



OFFICE OF THE CITY ATTORNEY  
Long Beach, California

**ORD-57**

CHARLES PARKIN  
City Attorney

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- Todd Vigus
- Amy R. Webber
- Erin Weesner-McKinley
- Theodore B. Zinger

December 8, 2020

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

RECOMMENDATION:

Recommendation to declare ordinance amending the Long Beach Municipal Code by adding Section 16.52.2390, relating to the designation of the property located at 262 Newport Avenue as a historic landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt resolution establishing a historic resources designation for the property located at 262 Newport Avenue, as prescribed by Chapter 2.63 of the Long Beach Municipal Code to be recorded pursuant to the authority of Government Code Section 27288.2 and Public Resources Code Section 5029.

DISCUSSION

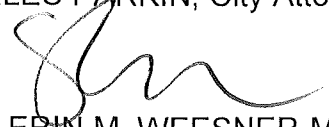
Pursuant to your request on November 17, 2020, the referenced ordinance and resolution have been prepared and are submitted for your consideration.

SUGGESTED ACTION:

Approve recommendation.

Very truly yours,

CHARLES PARKIN, City Attorney

By  FOR  
ERIN M. WEESNER-MCKINLEY  
Deputy City Attorney

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY ADDING SECTION 16.52.2390  
RELATING TO THE DESIGNATION OF THE PROPERTY  
LOCATED AT 262 NEWPORT AVENUE AS A HISTORIC  
LANDMARK

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

Section 1. Section 16.52.2390 is added to the Long Beach Municipal  
Code to read as follows:

16.52.2390 The Miner Smith Bungalow Mansion (1920).

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach  
Municipal Code and with the September 29, 2020 recommendation of the  
Cultural Heritage Commission, the City Council designates the Miner Smith  
Bungalow Mansion (1920) located at 262 Newport Avenue as a Long  
Beach local historic landmark.

B. The complete location, legal description and reasons for  
historic landmark designation are more fully contained in Resolution No.  
\_\_\_\_\_, which shall be recorded pursuant to Public  
Resources Code 5029, Government Code Section 27288.2 and Chapter  
2.63 of the Long Beach Municipal Code.

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Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2020, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Recusal(s): Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Mayor

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CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Lona Beach, CA 90802-4664

OFFICE OF THE CITY ATTORNEY  
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1 RESOLUTION NO.  
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH ESTABLISHING A HISTORIC  
5 RESOURCES DESIGNATION FOR THE MINER SMITH  
6 BUNGALOW MANSION (1920) LOCATED AT 262  
7 NEWPORT AVENUE, AS PRESCRIBED BY CHAPTER 2.63  
8 OF THE LONG BEACH MUNICIPAL CODE TO BE  
9 RECORDED PURSUANT TO THE AUTHORITY OF  
10 GOVERNMENT CODE SECTION 27288.2 AND PUBLIC  
11 RESOURCES CODE SECTION 5029  
12

13 The City Council of the City of Long Beach does hereby resolve as follows:

14 Section 1. This Resolution is adopted pursuant to the authority and  
15 mandate of California Public Resources Code Section 5029 in order to provide recorded  
16 notice to current and future owners of the affected properties that such properties have  
17 been designated as historical landmarks.

18 Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code,  
19 the City Council of the City of Long Beach has adopted Ordinance No. \_\_\_\_\_,  
20 designating the Miner Smith Bungalow Mansion (1920) located at 262 Newport Avenue  
21 as a local historical landmark. As a local historic landmark, the demolition, alteration, or  
22 relocation is restricted, subject to controls and standards set forth in this resolution and in  
23 Chapter 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

24 Section 3. The legal description for the Miner Smith Bungalow Mansion  
25 (1920) located at 262 Newport Avenue is set forth on Exhibit "A", attached hereto and  
26 incorporated herein as though set forth in full. The owners of the Miner Smith Bungalow  
27 Mansion (1920) are John Anthony Denissen and Steven Allen Murdock.

28 Section 4. Designation as a Historic Landmark. Pursuant to the

1 provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the  
2 recommendation of the Cultural Heritage Commission, the City Council of the City of  
3 Long Beach hereby designates the Miner Smith Bungalow Mansion (1920) located at 262  
4 Newport Avenue as a local historic landmark based on satisfying significance criteria "C",  
5 as defined in the City's Cultural Heritage Commission Ordinance (Long Beach Municipal  
6 Code, Section 2.63.050). The designation of the Miner Smith Bungalow Mansion (1920)  
7 as a local historic landmark has been codified in Section 16.52.2390 of the Long Beach  
8 Municipal Code.

9 A. Basis for Recommendation:

10 1. Property Description: The Miner Smith Bungalow  
11 Mansion (1920) is a Craftsman Bungalow style single-family residence built  
12 in 1920 by Miner Smith, an artisan builder in Long Beach. This building is  
13 uniquely important as Miner Smith's earliest known commission to build a  
14 house in Long Beach. This commission initiated the start of several  
15 "Bungalow Mansion" buildings he constructed mostly in the Belmont  
16 Heights neighborhood. Miner Smith's signature architectural features are  
17 visible in this building including planter niches in the porch piers, stone tree  
18 trunk rails at the porch and a wainscot stone detailing.

19 2. Significance: This building was designed and built by  
20 Miner Smith who was a local artisan builder in Long Beach and reflects the  
21 distinctive craftsmanship and artistic detailing unique to Miner Smith.

22 B. Rational for historic landmark designation:

23 The City Council finds that relative to the designation of the Miner  
24 Smith Bungalow Mansion (1920) located at 262 Newport Avenue as a local  
25 historic landmark, the following criteria are manifested as set forth in the  
26 Long Beach Municipal Code Section 2.63.050 based upon the following:

27 "C" It embodies the distinctive characteristics of a type, period or  
28 method of construction, or it represents the work of a master or it possesses

1           high artistic values.

2           The structure was designed and built by local Long Beach artisan  
3           builder, Miner Smith. The structure reflects the distinctive craftsmanship and  
4           artistic detailing unique to Miner Smith. While Miner Smith went on to build  
5           homes in other areas in Southern California, the homes he built in Long  
6           Beach are unique to Long Beach and built during a period of growth and  
7           expansion in the City. This structure is unique as the earliest known  
8           commission of Miner Smith to build a house in Long Beach.

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

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

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

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

24          D.    Original historic fabric on the exterior of the building shall be  
25          executed in a matter that does not materially impair in an adverse manner  
26          those physical characteristics of the structure that account for its  
27          designation as a City landmark. Any such work must be done in keeping  
28          with the building's historic character, period, and architectural style.

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

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

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

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2020, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Recusal(s): Councilmember: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 9, IN BLOCK L OF THE OCEAN VILLA TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

OFFICE OF THE CITY ATTORNEY  
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