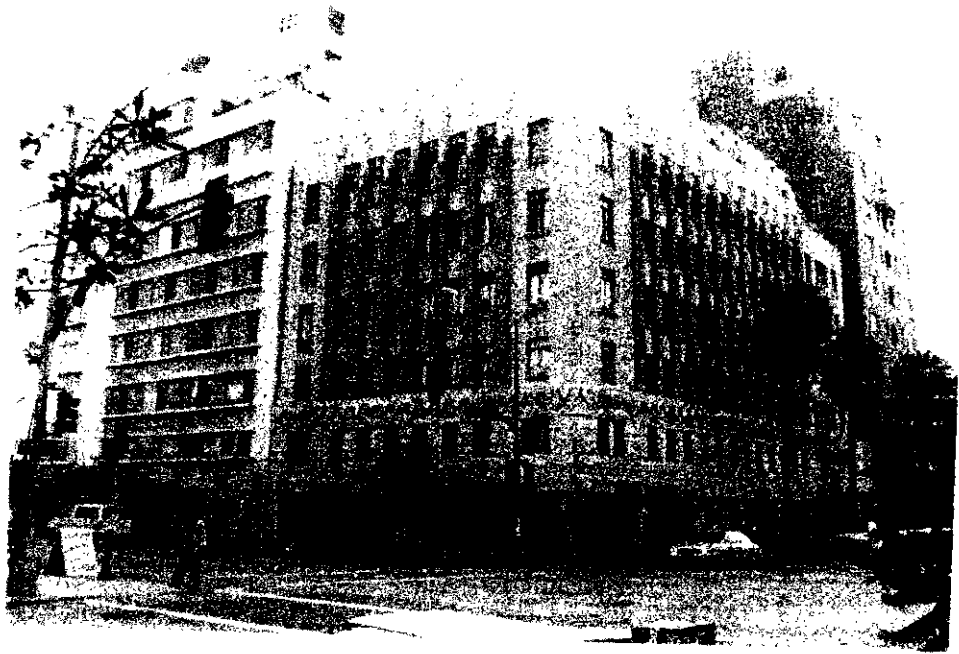
*LAFAYETTE COMPLEX*







*Lafayette Building, Campbell Building: West Elevation*



*Broadway Addition, Lafayette Building: North Elevation  
Lafayette Building, Campbell Building: West Elevation*



*Campbell Building, Lafayette Building, Broadway Addition: East Elevation  
Swimming Pool/Lanai Area in Foreground (no longer owned by Lafayette)*



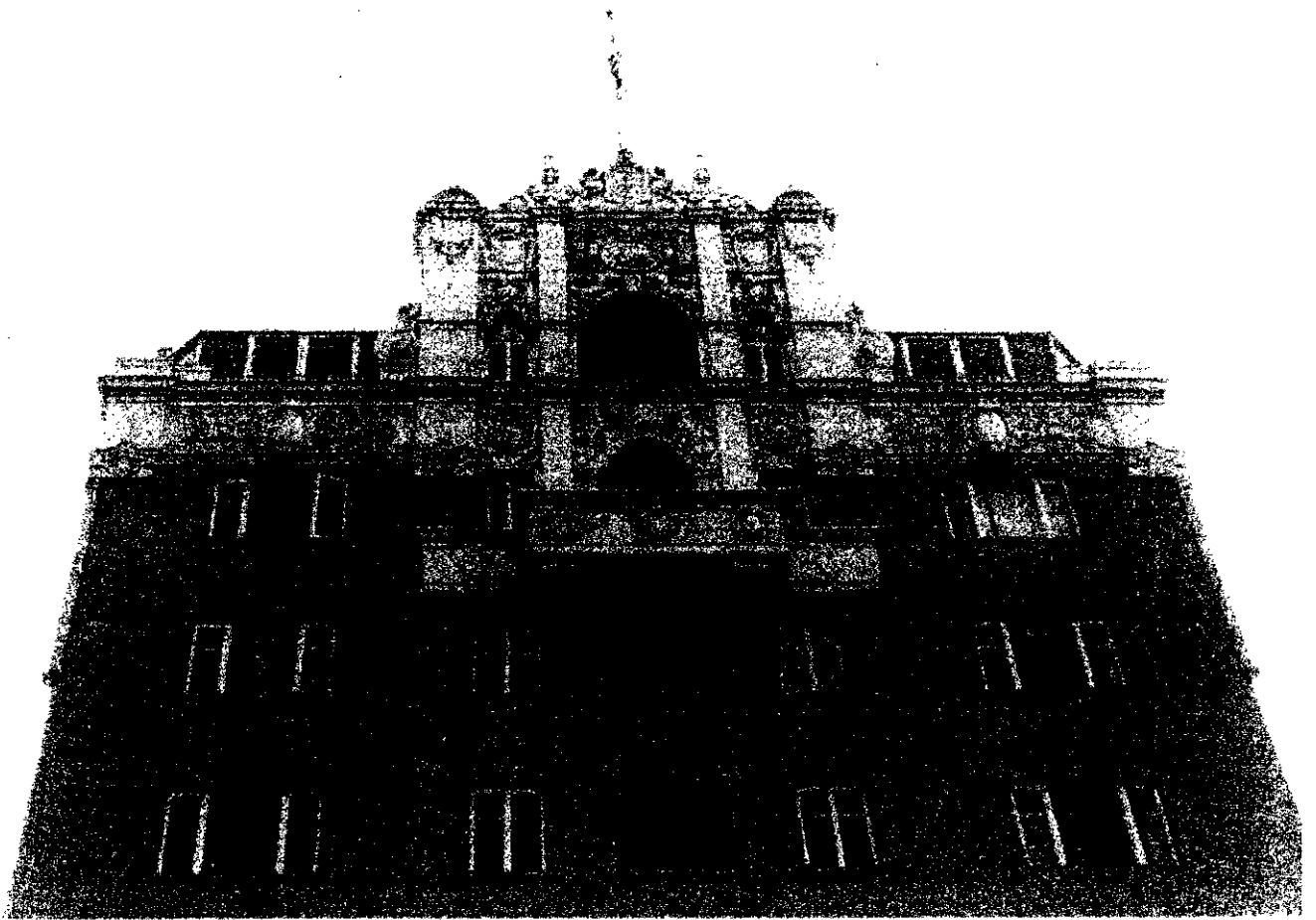
*Campbell Building, South Elevation*



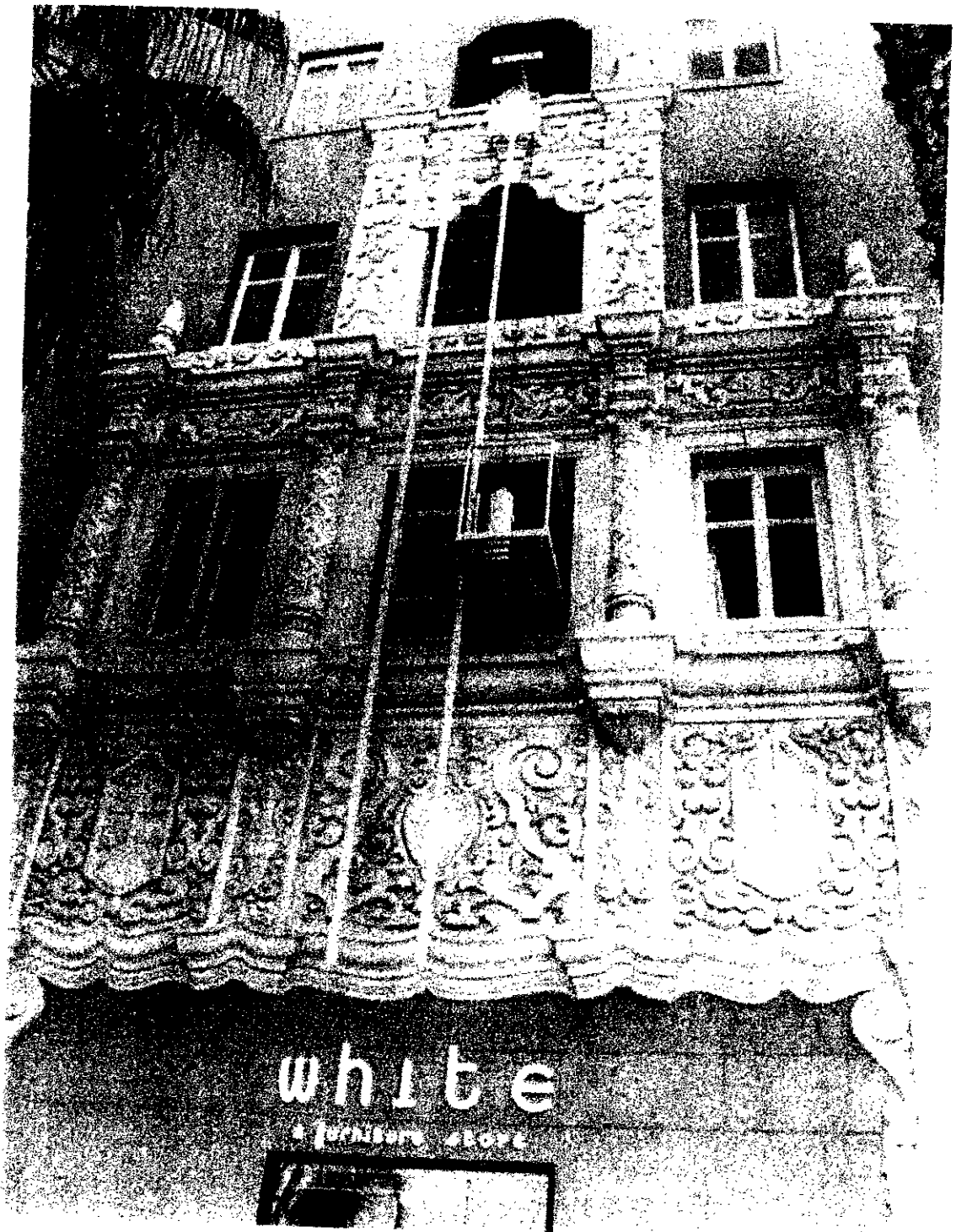
*Campbell Building Garden  
South Side of Building*



*Campbell Building*



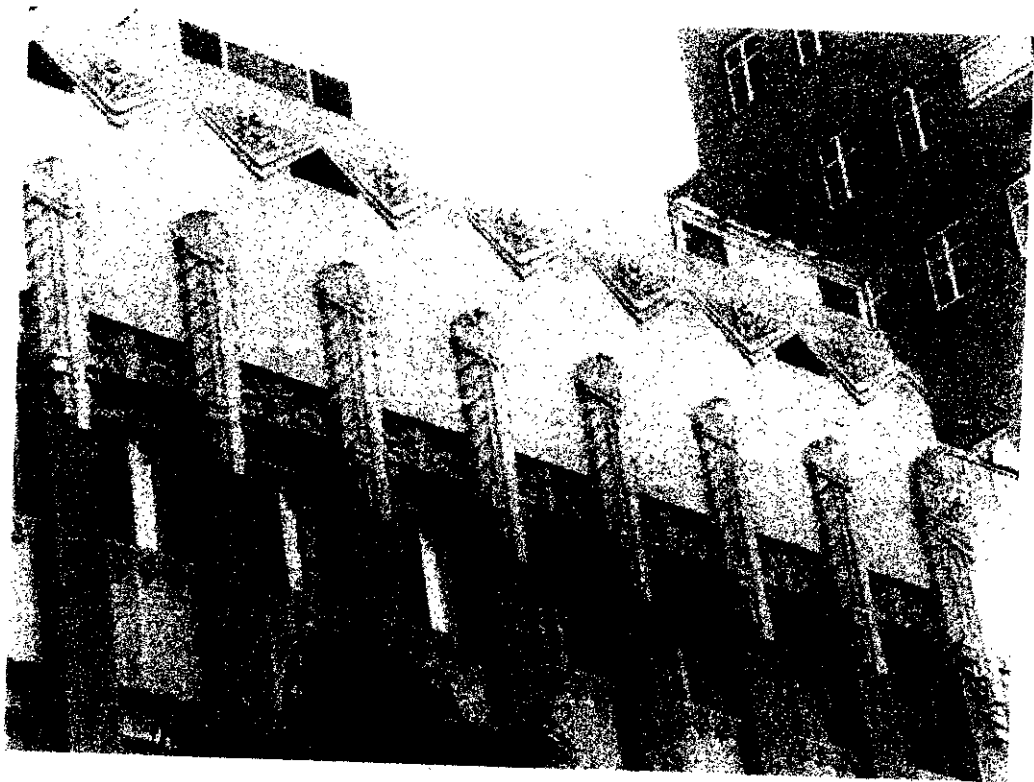
*Campbell Building, Detail*



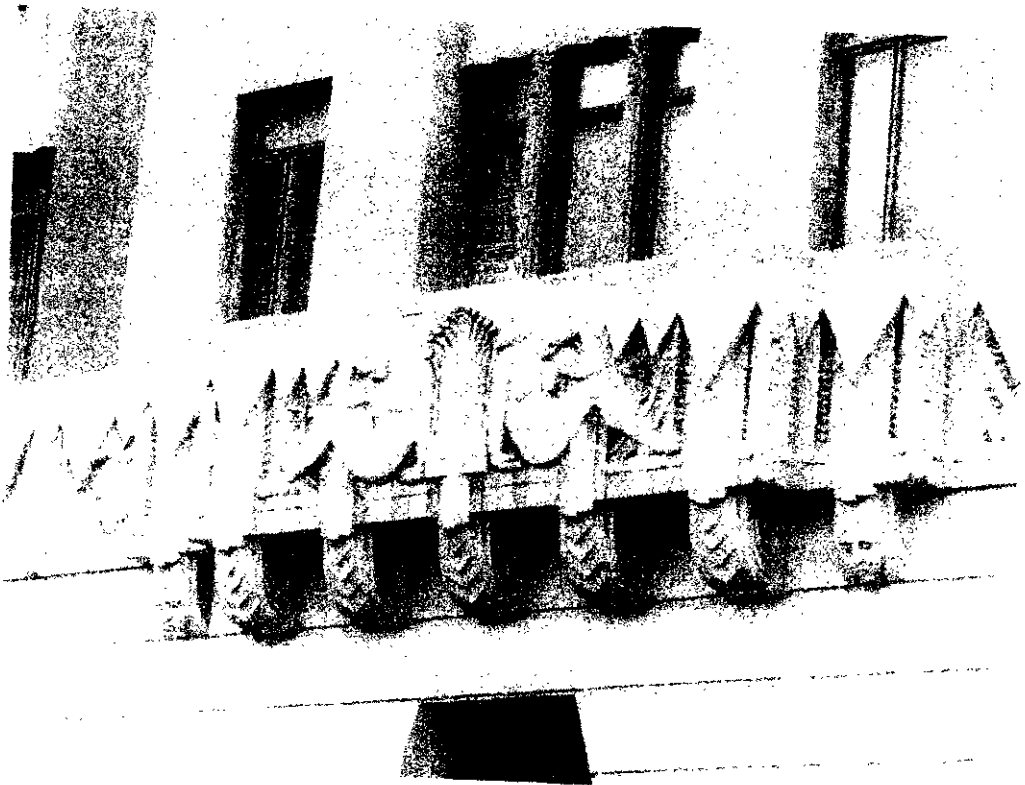
*Campbell Building, Detail*



*Lafayette Building*



*Lafayette Building, Details*





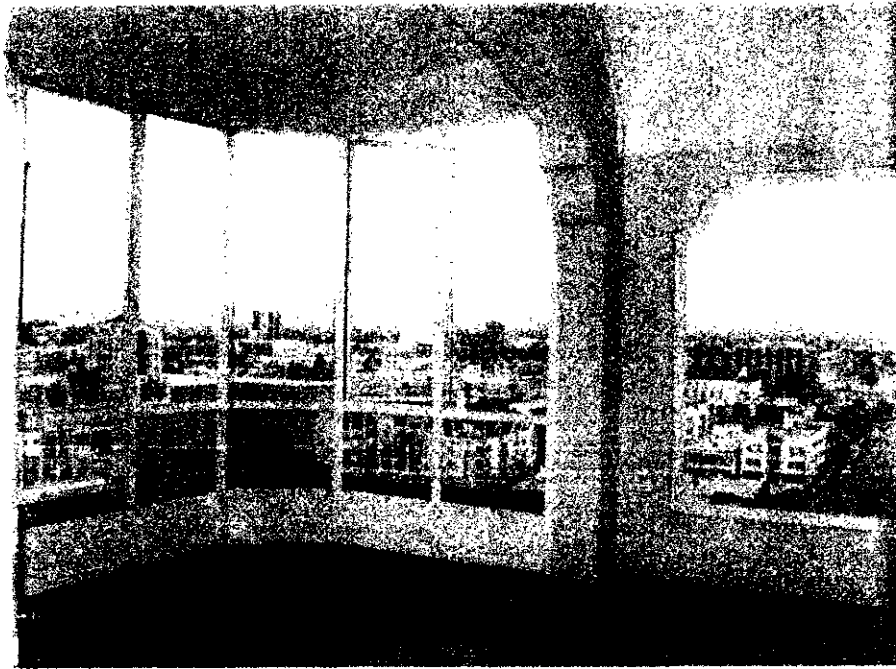


*Broadway Addition*

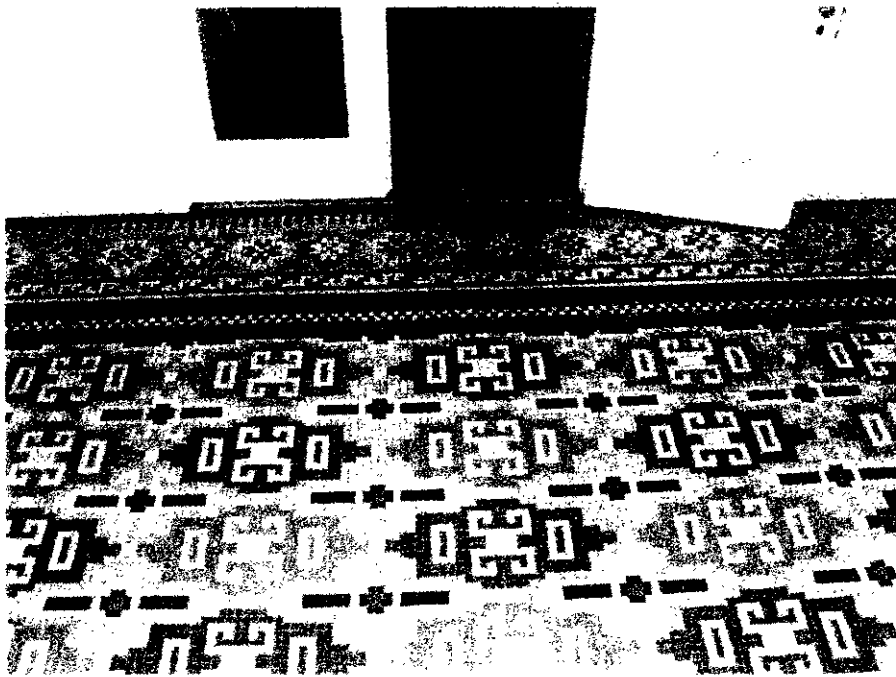


*Lafayette Lobby*

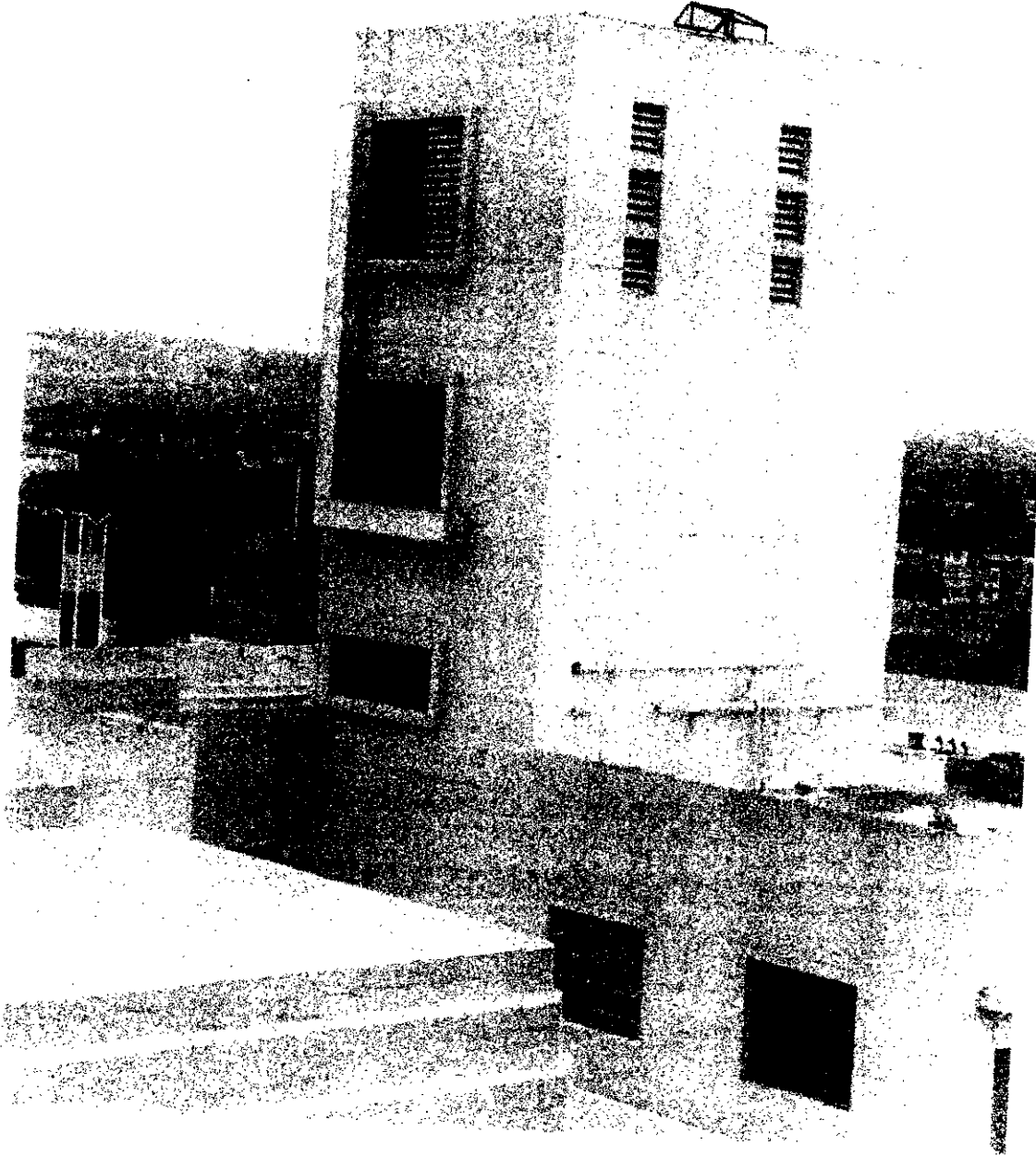




*Solarium, Campbell Building*



*Solarium, Front Room, Tile Floor*



*Historic "L" Sign on Rooftop*

THE LAFAYETTE  
MILLS ACT TAX INFORMATION

|  | NAME                       | UNIT #  | CURRENT<br>TAX | ESTIMATED<br>MILLS ACT TAX | ESTIMATED CITY<br>REVENUE LOSS |
|--|----------------------------|---------|----------------|----------------------------|--------------------------------|
| 1  | Matusa, Paula              | 755     | 3455           | 1010                       | 242                            |
| 2  | Green, Kelsey              | 357     | 2550           | 640                        | 458                            |
| 3  | Harada, Cheryl             | 336     | 4000           | 940                        | 734                            |
| 4  | Quitoriano, Geronimo       | 505     | 1436           | 453                        | 236                            |
| 5  | Jablonski, Kerry & Marisol | 303     | 1434           | 592                        | 202                            |
| 6  | Blackshere, Richard L.     | 452     | 3125           | 742                        | 572                            |
| 7  | Van Wagner, Lucy           | 857-861 | 2351           | 1161                       | 286                            |
| 8  | Youngblood, Monica         | 954     | 3500           | 656                        | 683                            |
| 9  | Flores, Frank              | 858     | 2680           | 1115                       | 375                            |
| 10                                       | Fretwell, Davis            | 642     | 3335           | 929                        | 577                            |
| 11                                       | Jorza, Walter              | 853     | 1240           | 543                        | 167                            |
| 12                                       | Guzik, William             | 740-742 | 5500           | 1395                       | 985                            |
| 13                                       | Fortlage, Matt             | 504     | 3000           | 773                        | 534                            |
| 14                                       | Haleem, Kenton             | 751     | 1276           | 766                        | 122                            |
| 15                                       | Adler, Laurence            | 962     | 1414           | 575                        | 201                            |
| 16                                       | Stock, Amy                 | 552     | 3200           | 784                        | 580                            |
| 17                                       | Martinez, Linda            | 952     | 1170           | 749                        | 101                            |
| <b>Total Estimated City Revenue Loss</b> |                            |         |                |                            | <b>7055</b>                    |