



Certificate of Appropriateness Mills Act Program Contracts and Landmark Requests

Cultural Heritage Commission
May 30, 2023

Background

- A Mills Act contract provides property tax abatement in exchange for rehabilitation and maintenance of historic structures.
- Long Beach's Mills Act program was enacted in 1993
- The program was dormant between 2006 and 2014
- During 2014 both CHC and City Council acted to resume accepting new Mills Act Applications
- The program resumed in 2016 and continued through 2020
- Due to COVID the program paused for 2021 and 2022

Application Outreach

- Letters mailed to all landmark/district owners.
- Press release, email blast, City website and local media advertising
- Specialized website and application guide.
- Held two workshops took place at Jordan High School Auditorium and second meeting Long Beach Gas & Oil Auditorium

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Mills Act Guide

Property Types	Property Type	Valuation Limit
Single-Family Residential (1 dwelling unit) Maximum 12	SFR	\$1,558,465
Duplex or Triplex Residential (2 or 3 dwelling units) Maximum 3	Multi Family less than 4 units	\$935,197 per unit
Multi-Family Residential or Mixed-Use Residential/Commercial (4 or more units) Max 1	Multi Family greater than 4 units	No Valuation Limit
Non-Residential (Commercial, Industrial, or Institutional) Maximum 1	Non-Residential	\$4,032,538
Exceptional Architecture/Culturally Significant/At-Risk for Demo	Varies	No Valuation Limit

Property Types	Property Type	Applications Received	Max by Category
Single-Family Residential (1 dwelling unit) Maximum 12	SFR	30	12
Duplex or Triplex Residential (2 or 3 dwelling units) Maximum 3	Multi Family less than 4 units	8	3
Multi-Family Residential or Mixed-Use Residential/Commercial (4 or more units) Max 1	Multi Family greater than 4 units	4	4
Non-Residential (Commercial, Industrial, or Institutional) Maximum 1	Non-Residential	1	1
Exceptional Architecture/Culturally Significant/At-Risk for Demo			2
		43	22

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Application Statistics

Landmark Designated Properties Applications

Landmark Building Name	Address	Building Type	Historic District
Houser Building	2740 E. Broadway	Mixed-Use (Commercial and Residential)	N/A
Casa Aitken	725 E. 8 th Street	Multi-Family Residential	N/A

Applications the Include New Landmark Designations

Historic District	Address	Building Type
Bluff Park	3305 E. 1st Street	Single-Family
N/A	4004 Country Club Drive	Single-Family
N/A	2105 Bermuda Avenue	Multi-Family
N/A	82 Rivo Alto Canal	Single-Family

Contributing Resource to Historic District

Property Type	Number
Single-Family	28
Duplex/Triplex	8
Multi-Family / Mixed-Use (4 or more units)	2
Commercial	0

43 Applications filed

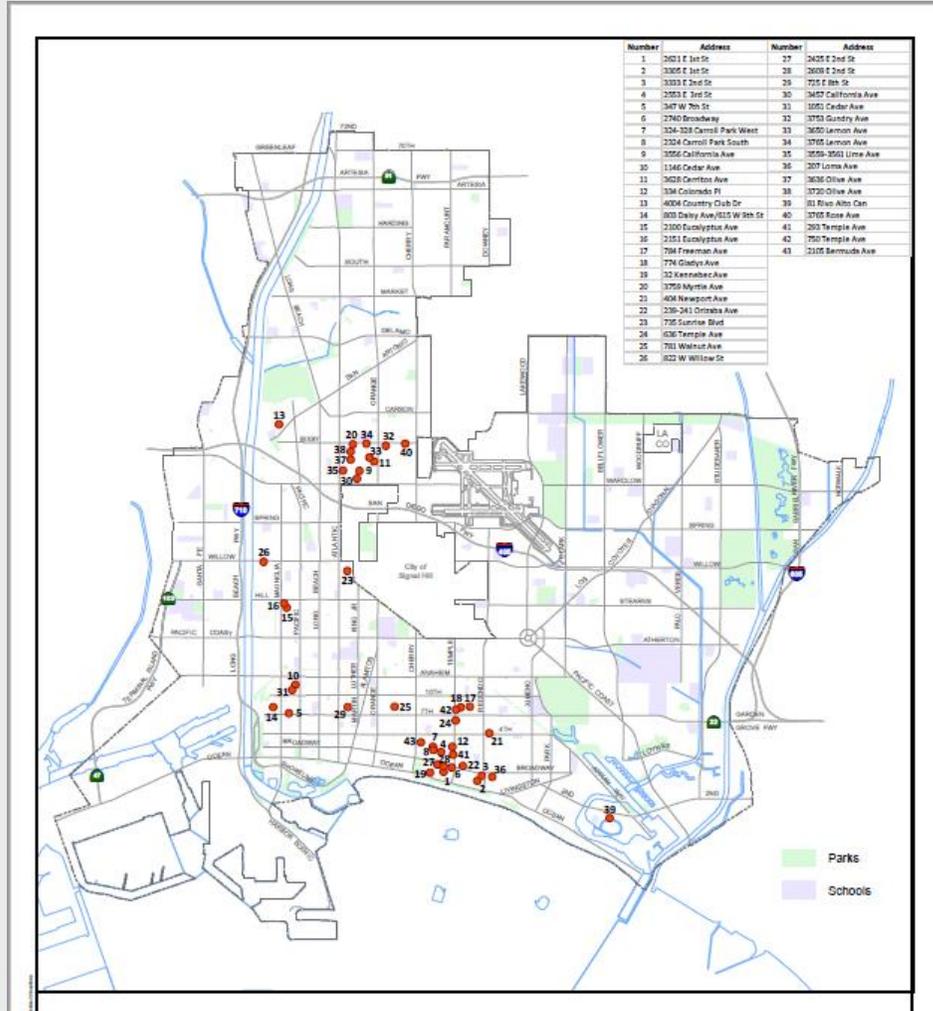
- 2 – Designated Landmarks
- 1 – In Process for Landmark Status
- 4 – New Landmark Requests

Category Breakdown

- 30 – Single Family
- 8 – Duplex/Triplex
- 4 – Multi-Family/Mixed Use
- 1 – Non-Residential/Commercial

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Application Statistics



Applications by Historic District

Applications by CD	
Belmont Heights	1
Bluff Heights	4
Bluff Park	7
Brenner Place	0
California Heights	11
Carroll Park a	2
Drake Park/Willmore City	4
Eliot Lane	0
Grant Neighborhood	0
Helman Street / Craftsman	1
Linden Drive	0
Lowena Drive	0
Minerva Drive	0
Rose Park	3
Rose Park South	1
Sunrise	1
Wilton Street	0
Wrigley Area	2
Total	43

Applications by Council Districts

Applications by CD	
CD1	6
CD2	19
CD3	2
CD4	0
CD5	12
CD6	1
CD7	3
CD8	0
CD9	0
Total	43

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Recommendation

Property Types	Received	Max by Category	Recommendations by Category	
			YES	NO
Single-Family Residential (1 dwelling unit)	30	12	17	13
Duplex or Triplex Residential (2 or 3 dwelling units)	8	3	5	3
Multi-Family Residential or Mixed- Use Residential/Commercial (4 or more units)	4	4	2	2
Non-Residential (Commercial, Industrial, or Institutional)	1	1	1	0
Exceptional Architecture/Culturally Significant/At-Risk for Demo	0	2	1	-1
	43	22	26	17

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Recommended Properties

2621 E. 1ST Street



Year Built
1903/1939
Property Type
Duplex

Historic District
Bluff Park

3305 E. 1st Street



Year Built
1924
Property Type
SFR

Historic District - *Bluff Park*
Over Valuation Threshold limit
Landmark Request -
Craftsman with Foursquare accents

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Recommended Properties

3333 E. 2nd Street



Year Built
1918
Property Type
SFR

Historic District
Bluff Park

2553 E 3rd Street



Year Built
1920
Property Type
SFR

Historic District
Bluff Heights

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Recommended Properties

347 W 7th Street



Year Built

1907

Property Type

SFR

Historic District

Drake Park/ Willmore City

2740 Broadway



Year Built

1929

Property Type

Multi-family/Commercial

Historic Landmark

Houser Building

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Recommended Properties

324-328 Carroll Park West



Year Built
1912 / 1940 (Front)
1916 (Rear)
Property Type
Triplex

Historic District
Carroll Park

2324 Carroll Park South



Year Built
1906
Property Type
SFR

Historic District
Carroll Park

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Recommended Properties

3556 California Ave



Year Built
1930
Property Type
SFR

Historic District
California Heights

1146 Cedar Ave



Year Built
1910 (Front)
1923 (Rear)
Property Type
Duplex

Historic District
Drake Park / Willmore City

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Recommended Properties

3628 Cerritos Ave



Year Built
1931
Property Type
SFR

Historic District
California Heights

334 Colorado Place



Year Built
1913
Property Type
SFR

Historic District
Bluff Heights

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Recommended Properties

4004 Country Club Drive



Year Built

1959

Property Type

SFR

Historic District

N/A

Landmark Request

803 Daisy Ave / 605 W. 8th Street



Year Built

1914 (Triplex above)

1906 / 1936 SFR Right)

Property Type

Multi-Family

Historic District
*Drake Park /
Willmore City*



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Recommended Properties

2100 Eucalyptus Ave



Year Built

1930 (Front)

1935 (Rear)

Property Type

Duplex

Historic District

Wrigley

2151 Eucalyptus Ave



Year Built

1929

Property Type

SFR

Historic District

Wrigley

MILLS ACT PROGRAM 2023

Recommended Properties

784 Freeman Ave



Year Built

1920

Historic District

Rose Park

Property Type

SFR

774 Gladys Ave



Year Built

1919

Historic District

Rose Park

Property Type

SFR

MILLS ACT PROGRAM 2023

Recommended Properties

32 Kennebec Ave



Year Built

1911

Property Type

SFR

Historic District

Bluff Park

3759 Myrtle Ave



Year Built

1927

Property Type

SFR

Historic District

California Heights

MILLS ACT PROGRAM 2023

Recommended Properties

404 Newport Ave



Year Built

1919

Property Type

SFR

Historic District

Belmont Heights

239-241 Orizaba Ave



Year Built

1926

Property Type

Duplex

Historic District

Bluff Heights

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Recommended Properties

735 Sunrise Blvd



Year Built

1915

Property Type

SFR

Historic District

Sunrise Boulevard

636 Temple Ave



Year Built

1920

Property Type

SFR

Historic District

Rose Park South

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Recommended Properties

781 Walnut Ave



Year Built

1919

Property Type

SFR

Historic District

*Hellman Street /
Craftsman Village*

822 W. Willow Street



Year Built

1961

Property Type

Commercial

Historic Landmark

*Berg Office Building
(In Process)*

Landmark Request

To be eligible for Landmark designation, a cultural resource must retain integrity and meet **one** 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 pre-history or history.

Received Four Applications

- 3305 E. 1st Street
- 4004 Country Club Drive
- 82 Rivo Alto Canal
- 2105 Bermuda Avenue

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Landmark Request – 3305 E 1st Street

- 2-Story SFR constructed 1924 in the Craftsman architecture style with American Foursquare features two exterior wood siding styles, wood windows, hip roof with overhanging eaves and exposed roof rafters and Miner Smith custom concrete column pedestals with ornate concrete column balustrades
- Miner Smith (1877-1965) was an artisan builder of bungalows in the 1920's. Specialized in custom, high-quality bungalows and built over 23 houses in in Long Beach
- Original homeowners, Fredrick William (1875-1956) and Clara Rehbock (1878-1954) were prominent and active members of the Long Beach community and were Long Beach business owners. They were active advocates for protecting Long Beach by eliminating railway switching along Broadway and freight yard operations
- Fred was an avid early aviator, and he owned a large hangar at the Long Beach Airport, the "F.W. Rehbock Hangar", later renamed the "Lewis Aviation Service- F.W. Rehbock." The hanger was used to host commercial and community airport events.



Finding

- **Eligible** under Criteria B representing Rehbock's contribution to aviation
- **Eligible** under Criteria C representing work of a master builder - Miner Smith

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Landmark Request – 4004 Country Club Drive

- One-story SFR constructed 1959 in the International Architectural style featuring a flat roof and stucco walls, front elevation features two breezeblock panel screens that shade large floor-to-ceiling glass windows, centered entry door between the two glass window systems, floor-to-ceiling glass windows
- Designed by architects Edward A. Killingsworth, Jules Brady and Waugh Smith. Edward Killingsworth, FAIA (1917-2004) was a master architect.
- Commissioned by Maurice (1908-1960) and Mary (1906-1977) Frank (co-owner of Frank Brothers Furniture). Maurice and brother Edward Frank owned Frank Brothers Furniture and were closely associated with the midcentury modern movement in Long Beach. Interior designers for over half of the Case Study Houses and helped to define a branch of modernism unique to Southern California.



Findings

- **Eligible** under Criteria B for Maurice Frank's contribution to mid-century modern furniture retail efforts
- **Eligible** for Criteria C representing the work of master architect, Edward Killingsworth

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Landmark Request

82 Rivo Alto Canal



International style constructed in 1906. SFR retains a high level of integrity and likely to be eligible for Landmark designation under Criteria B and C. Workplan was not as comprehensive as the other work plans submitted for consideration.

Eligible for Landmark Designation

Not recommended for a Mills Act Contract

2105 Bermuda Street



Altered Vernacular Cottage constructed in 1906. Not found to be distinctive or built by a master craftsman nor was it found to be associated with persons important or significant to Long Beach.

Not Eligible for Landmark Designation or a Mills Act Contract

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17 Properties Not Recommended for Contract

- 2425 E. 2nd Street
- 2609 E. 2nd Street
- 725 E. 8th Street
- 3457 California Avenue
- 1051 Cedar Avenue
- 3753 Gundry Avenue
- 3650 Lemon Avenue
- 3765 Lemon Avenue
- 3559-3561 Lime Avenue
- 207 Loma Avenue
- 3636 Olive Avenue
- 3720 Olive Avenue
- 82 Rivo Alto Canal – Did merit landmark designation but not Mills Act Contract
- 3765 Rose Avenue
- 293 Temple Avenue
- 750 Temple Avenue
- 2105 Bermuda Avenue – Did not merit landmark designation

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17 Applications Not Recommended for Contract

- Workplans did not provide sufficiently detailed workplans
- Workplans not as robust in proposed workplan items
- Workplans not as comprehensive in addressing critical systems
- Workplans proposed not as competitive as other applications
- High Volume of Applications files

Past Years Applications Filed

2015 - 11
2016 - 24
2017 - 26
2018 - 24
2019 - 19
2020 - 22
2021 - 0
2022 - 0
2023 - 43

RECOMMENDATION

- **Recommend that the Cultural Heritage Commission review the background materials, accept the findings and recommend that the City Council approve the two landmark designation requests for 3305 E. 1st Street and 4004 Country Club Drive**
- **Recommend that the City Council approve 26 Mills Act Contracts**



Thank you

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