

SECTION 6: FINDINGS AND CONCLUSIONS

We are of the professional opinion that the structure at 3290 Artesia Boulevard does not qualify under State criteria for historic designation. However, we are of the opinion that the structure does qualify under City of Long Beach “Criterion E”, “Criterion I” and “Criterion K”. Therefore the bank structure at 3290 Artesia Boulevard qualifies as a historic resource pursuant to PRC Section 5020.1(j) or 5024.1. Subsequently, the loss of the structure through development would be considered a significant mitigatable impact under CEQA guidelines.

There does not appear to be a way that the building can be saved, retrofitted and reused without substantial adjustments to the project and prohibitive costs. The structure was constructed in 1961-1962, well before certain building construction codes (ie: earthquake codes) were required. If the structure were to be saved, it is highly likely that the north façade glass curtain wall would have to be removed and replaced with an earthquake-proof design. This process would completely eliminate the most interesting stylistic aspect of the structure.

Because the City of Long Beach Planning Department has approved preliminary design and redevelopment specifications, it is likely that the Bank shall be lost to redevelopment in the year 2010. The loss of the structure is an environmental impact that can be reduced to less than significant through mitigation. Because the known history of the Bank has been thoroughly researched and no additional historical details will be uncovered, submission of a thorough photographic essay of the structure should take place following City of Long Beach guidelines. Although current National Register photographic essay standards are very out-of-date, the photographs should be taken in a manner that allows future researchers to view the structural details of the Bank building clearly. The photographic essay is summarized in Section 7.0, most of the photograph taken are printed in this document, and downsized reference photographs are found in Appendix E. The suite of original photographs have been attached to this report in a DVD, and the entire package must be submitted to the City of Long Beach Planning Department.

6.1 - Aesthetics

Photographs of the Bank and its environs can be found in Appendix E. The loss of the structure to development is a less than significant aesthetic change to the environment of the project area. Because the Bank is an International Style building that is unique to the area, replacement of the building with a structural design that blends into the rest of the neighborhood shall reduce potential aesthetic impacts to a level that is less than significant.

SECTION 7: PHOTOGRAPHIC ESSAY

MBA staff photographed interior and exterior details of the Bank using a Nikon digital camera, 22mm lens and stabilized tripod. Low light levels inside the structure demanded the use of time exposures, some as long as eight seconds. Photographs taken indoors were generally positioned about 15 feet from the subject. The north façade is a floor-to-ceiling glass “curtain” was difficult to photograph from the interior view due to reflections and exterior glare. Photographs of interior rooms were minimized because these rooms were built using standard wood frame and wallboard practices with acoustical drop down ceilings and carpet. Several rooms appeared to have been remodeled from the original. Drop-down ceilings hid all upper structural details from view, but the Lobby and Vault section of the building appears original, as does the exterior walls.

Exterior photographs are meant to convey the “feel” of the structure as a Bank user approaches the structure, or as one drives past. The purpose of the photographs was to preserve the visual characteristics of the Bank building for posterity. Along with the original drawings, which are included in this Report, the sum totality of the information provided here shall mitigate for the loss of the structure to redevelopment. Commentary associated with many of the photographs is found in Appendix E.

This report contains a DVD which provides the future researcher with the raw photos taken during the shoot. The DVD holds full size color TIFF files and reduced size Black and White JPG photographs.

7.1 - Notes on Aesthetics

The Bank is located in a section of the City that does not contain any International style structures. Most of the buildings in the area that are more than 45 years old consists of small vernacular single-family residences south of the Bank, strip-style commercial buildings along the southern margin of East Artesia, two-story vernacular apartment buildings along the northern margin of East Artesia, and late 1950’s Tract houses beyond the apartments. East Artesia is a two-lane two-direction street with Eucalyptus planted down the center. The Bank is painted green and has been located on East Artesia since the end of a boom period in which the region was converted to houses from farms. Residential buildings are generally located west of Indiana Avenue, while the numbers of commercial structure increase to the east as one approaches Lakewood Boulevard.

Photographs associated with aesthetics are found in the first section of Appendix E. Replacement of the structure with the Ramona Park Apartment Project will result in unifying the visual nature of the East Artesia/Indiana Avenue intersection, and the car-filled parking lots located due north of the Ramona Park will be removed. The southern façade of the new structure will front Ramona Park, with an existing tree buffer between.

SECTION 8: CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: November 2, 2009

Signed: _____



Michael H. Dice, M.A., RPA
Michael Brandman Associates
San Bernardino, CA

Appendix A: Initial Assessment Photographs



1) East-northeastern elevation of the vault section of the Bank. Note the walls clad in sawn rock typical of post-War commercial styling. Door behind sign originally opened into the Dairy Room.



2) North elevation of Bank showing wooden letters atop roof



3) View of Bank structure and landscaping toward the east. The lot size and parking are unchanged from 1962.



4) View of the extension of the south façade into a drive-in teller lane. Green-painted elements are mostly metal clad in wood showing the primary structural mechanisms. Large trusses extending out from the roof are composite glued wood beams, which were a new innovation in 1962.



5) View of Artesia Boulevard toward the west. The Edison power line pole right of way can be noted on the earliest aerial photos, and it appears the Artesia Boulevard was developed using land bordering the south side of the street. Two lanes were added after the War.



6) Southern parking and Ramona Park. The farm houses in the 1947 aerial photo would have been placed in an area where the large trees are located now.



20) Streetside view of the F&M Artesia Branch.

Appendix B:
DPR523 Form Set

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

Primary #
HRI #
Trinomial

NRHP Status Code: 5S1

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 4

*Resource Name or #: None

P1. Other Identifier: F&M Bank, Artesia Branch.

***P2. Location:** Not for Publication Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Long Beach Date: 1978 T 3 S ; R 12 W ; unsectioned ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 3290 East Artesia Boulevard

City: Long Beach

Zip: 90805

d. UTM: Zone 10 393280mE/ 3748820mN (G.P.S. per GoogleEarth)

e. Other Locational Data: Los Angeles County Assessor APN #7120003034. Elevation: 58 feet ASL

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

The F&M Bank was personally examined by MBA staff on May 5 2009. Access to all interior rooms and offices were granted. This is a handsome L-shaped commercial structure generally placed on an east-west axis built in 1962-1963. Made of steel I-beams sheathed in wood and stucco, the structure exhibits composite wood beam roof trusses, and a massive gridded glass curtain northern wall. A bank vault building clad in rock extends off the northeast corner of the "L". The main structural support comes from a reinforced concrete foundation pad, cantilevered framework embedded in a solid south façade wall and upright I-beam support in all loaded corners. The steel I-beams were exposed in several places and all appear clad in wood. No rust on these beams was seen. Inspection of the building showed that the interior was of wood framing with plywood underlayment. An exterior coat of stucco was applied to all exterior wood surfaces: the vault building embedded into the northeast corner is faced with cut rock held on an underlayment surface of uncertain make. A ground floor drive-up teller lane on the south elevation was overhung by an extension of the south wall likely supported by internal cantilevers. This caused the internal structure of the looby to be two story with offices extending toward the south. Offices and supply rooms are located in this extension and the open second floor was provided additional support using simple steel posts atop the reinforced concrete foundation pad. The stucco coating is generally in good condition, and no major stress cracks could be seen in key joints suggesting that the underlying engineering was well done. The roof was originally flat with a very small ledge. The roof now exhibits a squat rectangular AC/electric service enclosure that was added later.... (see Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6

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

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) View of the north façade of the Bank at 3290 Artesia Boulevard. May 5, 2009.

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

***P7. Owner and Address:**

Farmers and Merchants Bank, 3290 Artesia Boulevard, Long Beach, CA.

***P8. Recorded by:** (Name,

affiliation, and address)

Michael H. Dice, M.A.

Michael Brandman Associates

621 Carnegie Drive #100

San Bernardino, CA. 92408

***P9. Date Recorded:** May 5, 2009

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

CEQA and Local Level Historic Building Survey and Evaluation

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dice, M.H. 2009. Draft Historic Building Survey and Evaluation of the F&M Bank Branch at 3290 Artesia Boulevard, City of Long Beach, CA. On-file, Michael Brandman Associates and the City of Long Beach. Dated May 28, 2009.

***Attachments:** NONE Location Map Sketch 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 Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) F&M Bank Branch

B1. Historic Name: F&M Bank

B2. Common Name: F&M Bank

B3. Original Use: Bank Branch

B4. Present Use: Bank Branch

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations) Planned in 1962, and built in 1962-1963. Likely occupied in 1963 per building permit. Very minor alterations to the interior noted. No alterations to the exterior noted.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

Decorative plantings are located in the near the north entrances to the building, and at the Indiana Avenue entrance. See sketch map.

B9a. Architect: Francis J. Heusel.

b. Builder: Uncertain.

*B10. Significance: Theme: Commercial Architecture

Area: North Long Beach

Period of Significance: Post War California Development 1947-1967 Property Type: Commercial Bank.

Applicable Criteria: National Register (N/A); California Register (N/A); City of Long Beach Landmark Criteria (E, I and K.)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Built in 1962-1963 using the International Style by Francis J. Heusel, the overall integrity of the structure is considered excellent. The building has not been moved nor has it been enlarged. The interior space was slightly modified since its construction. The bank was built at a time when the region was being converted from farming to commercial and residential districts. The bank was located inside a wedge of built or soon to be completed houses, with commercial and multi-family units along Artesia. The original intention of the Bank appears to have been to service the commerce and especially the dairies of the area (the bank had an office on the ground floor east side known as the "Dairy Room") even though the demise of the dairies was fast approaching. The street had been paved in macadam or oiled at least by 1928, making it a recognizable arterial for many decades prior: the new branch would have had a highly recognizable address. Careful review of the area shows that the built environment directly adjacent to the structure has changed since 1962, but not substantially so once the post-War construction boom had played itself out in the late 1960's. (continued on Continuation sheet)

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

*B12. References:

--Interview with Jim Robeson, Branch manager. May 5, 2009.

--Parcel records accessed May 5, 2009: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>

--Ivers, L.H. 2009. "Long Beach: A History Through Its Architecture." Historical Society of Long Beach.

-- Long Beach Public Library newspaper clipping file

-- Mullio, C. and J.M. Volland. 2004. Long Beach Architecture: the Unexpected Metropolis. Hennessey + Ingalls. Santa Monica.

-- Heritage Architecture & Planning (HAP). 2008. Farmers and Merchants Bank Building 1401 Long Beach Boulevard Long Beach Historic Assessment Report. Dated 2/1/08. HAP, San Diego. On file, City of Long Beach.

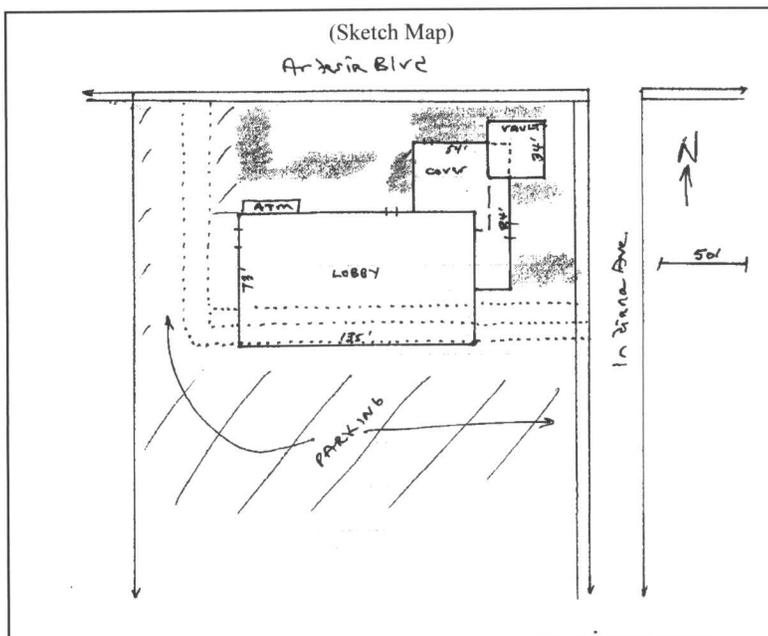
B13. Remarks:

The sketch map reveals the relationship between the major structural elements, the street, the landscaping and parking. Scale shown is 50', north is up.

*B14. Evaluator: Michael H. Dice

*Date of Evaluation: May 5, 2009.

(This space reserved for official comments.)



Continued from P3a:

The partial second floor exhibits an airy balcony facing north and can be accessed by stairwells along the west and east margins of the lobby. The second floor balcony allows a clear look outward and north toward one of the International Style hallmarks: the large glass curtain wall emanating from the ground floor extending upward in an unbroken line to the interior roof trusses, which are hidden by acoustical ceiling tiles. This wall is estimated to be about 45 feet high and approximately 100 feet long. The window muntins are welded steel but there are no elements of the panel face that can support the roof. The partial second floor overhangs cubicles and polished wood teller cages, which are completely exposed and lack glass panels that separate the customers from the tellers. Restricted in size by the square 1.3 acre lot and the fact that Ramona Park was located due south of the parcel, the small amount of parking along the west and southern sections of the parcel forced the architect to design a two-story building exhibiting a drive-in teller window facing south beneath the extension. Drivers would approach the teller window from the west and exit to the east. Drive-up bank windows were introduced to southern California by F&M in the 1940's at a different branch.

Originally exhibiting a flat roof, the current Branch manager, Mr. Robeson, believes that the roof was rebuilt in the 1970's so as to shunt water off to the south and included the rooftop AC enclosure. Roof changes cannot be seen from the street level as each elevation exhibits a very narrow extended façade that blocks the roof surface from view. Mr. Robeson indicated that no glass panels separate the tellers from the customers because the panels do not offer protection from robberies. Panels would also be impractical due to the building design: a cage of glass would have to be built because the structure lacks supports that could hold the upper sections of the panels in place. An ATM machine was located in the northwest exterior: this appears to be the only exterior remodeling done on the building since its construction. Exterior embellishments are restricted to concrete block and stucco planters near the front entrance, wooden block letters of the Farmers and Merchants Bank positioned on the roof of the structure above the curtain wall, and the exterior application of sawn rock on the vault room, which was extended off the northeastern corner.

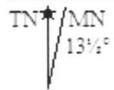
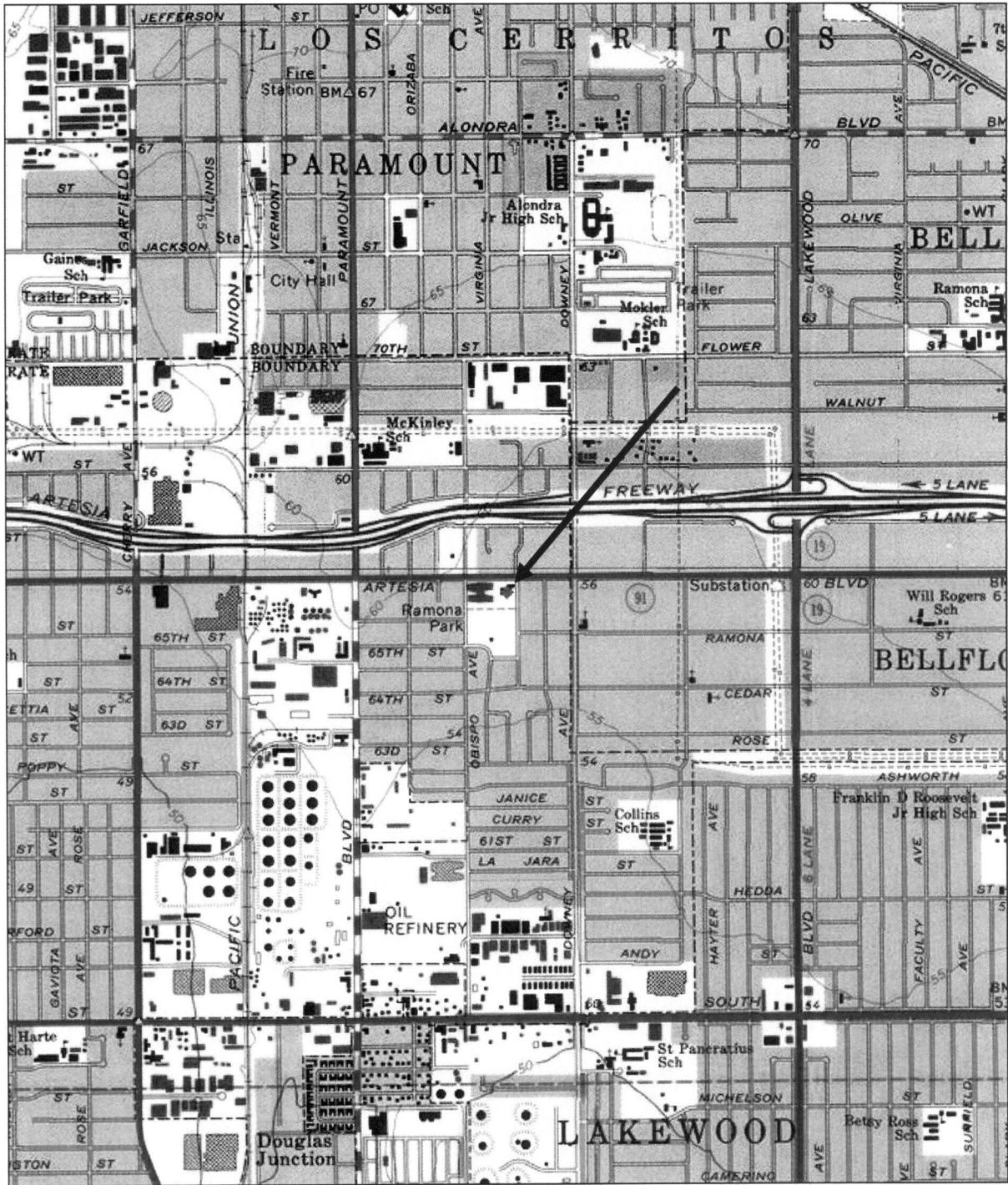
The bank is located facing Artesia Boulevard with multifamily residences on the north side of Artesia, residences to the east along Indiana Avenue, a nursing center to the west and Ramona Park to the south. The area was completely developed by about 1965.

Continued from B10:

This F&M Bank was the only structure F&M built using the International style, and no other older commercial structure exists manifesting this style Along Artesia for miles in any direction. The Bank was built after most of the houses along Artesia had been built, suggesting that ownership anticipated profiting on increased local commercial activity. Thus, the apparent purpose of the building style was to be distinct, modern looking (by this time the International Style was aging but commercially dominant), and attract a reliable local moneyed client base. With the large glass curtain wall facing due north and into the disappearing farmlands, it is possible that glass grid would have been seen from a mile or two distant. The amount of light afforded by the design would have made the bank airy and open to the customer. Even the lettering atop the front façade appears to be unchanged from the original. Houses to the east and west were built in simple and cheap post-war vernacular styling, which would have made the Bank stand out as a place of modernity in its neighbors. The region retains the boom feel of the post-War years, although the small residences in the area have unevenly aged since. The area is relatively low-income.

Local Landmark Positive Findings: There is evidence to suggest that the building is a classically designed International Style building that has remained intact to this day. The building does have integrity at the CEQA (Local) level of analysis. The structure is considered a type of building that is now rare in North Long Beach. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Long Beach Landmark Criteria E. The structure is unique to the area and does form a recognizable landmark because its style is like no other in the neighborhood. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Long Beach Landmark Criteria I. There is evidence to suggest that the building is a classically designed International Style building that has remained essentially intact to this day. The structure is a type of building that is now rare in North Long Beach. Therefore, historic research indicates that the property does qualify for Local Landmark listing under Long Beach Landmark Criteria K.

Project 27720014. Long Beach, CA. topographic map



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