Appendix C
Historic Structure Report

HISTORIC STRUCTURE REPORT

A RESIDENCE AT 2810 E. 1st STREET

CITY OF LONG BEACH

LOS ANGELES COUNTY, CALIFORNIA

LSA

May 2011

HISTORIC STRUCTURE REPORT

A RESIDENCE AT 2810 E. 1st TREET

CITY OF LONG BEACH

LOS ANGELES COUNTY, CALIFORNIA

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LSA Project No. MOM1001

LSA

May 2011

STUDY SUMMARY

Under contract to property owner Mohammad Movahedi, LSA Associates, Inc. (LSA) has prepared a Historic Structures Report (HSR) for 2810 E. 1st Street to comply with instructions from the Long Beach Cultural Heritage Commission (CHC) provided during a study session held on April 12, 2010. Generally, an HSR is prepared to document this history, current condition, and appropriate treatment approaches for designated or eligible historic properties. This HSR was completed in accordance with Preservation Brief 43, *The Preparation and Use of Historic Structure Reports* and evaluation methodology approved by the California Office of Historic Preservation. It references the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the Long Beach Cultural Heritage Ordinance, and the guidelines for new construction outlined in the Ordinance designating Bluff Park Historic District.

The residence at 2810 E. 1st Street has been identified by the City as a contributor to the Bluff Park Historic Landmark District, a locally-designated historic district in the City of Long Beach that was designated in 1982. The residence does not appear individually significant under any criteria for the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or for designation as a Long Beach City Landmark. Furthermore, it is in near-ruined condition and no longer retains sufficient integrity to convey its historical appearance.

A structural engineer who has extensive experience in evaluating historic properties prepared a report that is referenced in the HSR and included in the appendices. The structural report concluded that the existing framing and foundations have lost their essential structural attributes and engineering properties and could not be strengthened or augmented to provide minimum Life Safety protection to the occupants of the structure.

As part of this HSR, LSA prepared recommendations for appropriate treatment alternatives that would meet the Secretary of the Interior's Standards for Rehabilitation in the context of the Bluff Park Historic District, with the focus on a few viable options, including reconstruction and compatible infill construction. These recommendations would also be compatible with the Bluff Park guidelines for new construction and the Long Beach Cultural Heritage Ordinance.

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INTRODUCTION

STATEMENT OF PURPOSE

Under contract to property owner Mohammad Movahedi, LSA Associates, Inc. (LSA) has prepared a Historic Structures Report (HSR) of 2810 E. 1st Street to comply with instructions from the Long Beach Cultural Heritage Commission (CHC) in reference to a study session held on April 12, 2010. Generally, an HSR is prepared to document this history, current condition, and appropriate treatment approaches for designated or eligible historic properties. The residence at 2810 E. 1st Street was identified as a contributor to the Bluff Park Historic Landmark District, a locally-designated historic district in the City of Long Beach. This HSR is intended to document the history, condition, and treatment approaches of the residence, in the context of its status as a contributor to a Historic District.

The property is located at 2810 E. 1st Street, on the south side of the street just east of Temple Street in the City of Long Beach, Los Angeles County, California. The property is depicted on the United States Geological Survey (USGS) *Long Beach, California* 7.5-minute quadrangle map (1964 [photorevised 1981]), Township 5 South, Range 12 West, in Section 5. See Figure 1.

PROJECT BACKGROUND

This HSR was completed at the direction of the Long Beach CHC in relation to a study session held on April 12, 2010, which dealt with a proposed demolition and new construction at the site of 2810 E. 1st Street. The circumstances for this project have been complicated by the discovery of extensive pre-existing damage by the property owner in 2005, difficulty coordinating a plan of action with the City, and further damage sustained by years of exposure of the structural remnants of the building while a stop work order is in effect. The current request by the property owner is to demolish the remnants of the 1921 residence and construct a new residence in compliance with the Historic District infill guidelines codified in §2.24.120 of Long Beach Municipal Code. The CHC has expressed interest in investigating the salvage and reuse of historic materials currently on site, with the ultimate goal of reconstructing the residence. This HSR provides the CHC with necessary technical information and specialist recommendations for proceeding with its determination of the case or finalizing the permit process for this project.

PROJECT TEAM

This HSR was completed by LSA, with contributions by Nabih Youssef Associates Structural Engineers (NYASE) and assistance from the property owner, Mr. Mohammad Movahedi. Specialists who worked on this HSR include:

- LSA
  - Tanya Sorrell, Architectural Historian, Project Manager

LSA

FIGURE 1

N

0 15 30

Feet

SOURCE: ESRI World Imagery, 2010.

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2810 E 1st Street
Historic Structure Report

Location of 2810 E 1st Street

  - Andrew Belcourt, Cultural Resources Manager
- Nabih Youssef Associates Structural Engineers
  - Jacob Rodriguez, Structural Engineer

INVESTIGATION HISTORY AND METHODOLOGY

Although the residence was included as a contributor to the Bluff Park Historic District, it has never before been the subject of an individual historical investigation (evaluation or otherwise). Informal investigations include City administrative review by past Long Beach Historic Preservation Officers (HPO) Cindy Thomack (2004–2005) and Jan Ostashay (2005–2006), as well as informal consultation between the property owner and retired HPO Ruthann Lehrer in 2005. These reviews focused on the condition of the residence and provided information for staff reports at public hearings related to the case.

Because of the lack of previous investigations and a question regarding the residence's historical significance, LSA included the necessary context to evaluate the residence under criteria for listing in the National and California Registers and for designation as a Long Beach City Landmark. Its status as a contributor to the Bluff Park Historic District was also reevaluated in light of significant deterioration and exterior alterations.

Investigation methodology included background and property-specific research, a field survey, coordination with a structural engineer, and review of relevant federal, state, and local treatment and design guidelines. Research was conducted at local archives and online, including:

- The Long Beach Public Library;
- The Los Angeles Public Library;
- Ancestry.com;
- The Online Archive of California;
- Los Angeles County Assessor's Records; and
- City of Long Beach Building Permit Records.

The field survey was conducted on March 10, 2011. It was done in conjunction with a structural engineer and included a detailed inspection of the property, remaining elements on site, and the property's immediate context. Before and after the field survey, LSA made comparisons with earlier photographs to understand the extent of alterations to the property.

The recommendations were based on established guidelines for the treatment of historic properties. It included the following:

- Preservation Brief 43, *The Preparation and Use of Historic Structure Reports.*
- The *Secretary of the Interior's Standards for the Treatment of Historic Properties,* including specific guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction.

- Preservation Brief 22, *The Preservation and Repair of Historic Stucco.*
- National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation.*
- Guidance on the California Environmental Quality Act (CEQA) from the California Office of Historic Preservation (OHP).
- OHP Bulletin 7: California Register Nomination Instructions.
- The City of Long Beach Cultural Heritage Ordinance (Section 2.63.070).
- Citywide Historic District Guidelines published online by the City of Long Beach.
- Design Guidelines Specific to the Bluff Park Historic District as outlined in Long Beach Ordinance C-5869 adopted July 29, 1982, Amended December 20, 1990 by City Ordinance C-6835.

It should be noted that this document is not intended to resolve any residual questions about which parties bear more or less responsibility for the current condition and integrity of the residence. Extensive documentation exists that demonstrates multiple factors have contributed to the current situation. None of the recommendations within this document is intended to be punitive or retributive. Punitive action against the property owner by the City is only appropriate in conjunction with legal action under Section 2.63.110 of the City's Municipal Code. A clear chronology of events dating from Movahedi's purchase of the property through March 15, 2006, was prepared by local attorney Douglas W. Otto and submitted to the CHC during their April 2006 meeting in support of an application by Movahedi for demolition and new construction on the property. This chronology is included as part of Appendix D.

TREATMENT PLAN AND SECRETARY'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties provide the following four distinct treatment approaches:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** recreates vanished or non-surviving portions of a property for interpretive purposes.

The NPS guidance on the preparation and use of Historic Structure Reports (Preservation Brief 43) states that one of these treatments is usually selected for the duration of a project involving a particular building. The recommended treatment approach for the Bluff Park Historic District (and therefore contributing properties) is rehabilitation. While there is not much extant material to rehabilitate at 2810 East 1st Street, the treatment makes sense when the property is considered as part of the Bluff Park Historic District as a whole. A more detailed explanation for choosing rehabilitation over other potential treatments is provided in the Recommendations section.

DEVELOPMENTAL HISTORY

The following developmental history is intended to provide background information that is relevant to understanding the history of the residence at 2810 E. 1st Street within the context of the Bluff Park Historic District. It has been largely adapted from the *City of Long Beach Historic Context Statement* prepared by Sapphos Environmental in July 2009. A comprehensive statement of significance for the Bluff Park Historic District was not found, but a brief historical background relevant to the establishment and development of the district was prepared in order to have a complete context for evaluation.

HISTORIC DESIGNATIONS AND STATEMENT OF HISTORICAL SIGNIFICANCE

The residence at 2810 E. 1st Street was a contributing residence to the Bluff Park Historic District, which was designated in 1982 by the City at the request of a majority of the district residents.[1] Though it was not originally listed among the addresses of contributing structures recorded in the ordinance,[2] its date of construction falls within the district's period of significance (1903–1949) and until 2005 it had retained sufficient historic integrity to qualify as a district contributor.

Individually, the residence does not appear eligible for the National or California Registers under any criteria. Under Criterion A/1, the residence is not significantly associated with any historic event or pattern of events in local, state, or national history. Under Criterion B/2, the residence is not associated with any individuals who were notable in local, state, or national history. Under Criterion C/3 it was never a significant example of an architectural style or property type, was not the work of a master architect or builder, and did not possess high artistic value. Under Criterion D/4 the residence is not likely to yield information important to the prehistory or history of the local area, state or the nation. For the same reasons, the residence does not appear eligible for designation as a Long Beach Historic Landmark.

While the residence at 2810 E. 1st Street did at one time qualify as a contributor to the Bluff Park Historic District, the residence has been significantly altered, most notably due to removal of the exterior wall cladding, flooring, and roof. Prior to these removals, other alterations had been made, including the possible replacement of the original façade windows with plate glass, application of rough-textured stucco to the exterior, replacement of the original front door and the addition of storm doors, and an addition to the rear of the house. The remaining materials that make up the essential form of the residence remain, but are in poor condition due to termite damage, dry rot, pre-exposure water damage, and exposure to the elements since late 2005. Due to these alterations, the residence no longer retains sufficient integrity to be considered a contributor to the Bluff Park Historic District.

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1 Long Beach Ordinance C-5869 adopted July 29, 1982. Amended December 20, 1990 by City Ordinance C-6835.

2 A copy of Ordinance C-5869 prior to the amendments of C-6835 was not available; however, the residences listed in the amended ordinance are included in the State's Historic Resources Inventory. 2810 E. 1st Street was not included in the State HRI.

HISTORICAL OVERVIEW[3]

Spanish Exploration and Occupation

The area that is now the City of Long Beach received its first European visitors in the late 18th century with the arrival of Spanish explorers and missionaries. Mission San Gabriel Arcángel, originally founded near what is now Montebello, was awarded jurisdiction over most of this region after its establishment in 1771. Ten years later, the Pobladores, a group of 12 families from present-day Mexico, founded a secular community in what is now downtown Los Angeles. The settlers, who were reportedly recruited to establish a farming community to relieve Alta California's dependence on imported grain, named the area el Pueblo de Nuestra Señora la Reina de Los Angeles de Porciúncula.[4]

During the Spanish and subsequent Mexican reign over Alta California, the southern portion of present-day Los Angeles County (County) was held in a variety of land grants. In 1784, Pedro Fages, the Spanish governor of California, granted in the name of the King of Spain 300,000 acres (an amount reduced in 1790 to 167,000 acres) to Manuel Nieto, a Spanish soldier, as a reward for his military service. Nieto raised cattle, sheep, and horses on the lands and built an adobe home on a hilltop near today's Anaheim Road. Following Nieto's death in 1804, the land grant known as Los Coyotes became the property of his heirs. In 1834, it was divided into five smaller ranchos, including Rancho Los Alamitos and Rancho Los Cerritos. These two ranchos encompassed the majority of what now comprises the City, with a portion of the 28,500-acre Rancho Los Alamitos on the east and a portion of the 27,000-acre Rancho Los Cerritos on the west. Today, Alamitos Avenue marks the dividing line between the two.

Rancho Los Alamitos was purchased by Governor Jose Figueroa in 1834 for $500. Figueroa most likely began construction on the rancho's existing adobe home. In 1842, Don Abel Stearns, a prominent American-born ranchero from New England, purchased the land for $6,000 and improved the old adobe for use as his summer home. Stearns's cattle enterprise on the ranch was dealt a mortal blow by droughts in the early 1860s, and he lost Rancho Los Alamitos to its San Francisco mortgage holder, Michael Resse in 1866.

Rancho Los Cerritos was given to Nieto's daughter, Manuela Cota, in 1834. The property was bordered on the south by the Pacific Ocean and on the west by the (now) Los Angeles River. Manuela and her husband Guillermo built at least two adobes on the land for their 12 children, cattle, and crops. Following her death, the children sold Rancho Los Cerritos in 1843 to Massachusetts-born merchant John Temple, an entrepreneur with investments in Los Angeles real estate and ranches. Temple was married to Nieto's granddaughter, thus granting him Mexican citizenship. Temple raised cattle and sheep on the rancho and maintained a lucrative business shipping hides to San Pedro harbor. In 1844, Temple constructed a two-story, Monterey-style adobe house on the property. At its peak, Rancho Los Cerritos possessed 15,000 head of cattle, 7,000 sheep, and 3,000 horses.[5]

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3 This section is part of the "Chronological Development" section of the *City of Long Beach Historic Context Statement*, pages 24–41 and has been excerpted here for informational purposes.

4 Robinson, W.W. 1959. *Los Angeles from the Days of the Pueblo*. San Francisco, CA: California Historical Society, p. 5.

5 Johnson Heumann Research Associates. 1988. *Expanded Downtown Long Beach Historic Survey, Final Report.* Long Beach, CA: City of Long Beach, Office of Neighborhood and Historic Preservation, p. 9.

Early American Occupation

California became a territory of the United States in 1848 and the 31st state in the Union in 1850. With the discovery of gold in California and the influx of people to the area between 1849 and 1855, both Stearns and Temple experienced a brief period of prosperity. However, both ranchos suffered during the severe droughts of the 1860s and the subsequent economic decline of the 1870s. By the late 1870s, both ranchos had changed hands again.

In 1866, Temple retired and the company of brothers Thomas and Benjamin Flint and their cousin Lewellyn Bixby (Flint, Bixby & Co.) bought Rancho Los Cerritos from Temple for $20,000. The company selected Lewellyn's brother Jotham to manage the land and some 30,000 sheep. Within three years, Jotham bought into the property and formed his own company. Jotham Bixby and his family resided in the Cerritos adobe from 1866 to 1881.

In 1878, John Bixby leased Rancho Los Alamitos from owner Michael Reese and moved his family into the then-deteriorated adobe. In 1881, Reese sold the 26,392.5-acre rancho for $125,000 to a partnership composed of I.W. Hellman, a banker and local investor, and the John Bixby & Co. (comprising Jotham Bixby, [Thomas] Flint, and [Lewellyn] Bixby), and the property later became known as the Bixby Ranch.[6] John Bixby, along with his wife, Susan, remained residents of the ranch and began to rehabilitate the adobe and surrounding land, transforming the property into a prosperous working ranch and dairy farm.[7] Bixby's son Fred, with his wife Florence, moved into the adobe in 1906. Florence created expansive gardens surrounding the house, while Fred focused on the activities of ranching, business, oil, and breeding Shire horses.

Thus, by the late 1870s, both Rancho Los Alamitos and Rancho Los Cerritos were under the control of members of the Bixby family, who would become one of the most influential families of Long Beach. Both properties continued to operate as ranches well into the early decades of the 20th century, maintaining dairy farms and growing beans, barley, and alfalfa. However, land from both ranchos was slowly sold off, beginning with the decline of the sheep industry in the 1870s. By 1884, the town of Long Beach occupied the southwest corner of the Rancho Los Cerritos. Eventually Bellflower, Paramount, Signal Hill, and Lakewood were founded as well on Cerritos lands. In the 1950s and 1960s, both ranchos were donated to the City as historic sites.

Early Settlement

Settlement within the Long Beach area began as early as 1875, when Jotham Bixby began selling lots along the Los Angeles River in the area that is now west Long Beach, near Willow Street and Santa Fe Avenue. The Cerritos Colony consisted of farms and homes, as well as the area's first school house, Cerritos School.[8]

The second attempt at settlement began in 1881, when William Erwin Willmore entered into an agreement with J. Bixby & Co. to develop the American Colony, a 4,000-acre piece of Rancho Los

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6 Woodbridge, Sally. n.d. "Architectural Narrative: Rancho Los Alamitos," pp. 12–14. Available at: http://www.rancholosalamitos.com/history.html.

7 Mullio, Cara, and Jennifer Volland. 2004. *Long Beach Architecture: The Unexpected Metropolis*. Santa Monica, CA: Hennessey and Ingalls, p. 19.

8 Hillburg, Bill. 31 August 2000. *Long Beach: A City and Its People*. Carlsbad, CA: Heritage Media Corp, p. 22.

Cerritos with a 350-acre town site that was named Willmore City. Willmore had first visited California in 1870, after emigrating from London to the United States. Upon his arrival in Southern California, he worked as a promoter of Southern California real estate with Jotham Bixby and served as the Southern California manager of the California Emigrant Union, which encouraged settlement and facilitated large real estate deals.

The new colony was to feature a main boulevard, known as American Avenue (now Long Beach Boulevard), which would link to Los Angeles; resort quarters along the town's waterfront; and a downtown business district. The remaining acreage of the American Colony was to be divided into 40-acre lots and sold as small family farms. The original town site was bounded by present-day Tenth Street on the north, Alamitos Avenue on the east, the Pacific Ocean on the south, and Magnolia Avenue on the west. At the time of its inception, the only building in the proposed colony was an old sheepherder's shack, used by the Bixby ranch personnel, which was located near the present-day intersection of First Street and Pine Avenue.[9]

Willmore was a promoter not only of local real estate but also of the Southern California lifestyle, a concept that was initially overstated but ultimately lasting.[10] As did other promoters in emerging Southern California towns, Willmore capitalized on key locale-specific assets; Willmore City was touted as a healthful seaside resort in newspapers throughout the country. The new colony was advertised in 100 newspapers and 35 magazines throughout the country. Lots were sold for anywhere between $25 and $40 an acre and included a clause in each deed that forever prohibited the sale of intoxicating liquor on the property.[11] In the *Los Angeles Times*, early advertisements promoted both tourism and settlement, highlighting the area's "magnificent beach" and "good soil" to tempt tourists and prospective colonists. Willmore predicted that prospective residents "would raise oranges, lemons, figs, olives, almonds, walnuts, and would also indulge in dairy farming."[12]

In 1882, 60 people ventured west to inspect Willmore City, but despite their conclusion that the area was fit for a new colony, only two purchased land on the site.[13] That year, the California Emigrant Union withdrew its support for the colony, leaving Willmore to promote his new town alone. Willmore continued to promote his venture and included plans for a new university, in hopes that the Methodists would choose Willmore City as the location for the University of Southern California. Unfortunately for Willmore, Los Angeles was chosen instead. By May 1884, with only 12 homes and the majority of lots remaining unsold, Willmore abandoned the colony.[14]

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9 Johnson Heumann Research Associates. 1988. *Expanded Downtown Long Beach Historic Survey, Final Report.* Long Beach, CA: City of Long Beach, Office of Neighborhood and Historic Preservation, p. 11.

10 McWilliams, Carey. 1946. *Southern California: An Island on the Land*. Layton, UT: Gibbs Smith, pp. 96, 119.

11 Case, Walter, ed. 1927. *History of Long Beach and Vicinity*. Chicago, IL: S.J. Clarke Publishing Co., p. 143.

12 Robinson, W.W. 1948. *Long Beach: A Calendar of Events in the Making of a City*. Los Angeles, CA: Title Insurance and Trust Company, p. 11.

13 Johnson Heumann Research Associates. 1988. *Expanded Downtown Long Beach Historic Survey, Final Report.* Long Beach, CA: City of Long Beach, Office of Neighborhood and Historic Preservation, p. 11.

14 DeAtley, Richard. 1988. *Long Beach: The Golden Shore, A History of the City and the Port*. Houston, TX: Pioneer Publications, p. 31.

The Town of Long Beach

The following month, the American Colony was purchased by the San Francisco real estate firm Pomeroy and Mills, who reorganized as the Long Beach Land and Water Company. The American Colony and Willmore City were renamed Long Beach after the area's long, wide beaches.[15] Under new leadership, the new colony began to improve and grow. The town soon boasted a general store and hotel, as well as its first local newspaper, the *Long Beach Journal*. By 1885, the town contained approximately 51 residences, a church, and numerous businesses.[16]

Further growth was spurred by expansion of the national and regional railroad networks. In 1887, the Atchison, Topeka, and Santa Fe Railroad completed its transcontinental line to Los Angeles to the dismay of its competitor, the Southern Pacific, who had completed its line to Los Angeles in 1876. A rate war between the two railroads ensued, prompting both rail companies to cut passenger rates sharply to win passengers. Ticket prices from the Missouri Valley to Southern California dropped to a low $1 per passage, and soon, thousands of middle-class families from the Ohio and Mississippi Valleys traveled west looking for what newspaper ads promised: clean air, sunshine, fertile land, and opportunity.[17]

The railroad wars sparked unprecedented interest in Southern California, creating a land speculation fever that spread wildly during the late 1800s. From 1887 to 1889, more than 60 new towns were laid out in Southern California, although most of these consisted of unimproved subdivided lots. Prices for real estate soon increased, and new communities erupted throughout Southern California. In Long Beach, the population increase resulted in the establishment of several new settlements within the area. In 1886, John Bixby, owner and manger of Rancho Los Alamitos, laid out the Alamitos Beach town site, a colony east of Long Beach that would later comprise the communities of Belmont Heights, Belmont Shore, and Naples.

While Long Beach featured Anglo-named streets aligned in a grid pattern, the Alamitos Beach town site contained Spanish-named curvilinear streets, which contoured the landscape. In addition, John Bixby planted many trees throughout the colony and established a large park along the town's oceanfront. In Long Beach, the real estate boom of the 1880s attracted many new residents because of strong ties to religious organizations and strict prohibition rules. Like many other Southern California towns—including Pasadena, Monrovia, Riverside, Compton, and San Bernardino—the influx of religious Americans from the East and Midwest, who strongly supported prohibition, established a conservative trend amongst cities.[18]

Incorporation of Long Beach

In 1887, the San Francisco–based Long Beach Development Company, which had close ties to the Southern Pacific Railroad, purchased the remaining unsold lots within the American Colony, as well

15 Case, Walter, ed. 1927. *History of Long Beach and Vicinity*. Chicago, IL: S.J. Clarke Publishing Co., p. 97.
16 Ovnick, Merry. 1994. *Los Angeles: The End of the Rainbow*. Los Angeles, CA: Balcony Press, p. 93.
17 Ovnick, Merry. 1994. *Los Angeles: The End of the Rainbow*. Los Angeles, CA: Balcony Press, p. 89.
18 Ostander, Gilman H. 1957. *The Prohibition Movement in California 1848–1933*. Berkeley, CA: University of California Press, p. 33.

as an additional 800 acres of marshland and the town's water system.[19] On February 10, 1888, the City was incorporated, with 800 citizens and approximately 59 buildings.[20] One of the first orders of business for the new government was to adopt Ordinance No. 8, which prohibited saloons, gambling houses, or other institutions "dangerous to public health or safety" throughout the new City.[21]

By 1889, the real estate boom had collapsed, but the period of prosperity had resulted in a considerable increase in wealth in Southern California in general and had brought approximately 137,000 tourists-cum-residents to the region.[22] Despite the real estate slump, developers continued to invest in the City and surrounding area, pouring thousands of dollars into infrastructure and commercial ventures, hoping to attract tourists and settlers seeking the California lifestyle. By the end of the decade, City development had spread north and east; Sanborn maps reflect development as far north as 5th Street and east to Linden Avenue.

Also during the 1890s, the town was split by its prohibition law, with support for the ordinance weakening among many residents, who favored a more moderate approach to the alcohol problem, suggesting that the City allow a limited number of saloons rather than absolute prohibition. The debate over prohibition peaked in 1897, when opponents of prohibition successfully campaigned to disincorporate the City, placing Long Beach under County jurisdiction and thus permitting liquor sales and establishments.[23]

Contrary to what the pro-disincorporation residents had hoped for, daily life did not improve under the County's management. Instead, local taxes increased substantially, and city services disappeared, quickly sending Long Beach into disarray. In addition, the County refused to grant any saloon permits during the year. By the end of 1897, Long Beach residents were tired of County leadership and voted to reincorporate the City.

Seaside Resort

By the end of the 19th century, the City's waterfront had a burgeoning tourist industry. Sanborn maps estimated the population in 1895 at 1,200 and, in 1898, differentiated between winter residents (2,000) and summer residents (6,000), in a clear indication that the City's prosperity depended on seasonal tourism and seaside amenities. Although sources conflict as to the exact date of construction of Long Beach's first pleasure wharf south of Ocean Park Avenue, the wharf appears to have been constructed circa 1885. In 1888, a pier at the southern terminus of Magnolia Avenue was constructed, and the Pine Avenue (or Municipal) Pier followed in 1893. The 1895 Sanborn map also shows one small bathhouse and a pavilion at the base of Cedar Avenue, south of Ocean Park Avenue, flanked by the two piers.

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19 Weinman, Lois J., and Gary E. Stickel. 1978. *Los Angeles–Long Beach Harbor Areas Cultural Resource Survey*. Prepared for: U.S. Army Corps of Engineers, Los Angeles, p. 63.

20 Johnson Heumann Research Associates. 1988. *Expanded Downtown Long Beach Historic Survey, Final Report.* Long Beach, CA: City of Long Beach, Office of Neighborhood and Historic Preservation, p. 12.; Sanborn Map Company. 1888–1969. *Insurance Map of Long Beach, California*. New York, NY.

21 DeAtley, Richard. 1988. *Long Beach: The Golden Shore, A History of the City and the Port*. Houston, TX: Pioneer Publications, p. 39.

22 McWilliams, Carey. 1946. *Southern California: An Island on the Land*. Layton, UT: Gibbs Smith, pp. 113–122.

23 Epley, Malcolm. 1963. *Long Beach's 75 Years, Highlights and Anecdotes*. Long Beach, CA: Diamond Jubilee.

During this period, the City experienced an increase in the construction of small-scaled or mixed-use lodging houses, as well as strings of small, attached dwellings (courts), cottages, cabins, and tents.[24]

The increase in these building types suggests that the source of the tourist population was local, most likely Southern Californians who were most comfortable in familiar, informal accommodations (unlike visitors from the East and Midwest). In addition to local rail service, interaction between towns may have been facilitated by the sharp increase in the popularity of bicycling, which was fueled by modifications in bicycle design from the high wheeler to the safety bicycle in the 1890s and prompted the founding of local wheelman's clubs and the organization of races and pleasure rides.

In 1891, the Long Beach City Council allowed the Los Angeles Terminal Railroad Company to install a rail line along Ocean Avenue to connect Long Beach with Los Angeles.[25] From 1895 to 1902, the geographic boundary of most development within Long Beach expanded northwest to Anaheim Street (north) and Monterey Avenue (west) to accommodate the growing population, which had increased to approximately 4,000 residents. Development also continued to grow through the communities north and east of the City.

Long Beach in the Early 20th Century

By the turn of the century, Long Beach's economy seemed fully dependent on tourism, with seaside facilities remaining the focal point of development.[26] By 1902, the upscale Pavilion and Bath House with bowling alley were in place and attracting tourists from nearby communities.

With a population of 18,000 people, there was a growing demand for improved transportation, as well as seasonal or temporary accommodations. Henry Huntington's Pacific Electric Streetcar Company also provided service into and around the City by 1902. Interurban Red Cars shuttled people to and from nearby towns, and all over Southern California, Yellow Cars took Long Beach residents to downtown and shopping, and the Big Red Cars went between Los Angeles and Long Beach.[27] While Pacific Electric increased the volume of seasonal visitors and part-time residents, the extension of the Southern Pacific line into Long Beach and the expansion by 1904 of the San Pedro, Los Angeles, and Salt Lake Railroad (SPLA&SL), co-owned by Union Pacific after 1921, may have encouraged the growth of the seasonal and permanent population from points east.[28]

The arrival of Pacific Electric, along with the construction of Colonel Charles Drake's Salt Water Plunge in 1902, brought many visitors to Long Beach and the pleasure wharf, many of whom stayed all day long and even into the night when automobile travel became more popular.[29] The Salt Water Plunge was located in an upscale bathhouse at the base of Pine Avenue. By 1905, attractions at the

24 Sanborn Map Company. 1891, 1895, 1898. *Insurance Map of Long Beach, California*. New York, NY.

25 Mullio, Cara, and Jennifer Volland. 2004. *Long Beach Architecture: The Unexpected Metropolis*. Santa Monica, CA: Hennessey and Ingalls, p. 21; Johnson and Heuman, p 13.

26 Robinson, W.W. 1948. *Long Beach: A Calendar of Events in the Making of a City*. Los Angeles, CA: Title Insurance and Trust Company, p. 13.

27 Cadwaller, Isabelle. 1995. "Isabelle's Transportation." In *Shades of the Past. Journal of the Historical Society of Long Beach*, ed., Loretta Berner. Long Beach, CA: Historical Society of Long Beach, p. 35.

28 Johnson Heumann Research Associates. 1988. *Expanded Downtown Long Beach Historic Survey, Final Report.* Long Beach, CA: City of Long Beach, Office of Neighborhood and Historic Preservation, p. 13.

29 Berner, Loretta. 1995. "Al Brown Remembers the Pike." In *Shades of the Past. Journal of the Historical Society of Long Beach*, ed., Loretta Berner. Long Beach, CA: Historical Society of Long Beach, p. 4.

pleasure wharf had multiplied, with more than 30 seasonal booths added to the boardwalk, including candy shops, popcorn vendors, a palm reader, and a merry-go-round and a SPLA&SL train station at the Municipal Pier. A small wooden roller coaster known as The Figure Eight is reported to have been present on the beach from 1907 to 1914; it was replaced by the Jackrabbit Racer in 1915.[30] By 1908, the Virginia Hotel and Majestic Dance Hall were added south of Ocean Park Avenue at South Magnolia Avenue; in addition, the Walk of a Thousand Lights was present on the boardwalk, which was labeled the Pike, by 1914. The 1908 Sanborn map also shows the addition of the Municipal Auditorium, south of Pine Avenue, adjacent to the Municipal Pier.

In addition to convenient transportation, seaside amenities, and a burgeoning harbor industry, a series of annexations to Long Beach in the 1900s—including the absorption of Alamitos Beach (1905) to the east, Carroll Park (1908), and Belmont Heights (1911)—helped increase the permanent local population.[31] Sanborn maps indicate that, from 1902 to 1905, Long Beach's population tripled, from approximately 4,000 to 12,000. By 1910, the population was 17,809, and the City had expanded to approximately 10 square miles.[32]

Aside from annexations, the geographic boundaries of residential development did not expand as swiftly or dramatically as the population pressure increased in the core, and City leaders struggled to develop infrastructure apace with growth.[33] Single-family residential construction was occurring in areas outside of the original incorporated boundaries of the City, especially on the Alamitos Beach town site. Belmont Heights, Alamitos Heights, and Belmont Shore were all subdivided into lots for single-family homes.

By the late 1910s, Long Beach's architecture was seen as playing a key role in the City's identity and in attracting and keeping residents and businesses. The topic was discussed in news articles of the day from 1917 and 1922, which proudly noted that Long Beach was a leader in a variety of architectural styles, such as Swiss Chalet, Bungalow, and "Aeroplane."[34] Several well-known architects and designers of the time—such as Greene and Greene, Irving J. Gill, Coxhead and Coxhead, and the Olmstead Brothers—constructed noteworthy projects in the City, and others became distinguished as their designs began to appear on Long Beach streets.

DEVELOPMENT OF THE BLUFF PARK HISTORIC DISTRICT

The Bluff Park Historic District is a portion of the original Alamitos Beach Townsite, recorded by Jotham Bixby, Isaias Helman, and John Bixby in 1888 on land that was part of the Rancho Los Alamitos.[35] The syndicate's original intent was to attract new residents arriving by train during the land boom of the 1880s. Broadway Street was originally called "Railroad Street" because a branch of

[30] Fahey, Harold. 1995. "Long Beach Expands." In *Shades of the Past. Journal of the Historical Society of Long Beach*, ed., Loretta Berner. Long Beach, CA: Historical Society of Long Beach, p. 9.

[31] Mullio, Cara, and Jennifer Volland. 2004. *Long Beach Architecture: The Unexpected Metropolis*. Santa Monica, CA: Hennessey and Ingalls, p. 23.

[32] U.S. Census Bureau. 1910. *Census Records for the City of Long Beach*. On file, City of Long Beach Office of Neighborhood and Historic Preservation.

[33] *The Long Beach Daily Telegram*. 25 April 1912. "Long Beach Is Known as 'The City of Homes.'"

[34] Mullio, Cara, and Jennifer Volland. 2004. *Long Beach Architecture: The Unexpected Metropolis*. Santa Monica, CA: Hennessey and Ingalls, p. 27.

[35] Miscellaneous Records Map Book 10, pages 51–52.

the Southern Pacific Railroad ran along the street's alignment. The Los Angeles & Salt Lake Railroad ran along Alamitos Avenue, to the west of the Alamitos Townsite. Growth in the tract was slow until the turn of the century. In 1902, the tract was updated with a dedicated park (later named Bixby Park) and in 1904, a new Pacific Electric right-of-way created a diagonal swath across the tract. As streetcars brought more day-tourists to the Long Beach area, more residents came to settle in Alamitos Beach, Naples, and the Long Beach Peninsula. Alamitos Beach was annexed to the City of Long Beach in 1909.

While generally gridiron in plan, the neighborhood was designed with wide east-west streets, which was a nod to the grand boulevards popularized by the emerging planners and landscape architects of the "City Beautiful" movement. Bixby Park, a donation to the City after annexation, occupied three irregular blocks in the center of the tract. Another long, narrow park located between the tract and the coastline was named "Bluff Park" and donated to the City in 1919.

The neighborhood continued to attract new residents, over the course of the early 20th century. Buyers in Alamitos Beach tended to be wealthier, working in the booming oil industry as well as medical and financial industries. After World War I, a general real estate boom swept Southern California, and many new residences, duplexes, and flats were built in the Alamitos Beach neighborhood. In 1921, the residence at 2810 was constructed in the neighborhood as part of this larger building boom. The proximity of Balboa Studios, a movie studio at 6th Street and Alamitos Avenue attracted silent film stars to the area such as Fatty Arbuckle and Theda Bara. Reportedly Clark Gable and Carole Lombard had their initial rendezvous in a mansion on Ocean Boulevard. In addition, Herbert Hockheimer, the president of Balboa Studios, lived in a mansion on Ocean Street.[36]

The neighborhood remained a stable residential area until the latter half of the 20th century, when the desirability of the neighborhood's location near the beach attracted new, denser development. After several of these development pressures resulted in demolitions in favor of condominiums and residential towers, the residents banded together to halt the destruction of the neighborhood. Their efforts resulted in the designation of the Bluff Park Historic District in 1982. In the nearly 30 years following the designation, the residents of Bluff Park Historic District have been vigilant in their efforts to preserve the neighborhood's low-density residential character and historic sense of place.

Figure 2 shows a typical contemporary view on E. 1st Street in the Bluff Park Historic District.

HISTORY OF 2810 E. 1ST STREET

The residence at 2810 E. 1st Street (see Figure 3) was constructed in 1921.[37] Original permits were not found for the residence. The residence may have been constructed from a pre-cut kit or readily available plans, due to the fact that a residence with a similar layout is located one street over at 2810 E. 2nd Street in Long Beach (constructed 1921) and a nearly identical residence is extant at 5625 Magnolia Avenue in Riverside (constructed 1922; see Figure 4).

36 Poe, Stanley. "The Development of Bluff Park." Published on the Long Beach Heritage website: http://www.lbheritage.org/index.php?option=com_content&view=article&id=78:development-of-bluff-park&catid=15:long-beach-stories&Itemid=49 Accessed May 11, 2011.

37 Los Angeles County Assessor's Records.

The first owner and occupant of 2810 E. 1st Street was Clarence O. Waterman, a physician with a practice in the First National Bank Building of downtown Fullerton. Waterman, his wife Clara, and son Wendell Waterman lived in the residence from 1922–1944.[38] Clarence Waterman died in 1944.[39] Wendell Waterman was a pianist who taught at the Waterman School of Modern Piano, located at 1143 East 4th Street. He graduated from the University of Southern California with honors in music in 1928.[40]

Figure 2: Typical view on E. 1st Street in the Bluff Park Historic District, taken March 10, 2011.

38 Long Beach City Directories.
39 California Death Index.
40 *Los Angeles Times.* "Winners of High Honors at USC Graduation" 6/10/1928.

Figure 3: Picture of the residence at 2810 E. 1st Street, taken on December 1, 2004.

Figure 4: A nearly identical residence at 5625 Magnolia Avenue in Riverside.

After 1945, the house was owned by H.D. Williams, and then new owners, Robert H. and Emma Bess, moved in around 1948. After 1950, a series of renters occupied the residence, including Frank and Myrtle Hunter (1951–1953), David and Ellen Barnett (1954–1959), Reverend Ward D. McCabe (1960), John A. Creelman (1963–1964), Melvyn Ethridge (1965), Rich Madson (1966), W.M. McCaughey (1968), and Charles Gailey (1969).[41] From 1960 through 2003 the property was owned by Frank and Myra Linehan, who lived in the home in1961-1962 and in the 1970s and 1980s. The residence was reportedly rented out in the 1990s and early 2000s.

The property was eventually purchased by Mohammad Movahedi and Negar Derakhshani in November 2003. During permitted plumbing work in 2004, Movahedi noticed that interior damage had been covered up with new carpeting and new drywall. Underneath these cosmetic surfaces were water damaged walls and flooring that had been largely replaced with plywood. That winter, the property owner experienced significant ponding in the newly-poured concrete pad behind the house, and learned that a discrepancy in the level of the floor was a symptom of severe damage in the foundation of the structure.

On December 16, 2005, Movahedi started permitted construction work on the property, including a 523-square foot addition and removal of the rough-textured stucco. This work was specified on plans approved by then-Historic Preservation Officer Jan Ostashay (HPO) and were part of a Certificate of Appropriateness granted on October 15, 2005.[42] The rough coating of stucco had been applied directly to the existing smooth stucco, and the underlying lath was broken and not attached to the framing underneath. When removal was attempted, most of the lath came off of the framing, leaving the framing bare. During the removals, the property owner's contractors discovered extensive termite damage and dry rot in the framing. Movahedi stopped work and obtained advice from structural engineer George A. Gouvis, P.E. In a letter dated December 29, 2005, Gouvis noted that the framing and foundations were extensively damaged and that he considered their removal and replacement a Life Safety issue.[43]

After Movahedi informed the HPO of what transpired, the City issued a stop work order on January 4, 2006. In March 2006, the HPO wrote a staff report in support of demolishing the ruined remains of the residence and its associated garage. The CHC approved a Certificate of Appropriateness for demolition and new construction "with the stipulation that staff work with the Department of Planning and Building to remove the demolition requirement from the Certificate of Appropriateness and the plans, and that clarification and details return to the Commission."[44] This stipulation hindered efforts by the property owner to get permits for the approved work, because the City could not resolve how new construction could occur without removing the remaining materials on the property, which is in effect a demolition. In 2008, after conferring with the City Prosecutor Thomas Reeves, Craig Beck, Director of Development Services approved a Certificate of Appropriateness for Demolition on the property, provided the infill project was reviewed and approved by the CHC through the Certificate of Appropriateness process.[45] While Movahedi worked to secure the permits needed to proceed with demolition, the City revoked this Certificate of Appropriateness for an unknown reason. Since 2006, the residence has remained in a ruined state awaiting resolution between Movahedi and the City on the future of the site.

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41 Long Beach City Directories.

42 A copy of these plans is included in Appendix C.

43 Letter to Mohammad Movahedi from George A. Gouvis II, dated December 29 2005. Letter is included in Appendix C.

44 City of Long Beach Cultural Heritage Commission Minutes from March 15, 2006, Certificate of Appropriateness for Demolition/New Construction, 2810 E. First Street. A copy of these minutes and the staff report is in Appendix C.

45 Certificate of Appropriateness dated November 17, 2008. A copy is in Appendix C.

CHRONOLOGY OF DEVELOPMENT AND USE

Table A summarizes the chronology of use and development. It contains dates of important events in national, regional, and local history, as well as events that are directly related to the Bluff Park Historic District and 2810 E. 1st Street.

Table A: Chronology of Use and Development

1769	Gaspar de Portola leads overland expedition through LA county north to the bay area.
1769	Father Junipero Serra founds first mission in Alta California.
1784	Spanish Land Grants: Rancho San Pedro, Rancho Los Nietos, Rancho Los Cerritos, Rancho Los Alamitos.
1822	Mexico wins independence and California becomes a Mexican holding.
1828	Mexican Government validates Rancho San Pedro.
1858	U.S. Patent: Rancho San Pedro.
1843	Jonathan Temple purchases Rancho Los Cerritos.
1848	California is ceded to United States as a territory.
1849	California Gold Rush begins.
1850	California becomes 31st state.
1850	Los Angeles County formed.
1866	Flint, Bixby & Co. with associate James Irvine purchase Rancho Los Cerritos.
1880	Portion of Rancho Los Cerritos sold to William Willimore and the Willmore City is founded.
1884	Sold to the Long Beach Land and Water Company, city is renamed to Long Beach and incorporated.
1887	City of Long Beach sold to Long Beach Development Company.
1887*	The Alamitos Beach Townsite is recorded by Jotham Bixby, Isaias Hellman, and John Bixby.
1897	City unincorporates and reincorporates in a dispute over whether to remain a dry city.
1902	Pacific Electric Railway arrives.
1911	Port of Long Beach was opened.
1914	The Pike (Boardwalk) was built.
1919	U.S. Navy designates Long Beach as headquarters for Pacific Fleet.
1921	Oil is discovered on Signal Hill.
1922*	The residence at 2810 E. 1st Street is constructed in a modest Mediterranean Revival style. It is purchased by C.O. Waterman.
1924	Long Beach Airport was built
1929	Stock Market Crash, start of the Great Depression
1933	Long Beach earthquake.
1936	Wilmington oil field is discovered, mostly in Long Beach.
1941	U.S. enters WWII.
1944*	Clarence Waterman dies. The Watermans leave 2810 E. 1st Street. The residence is briefly owned by H.D. Williams.

Table A: Chronology of Use and Development

1948*	Ownership of 2810 E. 1st Street passes to Robert H. and Emma Bess.
1949	Cal State Long Beach founded.
1950*	120-square foot addition made to the rear of 2810 E. 1st Street
1960*	The residence at 2810 E. 1st Street is purchased by Frank O. and Myra M Linehan.
1950–1969*	The residence at 2810 E. 1st Street is occupied by a series of renters.
1979–1988*	Long beach Heritage Commission oversees a survey of the Bluff Park neighborhood.
1982	Bluff Park Historic District is designated.
ca. 2000*	Rough coating of stucco added to 2810 E. 1st Street.
2003*	2810 E. 1st Street purchased by Mohammand Movahedi and Negar Derakhshani.
June 2004*	Movahedi obtains a permit for copper re-piping and electrical upgrades at 2810 E. 1st Street.
April 2005*	2810 E. 1st Street: Long Beach CHC approves a Certificate of Appropriateness for a 523-square foot addition and other rehabilitation work to be approved by the Historic Preservation Officer.
October 2005*	Rehabilitation plans for 2810 E. 1st Street are approved by Historic Preservation Officer Jan Ostashay. Plans include removal of stucco and reroof.
December 2005*	Stucco and roof membrane removed from 2810 E. 1st Street, extensive damage observed by contractors.
December 2005*	Structural Engineer advises extensive replacement of damaged framing and foundation of 2810 E. 1st Street.
January 2006*	City issues a “stop work” order for rehabilitation project at 2810 E. 1st Street.
April 2006*	CHC approves a Certificate of Appropriateness for Demolition and infill or reconstruction on the site of 2810 E. 1st Street, with the stipulation that City staff find a way to move forward with construction on site without demolition.
November 2008*	The City’s Director of Development Services authorizes a Certificate of Appropriateness for demolition on the property at 2810 E. 1st Street, provided the subsequent infill construction is approved by the CHC. This Certificate of Appropriateness is later revoked for an unknown reason.
April 2010*	Movahedi and his architect participate in a study session with the CHC where reconstruction and infill construction is discussed for the property at 2810 E. 1st Street. The Commission has questions about the condition of materials on site and directs Movahedi to obtain a Historic Structures Report for the property.

* Events specific to the Bluff Park Historic District and 2810 E. 1st Street.

EXISTING CONDITIONS

On March 10, 2011, a site visit was conducted of the property at 2810 E. 1st Street. The purpose of this visit was to investigate the current condition of the property and to analyze and document the extant structural remains. LSA photographed the structure, associated garage, and damaged material, which are included as figures in this chapter. The site visit included the following participants:

- Tanya Sorrell, LSA;
- Jacob Rodriguez, NYASE; and
- Mohammad Movahedi, Property Owner.

PHYSICAL DESCRIPTION OF THE BUILDING

The existing structure was a one-story, 1,920-square foot single-family residence constructed in 1921. It was a modest example of the Mediterranean and Spanish Colonial Revival styles, and was originally characterized by a smooth stucco siding, a flat roof with red tile covered parapet walls, and a partial width front porch with stucco wing walls and an arched entryway, sheltered by a red tile pent roof with exposed rafter tails. The porch is accessed by a set of round-edged concrete steps. A plain cornice and smaller band (both stuccoed) defined the edge of the roofline and the beginning of the parapet wall, which is stepped back about 2 feet at the entrance above the pent roof. A small row of bricks decorated the low arch at the center of the parapet wall. The front entrance is set within the front porch composed of a single door flanked by wood-framed fixed picture windows. The overall design and front façade of the residence is symmetrical in character. An associated garage sits in the rear of the property and is characterized by a rectangular massing, flat roof, rough-textured stucco, and a roll-up door. See Figures 5 through 11.

Fenestration on the residence consists of wood-framed windows, fixed and undivided on the front. On the east side a trio of windows opened into the living room, consisting of a 3-over-1 fixed window flanked by double-hung windows. Two double-hung windows opened into the kitchen. On the west side elevation there is a trio of equal-size double-hung windows surrounded by one frame. Fenestration on the rear elevation consists of a rectangular 3-light fixed window divided by a transom muntin, a pair of double-hung windows flanking a rear entrance at the center of the elevation, and one on the rear addition near where it joins the main residence.

The rear elevation has three entrances. One opens to the kitchen on the eastern end of the elevation, recessed about six feet from the main wall. Another is centered on the elevation, and the third is on the rear addition. The two entrances on the main structure are accessed by a set of rounded-edge concrete steps, while the addition has concrete steps with squared edges. All three are single-door openings; the doors are not extant.

Figure 5: Rear elevation of 2810 E. 1st Street, prior to 2005 removals. Picture taken December 1, 2004.

Figure 6: East side of 2810 E. 1st Street, prior to 2005 removals. Picture taken December 1, 2004.

Figure 7: Front of 2810 E. 1st Street, prior to 2005 removals. Picture taken December 1, 2004.

Figure 8: Picture of 2810 E. 1st Street, taken March 10, 2011.

Figure 9: Rear elevation of 2810 E. 1st Street. Picture taken March 9, 2011.

Figure 10: Side/rear elevations of 2810 E. 1st Street garage. Picture taken March 9, 2011.

Figure 11: Ponding and flooding of 2810 E. 1st Street garage. Picture taken February 19, 2005.

The residence had sustained some alterations prior to the removals made in 2005. These alterations included a 120-square foot addition to the rear of the residence in 1950,[46] replacement of the original front door as well the addition of metal security doors to all entrances (dates unknown), and application of rough-textured stucco in circa 2000. The concrete slab between the house and the garage was also re-poured around the same time. It is also possible that the windows on the front elevation have been replaced due to their uncharacteristic lack of dividing muntins or operability.

Several significant interior alterations were apparently made to residence as well. After purchasing the residence in 2004, Movahedi found that most of the wood flooring had been replaced with plywood and carpeted over, and that ⅛-inch thick interior drywall had been placed over the walls and ceiling to cover up extensive water damage. As part of the necessary repairs of this damage and remodeling of the interior, these elements were removed.

In December 2005, as part of permitted work, the stucco was removed from the building, which, because it was adhered directly to the lath and plaster base, resulted in the removal of the entire exterior wall to the framing. The roof was also removed to prepare for installation of a replacement roof.

[46] Permit number illegible. Permit to add one bath and dressing room, finalized 1/27/1950.

After visiting the property, LSA found that the extant structural elements are in poor condition and that the former residence lacks integrity of materials, design, feeling, and workmanship, and although the setting, association, and location are intact, the former residence no longer retains sufficient integrity to convey its historic appearance. As it exists today, it no longer qualifies as a contributor to the Bluff Park Historic District.

STRUCTURAL CONDITION OF RESIDENCE AND GARAGE

Jacob Rodriguez, S.E., of NYASE conducted a site visit on March 9, 2011, to observe the existing condition of the structure. Based on the site visit the following deficiencies were noted:

Residence Condition

- The structure lacks a defined lateral load resisting system. The roof and floor sheathing have been removed. The wall sheathing and exterior plaster have been removed.
- There is no positive connection (anchor bolts) between the wall framing and the foundations.
- There are no shear transfer connectors between the floor and roof framing and the perimeter wall framing.
- The walls do not contain a means to transfer overturning and shear forces to the foundation. There are no hold-down anchors or straps at any of the wall ends.
- The gravity-resisting elements such as the roof rafters, walls studs, floor joists, and floor beams have a reduced cross-sectional area and capacity due to visible termite and weather damage.
- The posts supporting the first floor framing have either collapsed or deteriorated causing the floor framing to sink in the center of the house.

Garage

- The roof sheathing acts as a structural diaphragm to transfer seismic inertial forces to the lateral load-resisting elements of the structure.
- The perimeter walls are wood-framed with a plaster finish on the exterior of the building. The interior walls are covered with gyp-board. The plaster on the exterior of the building may provide minimal resistance to the lateral inertial loads; however, it is not a lateral resisting system that is accepted by any building codes.
- The walls do not contain a means to transfer overturning and shear forces to the foundation. There do not appear to be any hold-down anchors or straps at any of the wall ends.
- Water damage was observed inside the garage. Although the gyp-board covers the structural members in the garage, it is possible that the gravity-resisting elements such as the roof rafters and wall studs have similar termite and weather damage as the main residence.

Conclusion

Due to the extent of decay and damage of the existing members, the main structural elements no longer have the essential structural attributes and engineering properties to allow them to be augmented or strengthened to provide minimum Life Safety protection to the occupants of the structure.

As it currently stands, the structure poses a Life Safety concern since it does not contain a lateral load-resisting system, as required to resist wind and earthquake loads. In addition, as the structure continues to decay, the structural elements may not be able to support their own weight and the structure is in danger of collapse.

WORK RECOMMENDATIONS AND ALTERNATIVES

The property owner has engaged an architect to design a new residence and has consulted with City Staff and the CHC to obtain approval to demolish the existing structural elements and permits for compatible new construction. However, it is important to note that the following discussion of work recommendations is not intended to endorse any specific plans or drawings prepared in relation to the property at 2810 E. 1st Street, but to evaluate a preferred treatment approach at the conceptual level.

REGULATORY ENVIRONMENT

Applicable local, state, and national regulations and guidelines that govern the appropriate treatment of the Bluff Park Historic District include the City of Long Beach Landmark Alteration Procedure (§2.24.120), Long Beach City Ordinances 5869 and 6835 designating the Bluff Park Historic District, the California Environmental Quality Act, and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The text of these regulations and guidelines are attached as Appendix D.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as adjacent new construction.

ALTERNATIVE APPROACHES CONSIDERED

Reconstruction

Due to the ruined condition of the residence and interest expressed by the CHC and the public in pursuing it for the property, reconstruction was considered as an alternative treatment for the property. While reconstruction of the residence is possible, it is not warranted for this property. Reconstruction is sometimes selected as a treatment approach for non-surviving resources wherein their re-creation would materially enhance the historical interpretation of a significant event, person, or architectural style or artistic/engineering design. More specifically, the first standard in the *Secretary of the Interior's Standards for Reconstruction* specifies that the reconstruction should be "essential to the public understanding of the property."[47] According to the National Parks Service guidance, reconstruction is warranted, "when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when

[47] *Secretary of the Interior's Standards for Reconstruction, Standard 1.* Available online: http://www.nps.gov/history/hps/tps/standguide/reconstruct/reconstruct_standards.htm Accessed May 10, 2011.

sufficient historical documentation exists to ensure an accurate reproduction."[48] It is considered the least frequently undertaken treatment.

While the modest style of the residence at 2810 E. 1st Street once contributed to the overall integrity and visual character of the Bluff Park Historic District, the interpretive value of reconstructing this home is low. Many more intact contributors have the same associative value and the ability to enhance public understanding of the district. Preservation of the character of the district can be accomplished just as well with a compatible new residence that follows the Bluff Park General Guidelines and Standards, which were written "to ensure that construction in the district preserves and enhances architectural continuity."

Therefore, while reconstruction is a viable alternative approach in concept, it would not enhance the interpretive value of the district, and there are no applicable federal, state, or local laws that would mandate such a treatment. Lastly, it is not desired by the property owner. Therefore, it is not considered further in this study.

Relocation as Infill

Relocation of a historic-period building to the site has also been offered as an alternative approach to new infill or reconstruction. A residence constructed within the period of significance for the Bluff Park Historic district would very likely be aesthetically and architecturally compatible with the district. However, unless the residence that was proposed for relocation originated from the Bluff Park Historic District or nearby within the Alamitos Beach Townsite tract, it would have no stronger historical association with the district than would infill construction. Furthermore, this alternative is predicated on the availability of a suitable residence, compliance with applicable zoning regulations, and the feasibility of its relocation to the site. At present, no appropriate structures are known to be available for relocation. Therefore, while this alternative approach is viable in concept, it was not considered further in this study due to key variables that are outside the property owner's control.

Rehabilitation as the Preferred Treatment

Rehabilitation represents the most appropriate treatment for this project, given that it provides the most allowance for changes to the property in order to accommodate a compatible use. While little remains to rehabilitate at 2810 E. 1st Street, it is actually part of a larger resource, the Bluff Park Historic District. Compatible infill construction of this one contributor in essence constitutes a rehabilitation project for the historic district as a whole. Under CEQA, a project that adheres to the *Secretary of the Interior's Standards for Rehabilitation* is considered mitigated to a level that is less than significant.[49] A significant portion of the City Ordinance designating Bluff Park Historic District addresses requirements for new construction. The following sections will discuss the compatible infill in the context of the *Secretary of the Interior's Standards for Rehabilitation* and Section B of the Standards and Guidelines outlined by the City of Long Beach Ordinance Nos. 5869 and 6835 designating the Bluff Park Historic District.

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48 *Secretary of the Interior's Standards and Guidelines for Reconstruction.*

49 CEQA Guidelines Section 15064.5(b)(3)

A discussion of the standards for rehabilitation as they relate to the subject project follows. This framework assists with the identification of potential impacts to the historical resource, which is the Bluff Park Historic District.

The findings for each standard are as follows:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The property at 2810 E. 1st Street has been historically used as a single-family residence and is located within a historic district that is characterized by residential development. Compatible infill construction would continue the historical use of the property.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The existing residence does not retain historic integrity and is no longer a contributor to the Bluff Park Historic District. Historic materials that remain (i.e., the framing and foundation) do not characterize the residence and their loss will not alter the historic character of the Bluff Park Historic District. Compatible infill will not alter features and spaces that characterize the historic district.

While in some limited cases, the unseen structure of a property may be considered character-defining (e.g., it is significant from an engineering standpoint or a hallmark of a notable architect's designs), no such factors are present for the property at 2810 E. 1st Street. Generally, the underlying structure would not be considered to characterize a historic property. While some character-defining features remain on site (i.e., some windows and the garage), they do not provide sufficient historic character to overcome the property's overall lack of integrity.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Compatible infill on the property would be designed to be recognized as a physical record of its own time, while adhering to the new construction guidelines of the Bluff Park Historic District. Reconstruction of the residence can potentially create a false sense of historical development in the District, though differentiation can generally be achieved by subtle means.

4. *Most properties change over time; those changes that may have acquired historic significance in their own right shall be retained and preserved.*

This standard is not applicable.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The existing residence at 2810 E. 1st Street no longer retains integrity. The distinctive features that characterized it are largely gone. However, a majority of properties within the Bluff Park Historic District retain the distinctive features, finishes, and examples of craftsmanship that characterizes the District, and it continues to retain integrity in spite of the loss of 2810 E. 1st Street as a contributor.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Due to its age, architectural style, and retention of historic integrity, 2810 E. 1st Street has been considered by the City to be a contributor to the Bluff Park Historic District. However, it was a modest example of a popular architectural style and not shown to be individually significant. Furthermore, the property was not previously identified as having particular architectural merit in the ordinance designating Bluff Park Historic District, nor was it included among district contributors that were formally listed in the State's Historic Resources Inventory. As it stands now, the residence is not a district contributor, can certainly not be considered a "distinctive feature" of the district, and may not have been a "distinctive feature" of the district prior to 2005.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

This standard does not appear to be applicable in this particular case.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

No archaeological resources are known to exist on or adjacent to the property.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Infill construction would not destroy historic materials that characterize the Bluff Park Historic District and, in essence, new would be differentiated from old. While the project would remove the existing framing, foundation, and garage, these materials do not characterize the Historic District. By following the Bluff Park Historic District Standards for New Construction, the new residence would be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the district and its environment.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed infill construction could be removed in the future without impairing the essential form and integrity of the Bluff Park Historic District.

In conclusion, compatible infill construction would meet the *Secretary of the Interior's Standards for Rehabilitation.*

COMPLIANCE WITH LONG BEACH MUNICIPAL CODE

A discussion of the standards for review and approval of a Certificate of Appropriateness (Section 2.63.070) follows as they relate to the subject project:

- The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic feature of the concerned property or of the historic district in which it is located, and is consistent with the spirit and intent of this chapter.

Removal of the existing framing and foundations of 2810 E. 1st Street will not adversely affect any significant, historical, cultural, architectural, or aesthetic feature. As it exists today, the character-defining features of the concerned property are gone and have been gone for several years. The property no longer qualifies as a contributor and the removal of what remains will not adversely affect the district.

- The proposed change is consistent with or not incompatible with the architectural period of the building.
- The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic district.
- The scale, massing, proportions, materials, colors, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.

Compatible infill would be required to be consistent with the architectural character of the neighborhood, in keeping with the Guidelines for New Construction for the Bluff Park Historic District. The CHC would have the opportunity to review the infill design for architectural compatibility through the Certificate of Appropriateness Process.

CONCLUSION

LSA finds that rehabilitation involving compatible infill construction is the preferred preservation alternative for 2810 E. 1st Street. As it exists now, the property is not a contributor to the Bluff Park Historic District. Furthermore, due to extensive termite and dry rot damage that was discovered in 2005 and continuing damage from exposure to the elements, the remaining materials on site have deteriorated to a point that makes their reuse a Life Safety issue for future occupants. Reconstruction is not warranted for the property because it would not enhance the interpretive value of the district, and no applicable federal, state, or local laws mandate such a treatment. The proposed design for the new residence would be subject to further review by the CHC, thus ensuring compatibility with the district.

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APPENDIX A: HISTORIC AND CURRENT PHOTOGRAPHS

PHOTOGRAPH 1: *View of portion of Bluff Park Historic District, ca 1980.*

PHOTOGRAPH 2: *Photo taken 12/1/2004*

PHOTOGRAPH 3: *Photo taken 12/1/2004*

PHOTOGRAPH 4: *Photo taken 12/1/2004*

PHOTOGRAPH 5: *Photo taken 12/1/2004*

PHOTOGRAPH 6: *Photo taken 12/1/2004*

PHOTOGRAPH 7: *Photo taken 12/1/2004*

PHOTOGRAPH 8: *Photo taken 12/1/2004*

PHOTOGRAPH 9: *Photo taken 12/1/2004*

Photograph 10: *Photo taken 12/1/2004*

Photograph 11: *Photo taken 2/19/2005*

PHOTOGRAPH 12: *Photo taken 2/19/2005*

PHOTOGRAPH 13: *Photo taken 2/19/2005*

PHOTOGRAPH 14: *Photo taken 2/19/2005*

PHOTOGRAPH 15: *Photo taken 2/26/2005*

PHOTOGRAPH 16: *Photo taken 3/9/2011*

PHOTOGRAPH 17: *Photo taken 3/9/2011*

PHOTOGRAPH 18: *Photo taken 3/9/2011*

PHOTOGRAPH 19: *Photo taken 3/9/2011*

PHOTOGRAPH 20: *Photo taken 3/9/2011*

PHOTOGRAPH 21: *Photo taken 3/9/2011*

PHOTOGRAPH 22: *Photo taken 3/9/2011*

PHOTOGRAPH 23: *Photo taken 3/9/2011*

PHOTOGRAPH 24: *Photo taken 3/9/2011*

PHOTOGRAPH 25: *Photo taken 3/9/2011*

PHOTOGRAPH 26: *Photo taken 3/9/2011*

PHOTOGRAPH 27: *Photo taken 3/9/2011*

Photograph 28: *Photo taken 3/9/2011*

Photograph 29: *Photo taken 3/9/2011*

Photograph 30: *Photo taken 3/9/2011*

Photograph 31: *Photo taken 3/9/2011*

Photograph 32: *Photo taken 3/9/2011*

Photograph 33: *Photo taken 3/9/2011*

PHOTOGRAPH 34: *Photo taken 3/9/2011*

PHOTOGRAPH 35: *Photo taken 3/9/2011*

PHOTOGRAPH 36: *Photo taken 3/9/2011*

PHOTOGRAPH 37: *Photo taken 3/9/2011*

PHOTOGRAPH 38: *Photo taken 3/9/2011*

PHOTOGRAPH 39: *Photo taken 3/9/2011*

PHOTOGRAPH 40: *Photo taken 3/9/2011*

PHOTOGRAPH 41: *Photo taken 3/9/2011*

APPENDIX B: STRUCTURAL EVALUATION BY NABIH YOUSSEF ASSOCIATES STRUCTURAL ENGINEERS

NABIH YOUSSEF
ASSOCIATES
STRUCTURAL ENGINEERS

May 16, 2011

Mohammad Movahedi
6082 Edinger Avenue, Suite B
Huntington Beach, CA 92647

RE: 2810 First Street, Long Beach
Structural Assessment
NYA #10218.00

Dear Mr. Movahedi,

Nabih Youssef & Associates (NYA) has performed a structural assessment of the single-story residence located at 2810 First Street, in Long Beach, CA. The assessment consisted of a site visit to observe the current condition of the structure and determine the feasibility of restoring the structure to its original appearance.

Building Description

The structure is a Type V (wood framed) single family, single-story residence, with a raised floor, originally constructed in 1921. It is approximately 1900 square feet in area. A 120 square foot addition was constructed in 1950 to the rear of the residence. The addition was constructed over a concrete slab on grade and connected to the original building. A separate wood framed garage structure is also part of the site, but is a stand alone structure separate from the main residence.

Structural Observation and Findings

A site visit was performed by Jacob Rodriguez, S.E., of NYA on March 9, 2011 to observe the existing condition of the structure. Based on the site visit the following deficiencies were noted:

Residence

- The structure lacks a defined lateral load resisting system. The roof and floor sheathing have been removed. The wall sheathing and exterior plaster have been removed.
- There is no positive connection (anchor bolts) between the wall framing and the foundations.
- There are no shear transfer connectors between the floor and roof framing and the perimeter wall framing.
- The walls do not contain a means to transfer overturning and shear forces to the foundation. There are no hold-down anchors or straps at any of the wall ends.
- The gravity resisting elements such as the roof rafters, walls studs, floor joists, and floor beams have a reduced cross sectional area and capacity due to visible termite and weather damage.
- The posts supporting the first floor framing have either collapsed or deteriorated causing the floor framing to sink in the center of the house.

Garage

- The roof sheathing acts as a structural diaphragm to transfer seismic inertial forces to the lateral load resisting elements of the structure.
- The perimeter walls are wood framed with a plaster finish on the exterior of the building. The interior walls are covered with gyp-board. The plaster on the exterior of the building may

provide minimal resistance to the lateral inertial loads; however it is not a lateral resisting system that is accepted by any building codes.

- The walls do not contain a means to transfer overturning and shear forces to the foundation. There does not appear to be any hold-down anchors or straps at any of the wall ends.
- Water damage was observed inside the garage. Although the gyp-board covers the structural members in the garage, it is possible that the gravity resisting elements such as the roof rafters, and walls studs have similar termite and weather damage as the main residence.

Recommendation

Based on the results of our evaluation and expertise working with Historic Structures we recommend that the remaining portion of the structure be demolished and reconstructed with new materials. Due to the extent of decay and damage of the existing members, the main structural elements no longer have the essential structural attributes and engineering properties to allow them to be augmented or strengthened to provide minimum Life Safety protection to the occupants of the structure.

As it currently stands the structure poses a life safety concern since it does not contain a lateral load resisting system, as required to resist wind and earthquake loads. In addition, as the structure continues to decay the structural elements may not be able to support their own weight and is in danger of collapse.

If you have any questions or require further assistance please do not hesitate to contact us.

Sincerely,

NABIH YOUSSEF & ASSOCIATES

Nabih Youssef, S.E.
President

cc: N. Youssef; J. Rodriguez, File 10218.00

Photo 1: View from Front

Photo 2: View from Rear

Photo 3: Interior View

Photo 4: Exterior Plaster at Garage

Photos 5: Rot and Termite Damage of Structural Members

(a) Roof Framing

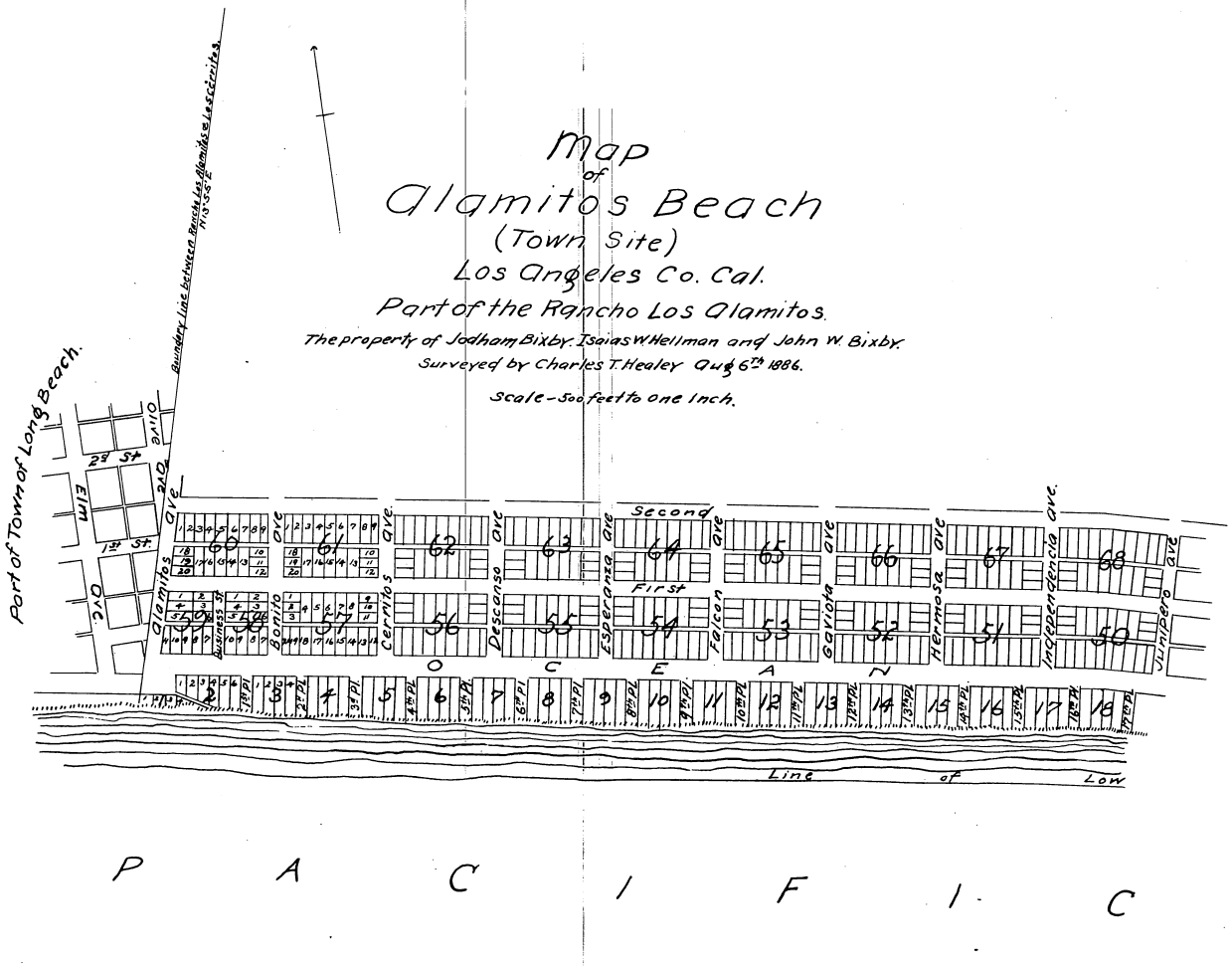
(b) Cripple Wall below First Floor

(c) Cripple Wall below first Floor

(d) Stud Wall Framing

APPENDIX C: DOCUMENTS RELATED TO THE HISTORY OF THE RESIDENCE AT 2810 E. 1st STREET

MR 10-51



51

LSA

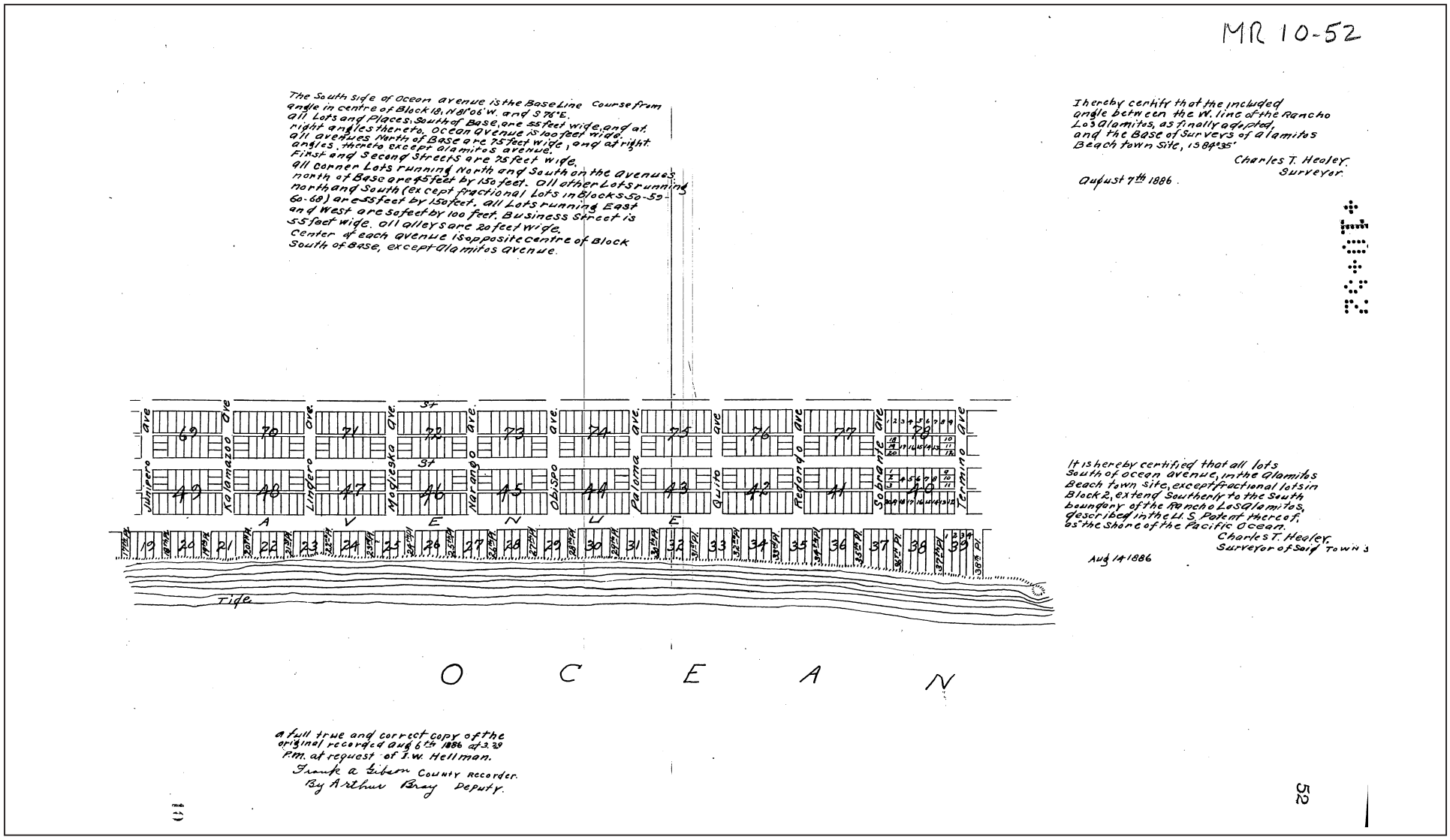
ATTACHMENT C-1

2810 E 1st Street

Map of Alamitos Beach

SOURCE: ?

I:\MOM1001\Reports\Cultural\HSR\Attach_C-1.ai (05-17-11)



LSA

ATTACHMENT C-2

2810 E 1st Street

Map of Alamitos Beach

SOURCE: ?

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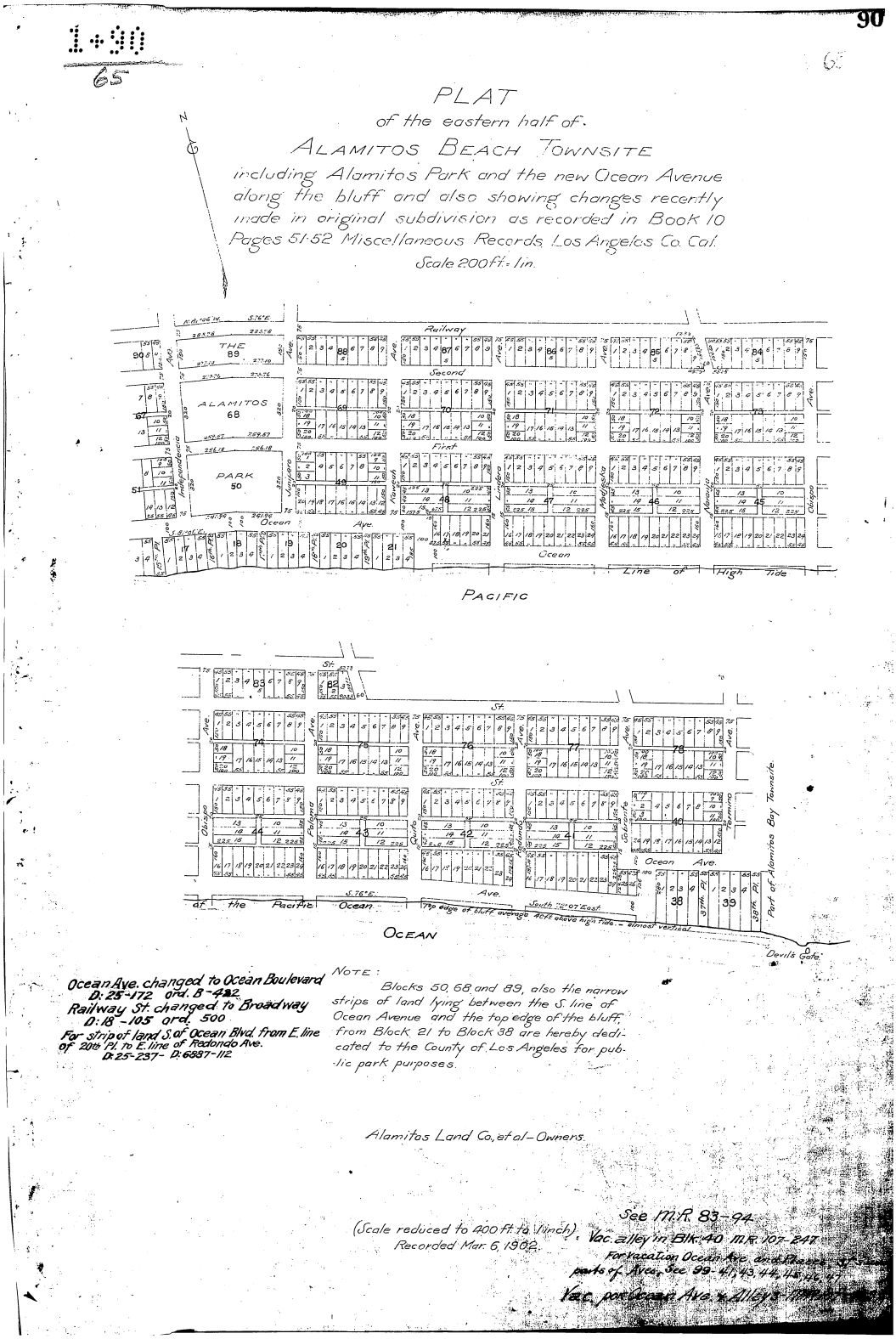


LSA

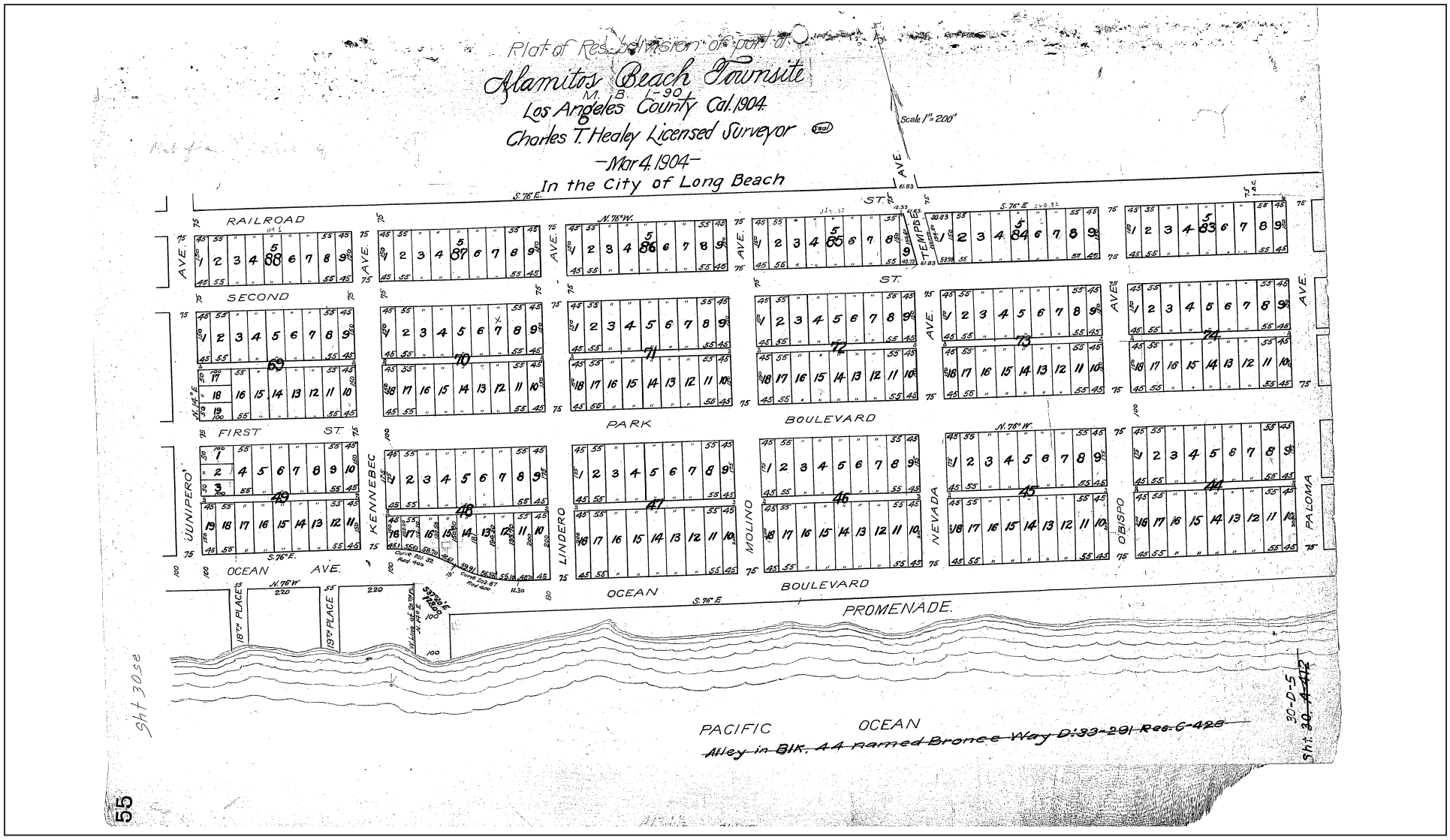
ATTACHMENT C-3

2810 E 1st Street

Plat of Eastern Half of Alamitos Beach Townsite

SOURCE: ?

I:\MOM1001\Reports\Cultural\HSR\Attach_C-3.ai (05-17-11)



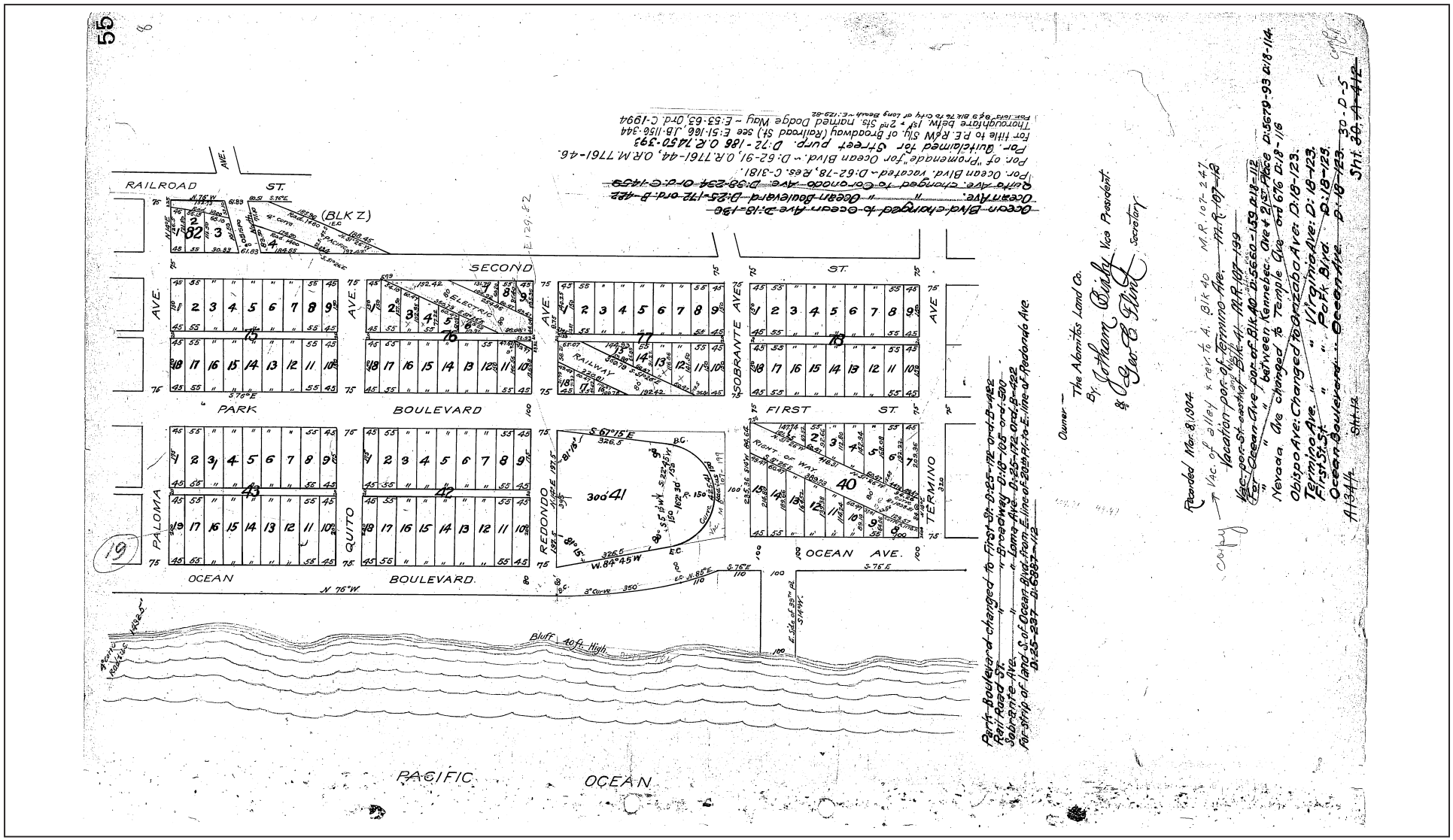
LSA

ATTACHMENT C-4

2810 E 1st Street

Map of Alamitos Beach Townsite

SOURCE: ?



LSA

ATTACHMENT C-5

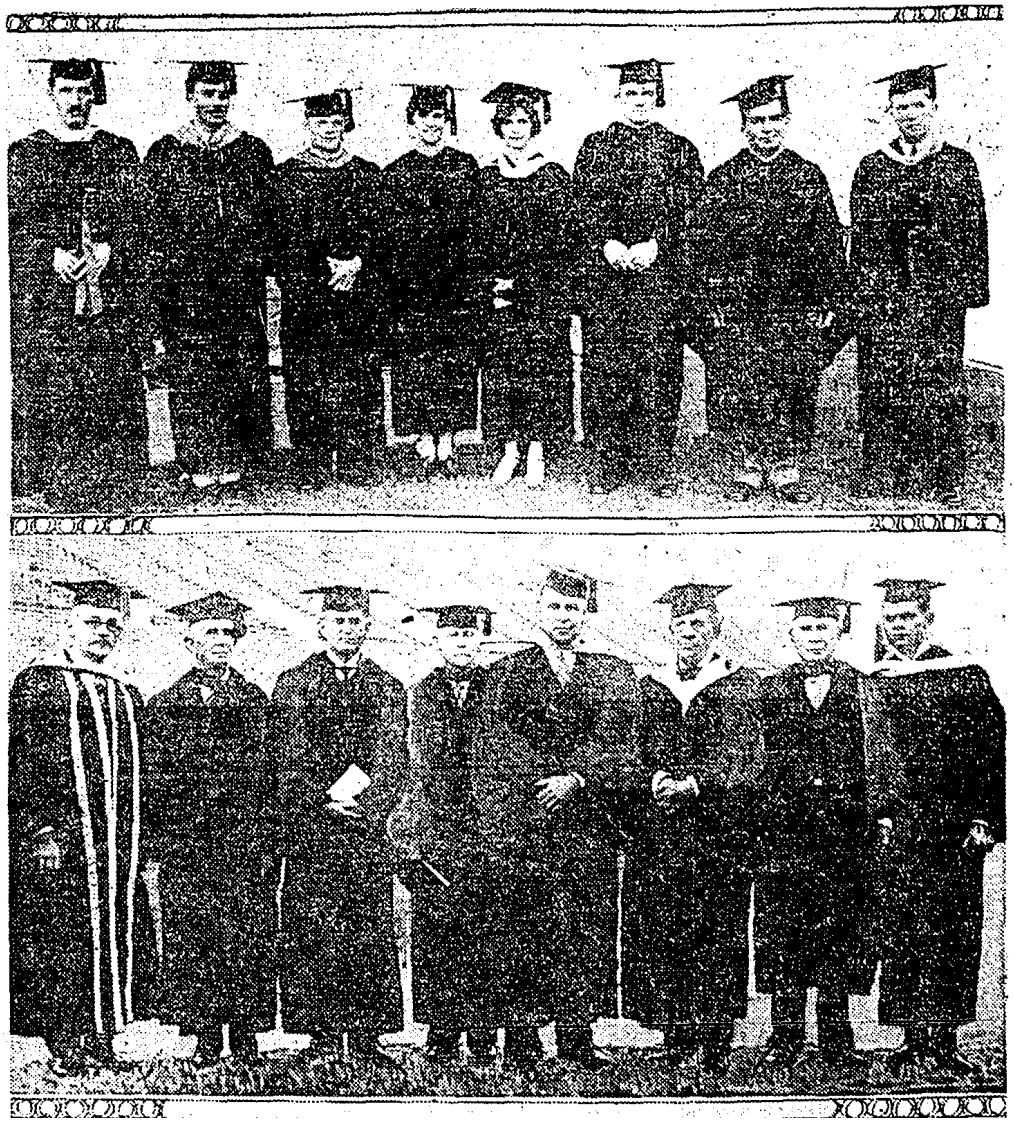
2810 E 1st Street

Map of Alamitos Beach Townsite

SOURCE: ?

Winners of High Honors at U.S.C. Graduation
Los Angeles Times (1923-Current File); Jun 10, 1928;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)
pg. B5

Winners of High Honors at U.S.C. Graduation



Rewarded for Merit

Above are U.S.C. students who won special honors and awards for highest scholarship in various courses: C. Wendell Waterman, Alumni Medal in Music; Dr. Walter E. Bonness, Garrett Newkirk Medal in Dentistry; B. Wallace Hicks, Jr., Delta Sigma Pi Key in Commerce and Business Administration; Dorothy Shaw, Kappa Beta Pi Medal in Law; Alma Allen Ellis, Lottie Lane prize, highest in Liberal Arts; John W. Eagle, Alumni Medal in Law; Thomas Mulvin, American Institute of Architects prize in Architecture, and Dr. R. A. Bingham, Los Angeles County Dental Society Medal in Dentistry. Below are recipients of honorary University of Southern California degrees: Julio Endelman, Doctor of Dental Science; Rev. Willsie Martin, Doctor of Divinity; Rev. Lloyd C. Douglas, Doctor of Divinity; Dr. Henry Green Brainard, Doctor of Laws; Harold J. Stonier, Doctor of Business Administration; R. D. MacLean, Doctor of Letters; Judge Lucien Shaw, Doctor of Laws, and Lawrence M. Tibbetts, Master of Music.

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LSA

ATTACHMENT C-6

2810 E 1st Street

Winners of High Honors at U.S.C. Graduation

SOURCE: ?

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Form 15-4

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FIFTEENTH CENSUS OF THE UNITED STATES: 1930

POPULATION SCHEDULE

State: California
County: Los Angeles
Township or other division of county: Long Beach Township
Incorporated place: Long Beach City (ft)
Ward of city:
Block No.:
Unincorporated place:
Institution:
Enumeration District No.: 19-1074
Supervisor's District No.: 19
Enumerated by me on April 4, 1930, Florence Dochstader, Enumerator.
Sheet No. 3 A 8

Line	Street, avenue, road, etc.	House number (in cities or towns)	Dwelling house number in order of visitation	Number of family in order of visitation	Name of each person whose place of abode on April 1, 1930, was in this family	Relationship of this person to the head of the family	Home owned or rented	Value of home (if owned) or monthly rental (if rented)	Radio set	Farm schedule	Sex	Color or race	Age	Marital status	Age at first marriage	Attended school or college at any time since Sept. 1, 1929	Year of immigration	Place of birth of each person enumerated	Place of birth of father	Place of birth of mother	Mother tongue (or native language) of foreign born	Citizenship	Occupation	Industry	Code	Employment	Veterans	Line
1	2	3	4		5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	D	27	28	29	30	31	32	
1	2819	55	64		Dougherty Martin W.	head	R	65	R		m	W	32	m	27	no	yes	Colorado	Massachusetts	Vermont				yes	musican	Radio	8271	W	yes		yes	W	W	1
2					— Kathryn G.	wife H.					f	W	30	m	25	no	yes	Illinois	Pennsylvania	Ill				yes	none									2
3					— Marilyn A.	daughter					f	W	3	S		yes		Colorado	Colorado	Ill					none									3
4					Hayes Mary E.	mother in law	W				f	W	72	wd	21	no	yes	Illinois	Ireland north	Ireland				yes	none									4
5	2821	56	65		Kinney Mary D.	head - H	O	45000			f	W	73	wd	17	no	yes	Canada English	Canada English	Canada English	English			yes	none									5
6	2823	57	66		Wallace Eleanor D	head - H	O	18000	R		f	W	55	wd	25	no	yes	Pennsylvania	Pennsylvania	Pennsylvania				yes	none									6
7					— John D	son					m	W	26	S		no	yes	Wisconsin	Canada English	Pennsylvania				yes	Broker	Real Estate Loan	8286	W	yes		no			7
8					— Marjorie	daughter					f	W	25	S		no	yes	Wisconsin	Canada English	Pennsylvania				yes	Reporter	Newspaper	8594	W	yes					8
9					— Eleanor T.	daughter					f	W	16	S		yes	yes	California	Canada English	Pennsylvania				yes	none									9
10	2825	58	67		Way Oliver D	head	R	27	R		m	W	47	m	21	no	yes	Texas	Virginia	Virginia				yes	Salesman	Real Estate	8286	W	yes		no			10
11					— Kate	wife H.					f	W	50	m	24	no	yes	Texas	Virginia	Tennessee				yes	none									11
12	2835	59	68		Hansen Renette	head - H	O	25000			f	W	69	wd	18	no	yes	Germany	Germany	Germany	German			yes	none									12
13	2837	60	69		Kerr Archibald V	head	R	90	R		m	W	35	m	29	no	yes	Nebraska	Nebraska	Nebraska				yes	Public relation	Outdoor advertising	4182	W	yes		yes	W	W	13
14					— Ruth C	wife H.					f	W	34	m	23	no	yes	Minnesota	Minnesota	Missouri				yes	none									14
15					— Carol Ruth	daughter					f	W	4 9/12	S		NA		California	Nebraska	Minnesota					none									15
16					Stindley Ellen A	agent					f	W	71	S		no	yes	Missouri	New Hampshire	Maine				yes	none									16
17	2719	61	70		Lumsey Eugene B	head	R	60	R		m	W	47	m	21	no	yes	New York	New York	New York				yes	Broker	Oil investment	8683	O	yes		no			17
18					— Helen B	wife H					f	W	53	m	24	no	yes	Minnesota	Canada English	Canada English				yes	none									18
19					— Robert R.	son					m	W	17	S		yes	yes	Washington	New York	Minnesota				yes	none									19
20	2721	62	71		Ferguson Milton R	head	R	62½	R		m	W	35	m	31	no	yes	Illinois	Illinois	Illinois				yes	Automobile	Finance	8763	O	yes		yes	W	W	20
21					— Fredam	wife H					f	W	32	m	28	no	yes	California	Sweden	Sweden				yes	none									21
22	2720	63	72		Beik Frederick A.	head	R	50	R		m	W	37	m	25	no	yes	California	California	England				yes	Engineering	structural	5181	W	yes		no			22
23					— Emma Violet	wife H					f	W	37	m	25	no	yes	California	Tennessee	Ohio				yes	none									23
24	2725	64	73		Ramsey Robert Lee	head	R	40	R		m	W	45	m	32	no	yes	Kansas	Washington	United States				yes	Mechanic	Automobile	7623	W	yes		no			24
25					— Hazel E	wife H					f	W	35	m	22	no	yes	Connecticut	Connecticut	Connecticut				yes	none									25
26					— Robert	son					m	W	12	S		yes	yes	California	Kansas	Connecticut				yes	none									26
27					— Richard	son					m	W	6	S		yes	yes	California	Kansas	Connecticut					none									27
28			73		— Robert A	Head	O	12,000	R		m	W	81	wd	-	no	yes	Indiana	Pennsylvania	United States				yes	Retired	now					no			28
29	2751	65	74		Marty John	head	O	20000			m	W	77	wd	22	no	yes	Wisconsin	Switzerland	Switzerland				yes	Retired	now					no			29
30					— Freda E	daughter					f	W	46	S		yes	yes	Colorado	Wisconsin	Michigan				yes	none									30
31	38	66	75		Cortrandes Mary	head - H	R	50	R		f	W	44	m	24	yes	yes	Colorado	Virginia Indian	Canada English				yes	none									31
32					— Richard	son					m	W	18	S		no		California	Idaho	Colorado					none									32
33	3810	67	76		Waterman Clarence O	head	O	15000	R		m	W	55	m	27	no	yes	Minnesota	Vermont	Vermont				yes	Doctor	medicine	9294	O	yes		no			33
34					— Clara R	wife H.					f	W	55	m	27	yes	yes	Indiana	Indiana	Indiana				yes	none									34
35					— C. Wendell	son					m	W	22	S		no	yes	California	Minnesota	Indiana				yes	Teacher	musican	8271	O	yes		no			35
36	2823	68	77		Hicks Tom L	head	R	65	R		m	W	26	m	23	no	yes	Indiana	Indiana	Indiana				yes	Salesman	Automobile	4589	W	yes		no			36
37					— Hazel	wife H					f	W	33	m	10	no	yes	Ohio	Kentucky	Kentucky				yes	none									37
38	2827	69	78		Leighton George H	Head	O	20000	R		m	W	65	m	28	no	yes	Iowa	Ohio	Indiana				yes	Retired	Home					no			38
39					— Lucy A	wife H.					f	W	63	m	25	no	yes	Pennsylvania	Pennsylvania	Pennsylvania				yes	none									39
40					— Frances W	daughter					f	W	34	S		no	yes	Utah	Iowa	Pennsylvania				yes	Supervisor	Telephone &	9979	W	yes					40
41					Trout Jane W	daughter					f	W	26	m	29	no	yes	Utah	Iowa	Pennsylvania				yes	none									41
42					— Johanna E.	stepdaughter					f	W	5 4/12	S		yes	yes	California	California	Utah					none									42
43					— Margaret J	granddaughter					f	W	1 1/12	S		no		California	California	Utah					none									43
44					Rasmussen Dorothy W	daughter					f	W	27	m	25	no	yes	Utah	Iowa	Pennsylvania				yes	none									44
45					— Dirk A	grandson					m	W	5 5/12	S		no		California	England	Utah					none									45
46	2832	70	79		Towers Walter J	head	R	75			m	W	49	m	30	no	yes	Ohio	New York	New York				yes	Chauffer	sight seeing car	0981	O	yes		no			46
47					— Margaret M	wife H.					f	W	45	m	26	no	yes	Canada English	Canada English	Canada English	English			yes	none									47
48					— Nelson Lee	son					m	W	17	S		yes	yes	Michigan	Ohio	Canada English				yes	none									48
49					— Donald	son					m	W	11	S		yes	yes	Ohio	Ohio	Canada English				yes	none									49
50	2835	71	80		Bellman Frank C	head	O	25000			m	W	42	m	24	yes	yes	Oregon	United States	United States				yes	Grocer	Commission	5871	O	yes		no			50

ABBREVIATIONS TO BE USED IN COLUMNS INDICATED: (Use no abbreviations in Col. 5 except of both or for mother tongue (Columns 18, 19, 20, and 21))

Col. 2—Indicate the house number in each family by the letter "H," following the word which shows the abbreviation, as "Wilson—H"

Col. 7—Owned ..... O; Rented ..... R

Col. 8—Radio set ..... R; Make no entry for families having no radio set.

Col. 11—Male ..... M; Female ..... F

Col. 12—White ..... W; Negro ..... Ne; Mulatto ..... Mu; Indian ..... In; Chinese ..... C; Japanese ..... J

Col. 14—Single ..... S; Married ..... m; Widowed ..... W; Divorced ..... D

Col. 15—Married ..... m; Widowed ..... wd; Divorced ..... d

Other races, spell out in full

Col. 20—Russian ..... Ru; Wage earner ..... We; Working on own account ..... Wo; Employer ..... Em; Unpaid family worker ..... Un

Col. 21—Spanish-American War ..... SA; Civil War ..... CW; Philippine Insurrection ..... PI; Spanish War ..... SW; Mexican Expedition ..... Mex

ENTRIES ARE REQUIRED IN THE SEVERAL COLUMNS AS FOLLOWS:

Col. 9, 11, 12, 13, 14, 15, 16, 18, 19, and 20—For all persons.

Col. 10—For all persons 10 years of age and over.

Col. 17, 21, and 22—For all persons born in foreign countries.

Col. 23—For all persons 5 years of age and over.

Col. 24—For all persons 21 years of age and over.

Col. 25—For persons gainfully employed (Col. 5 requires an entry for a home family.)

Col. 26—For gainfully employed persons only.

Col. 27—For all persons 10 years of age and over.

Col. 28—For all persons 15 years of age and over.

P.L.H.

LSA

ATTACHMENT C-7

2810 E 1st Street

Fifteenth Census of the United States, 1930 Population Schedule

SOURCE: ?

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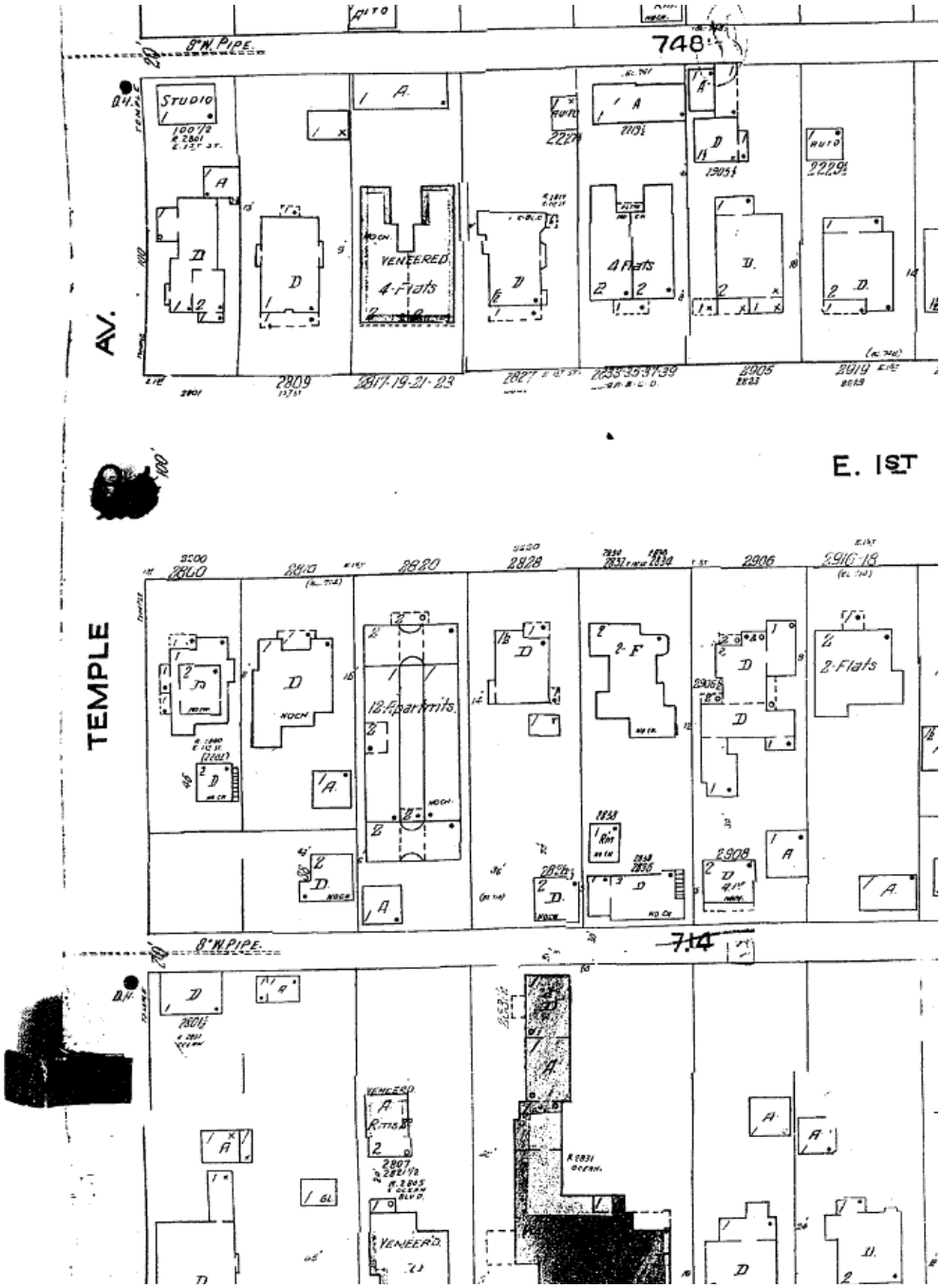

http://sanborn.umi.com.ezproxy.lapl.org/sanborn/image/fetchimage?state=ca&reelid=reel... 10/13/2010

LSA

ATTACHMENT C-8

2810 E 1st Street

SOURCE: ?

Sanborn Map

I:\MOM1001\Reports\Cultural\HSR\Attach_C-8.ai (05-18-11)

CITY OF **2** LONG BEACH

DEPARTMENT OF BUILDING AND SAFETY

SUPERINTENDENT OF BUILDING

Application to Alter, Repair or Demolish

Cashier's Number	
Fee	$
Permit Number	M 2571
Date Received	1-27-50
Date Issued	1-27-50

(Use Ink or Indelible Pencil)

DESCRIPTION OF PROPERTY

Lot No. N 125' Lot 2

Block 45 Tract Newell & Phillips Subdivision

Owner's Name [illegible] Owner's Address 2810 E 1st

Contractor's Firm Name State License No.

Contractor's Address City License No.

Proposed Use of Building or Structure DWELLING No. of Families 1 No. of Rooms 7

Type of Construction of Existing Building FRAME & STUCCO

LOCATION OF JOB

No. 2810 E 1st Street

VALUATION OF PROPOSED WORK (Value of a Building Shall Be the Estimated Cost to Replace the Building in Place) $ 1500.00

Engineer / Architect State Certificate No.

Present Use of Building DWELLING

Number of stories in height 1 Size of present building 43 x 58

State number of buildings on lot 2 How used DWELLING & GARAGE

State on following lines exactly what alterations, additions, etc., will be made to this building:

ADDITION OF ONE ROOM TO SUPPLEMENT

ROOM ONE

Size of new addition 12' x 12' No. of Stories in height 1 Kind of Roof Shingle

Material of foundation CONCRETE Width of footing 12" Depth below ground 12"

Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 2 x 4

Size of exterior studs 2 x 4 Size of interior non-bearing studs 2 x 4

Size of first floor joists 2 x 6 Second floor joists — x —

[illegible] in doing this work all provisions of Long Beach Ordinances and State Laws will be complied with. [illegible] in accordance with the Building Code, hereby apply for a Certificate of Compliance to be issued [illegible] made by the Department of Building and Safety.

All applications must be filled out by the Applicant. PLANS AND SPECIFICATIONS and other data must also be filed

(Sign Here) [illegible]
(Owner or Authorized Agent)

(NOTE—Turn over and fill out blank on other side.)

Cofo 0 1-27-50

FOR DEPARTMENTAL USE ONLY

ZONE	F. D. No.	GROUP	SET-BACKS	CHECKED BY	ISSUED BY
R-1		1			

LSA

ATTACHMENT C-9

2810 E 1st Street

Application to Alter, Repair or Demolish, pg 1 of 2

SOURCE: ?

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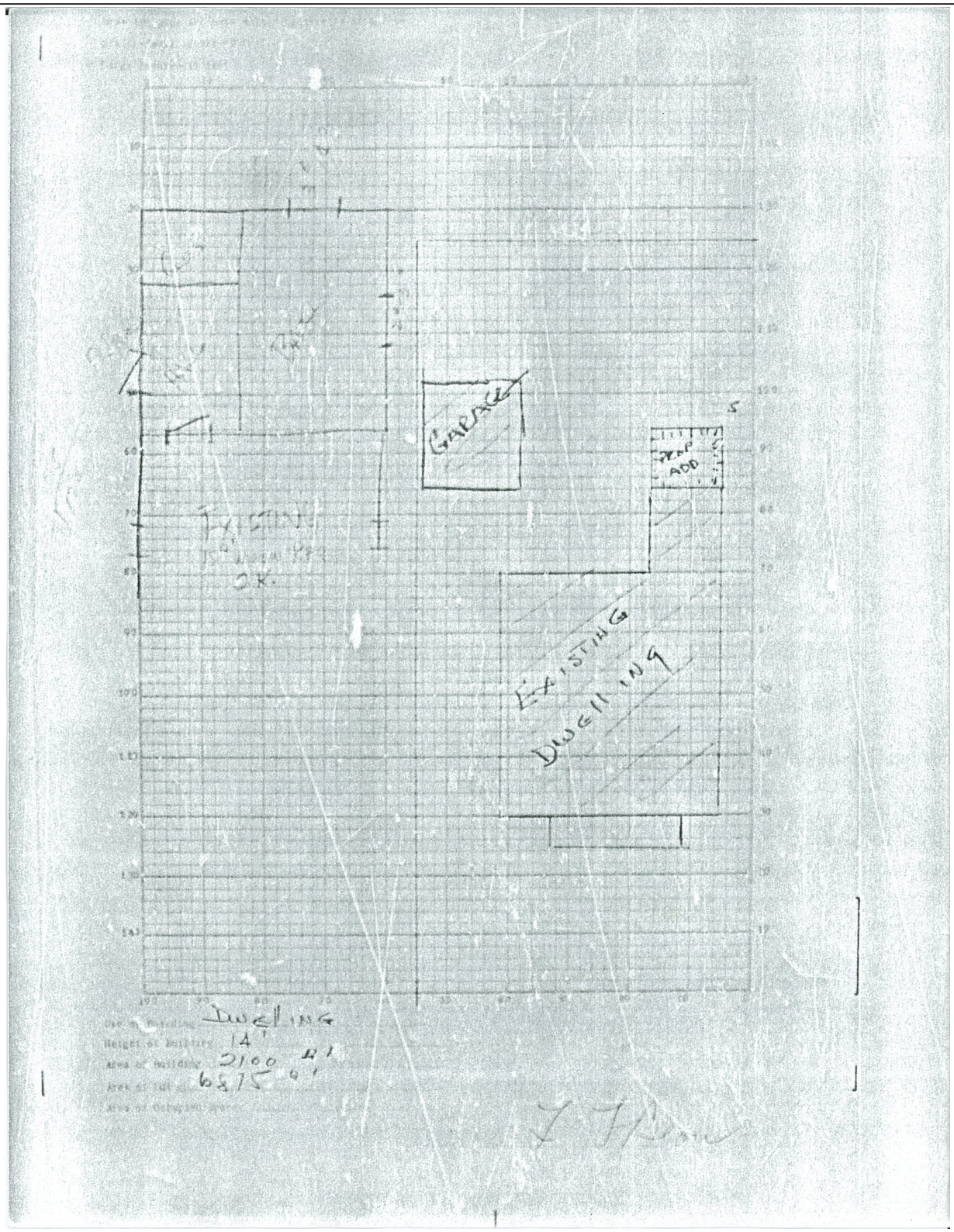

LSA

ATTACHMENT C-10

2810 E 1st Street

Application to Alter,
Repair or Demolish, pg 2 of 2

SOURCE: ?

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APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF BUILDING AND SAFETY
CITY OF LONG BEACH, CALIFORNIA 90802
435-3435
APPLICANT FILL IN AREA BELOW

Job Address: 2810 E 1st
Lot No.: | Bldg. Permit No.:
Block No.: | Tract:
Owner's Name: LENHART | Phone No.:
Owner's Address: SAME.
Contractor: Brockman Plumbing | City Lic. No.: 38697
Contractor's Address: 2931 E. 7th | Phone No.:
Architect/Engineer: | State Lic. No.: 233324
Present Bldg. Use: DWELLING | Proposed Bldg. Use: SAME
Description Of Work: INST. BTU. upflow F.A.U. change T. + provide metal enclosure
Bldg. Height: | No. Stories: | Total Area Sq. Ft.:
Material Exterior Wall: | Material Roof:
Valuation: $ 2.82 | No. Families:
Will Bldg. be a Condominium? Yes | No
State Contractors License No. 233324 Class C-36 & C-20
expires 6/30/69
I hereby certify the information in this application is true and correct and that all Long Beach Ordinances and State Laws will be complied with in doing the work. Also, I hereby apply for a Certificate of Occupancy in accordance with the requirements of the Long Beach Municipal Code.
Signature of Applicant: Lewell Brockman | Date: 10/21/68
I hereby certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of the State of California.
Signature: Lewell Brockman 10/21/68

Job Address: 2810 E 1st St.
Owner: LENHART | Phone No.:
Owner Address: same
Contractor: Brockman Plumb | Phone No.:
Job Description: 200 CFU upflow F.A.U.
Type Const.: | Bldg.: | Valuation: | Height: | Area: | Refrig.: | Rent:
Present Bldg. Use: | Proposed Bldg. Use:
Zone: R— | Date Rec.: 10-21-68 | Plan No.: Mech
P.D.: | W.C. Lic.: | Checking Fee Rec. No.: 8309PF
Group: I | Taken By: | Checking Fee: $ 2.00
Set Backs: | Issued: | Permit Fee: $ 3.00
Vail Sitem Space

CENSUS TRACK NO.
OCT 21 68 1 8310 BP*****5.00

Bldg. Inspection Required: ☐ Yes ☐ No

Trench		Tile Final	
Steel		Plaster Final	
Bolt Sleeve		Heating Final	M.J.E.
Roof Final		Refrig. Final	
Heating Rough		Masonry Final	
Refrig. Rough		Bldg. Final	
Framing		Certificate of Occupancy	
Date		Final Ck. By	10/21/68 Mayer
Brown Coat		Plan Ck. Fees	Yes ☐ No ☐
Tile Rough		Plan Ck. By	

Remarks: Combustion air to operated from room air by 10
2. change single wall F.A.U. type vent

LSA

ATTACHMENT C-11

2810 E 1st Street

Application for Building Permit

SOURCE: ?

I:\MOM1001\Reports\Cultural\HSR\Attach_C-11.ai (05-18-11)

LSA

ATTACHMENT C-12

2810 E 1st Street

Realty Flyer

SOURCE: ?

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CITY OF LONG BEACH

CULTURAL HERITAGE COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

Pursuant of section 2.63 of the Long Beach Municipal Code, Part 2.63.070, the Long Beach Cultural Heritage Commission reviewed on date APRIL 20, 2005

The application of name of applicant MOHAMMAD MOVAHEDI

For project description ADD ON TO REAR OF BUILDING MAINTAINING ITS HISTORIC CHARACTER, ARCHITECTURAL STYLE, MASS, SCALE, AND PROPORTIONS. WORK TO BE CONDUCTED ACCORDING TO THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION.
ADDING 523 □' TO EXISTING 1921 □ STRUCTURE.

at property address 2810 E. FIRST STREET

property description SFR IN BLUFF PARK HISTORIC DISTRICT

☐ with no conditions. ☒ with the following conditions:

conditions AS SPECIFIED ON PLANS-REVISED OCT. 10, 2005.
ANY CHANGES PROPOSED WILL NEED TO BE REVIEWED BY THIS OFFICE FIRST BEFORE IMPLEMENTING.

BLDG DEPT ☐

ENVIRONMENTAL REVIEW: CE DATE: 10.10.05

This Certificate of Appropriateness is hereby **approved** subject to any and all conditions listed above.

Jan Ostashay 10-10-05

Jan Ostashay
Neighborhood and Historic Preservation Officer

DATE

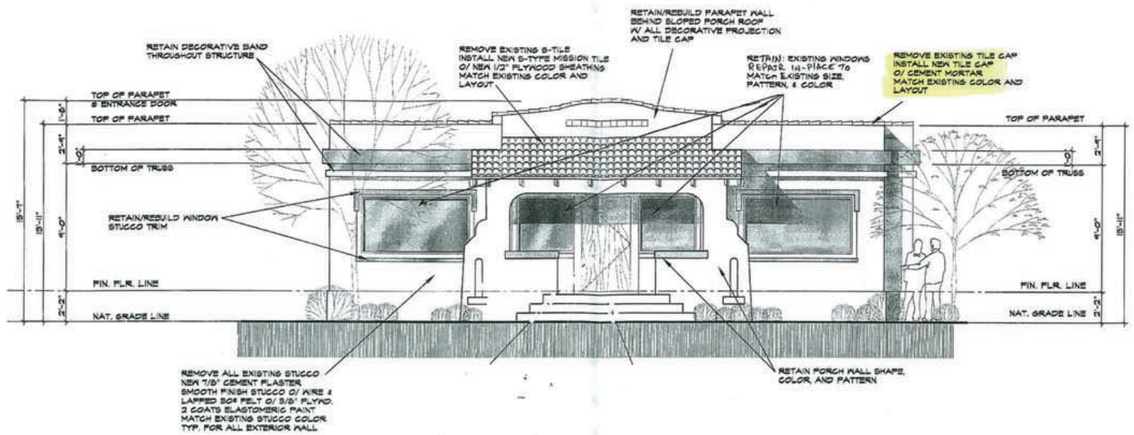
The approval granted by this Certificate of Appropriateness pertains **ONLY** to those items identified in the project description. Modifications of architectural elements not identified in this Certificate require supplemental Certificates of Appropriateness, applications for which may be obtained by calling (562)570-6864. Any work performed without a Certificate of Appropriateness may be subject to removal and restoration. This Certificate is valid for one year.

2810 E 1st Street

Certificate of Appropriateness

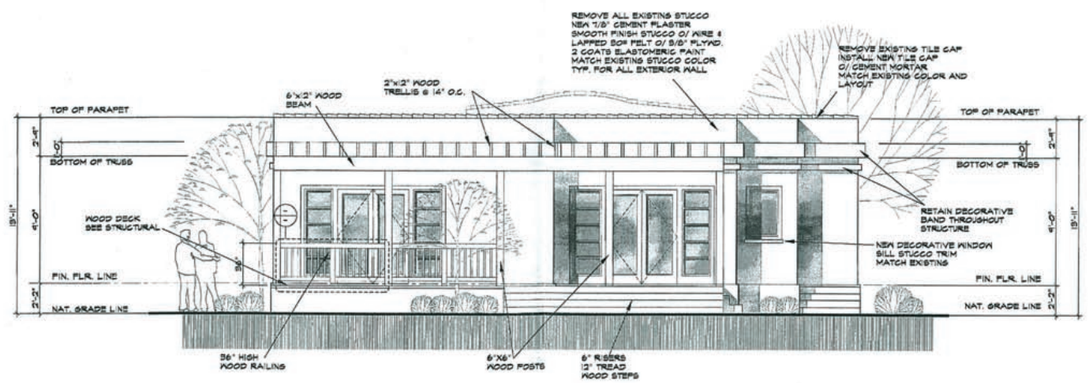
SOURCE: ?

CONSTRUCTION - 18 SETS - (D) PAGE 001 OF 002.TIF - 3/13/2006 2:44:34 PM



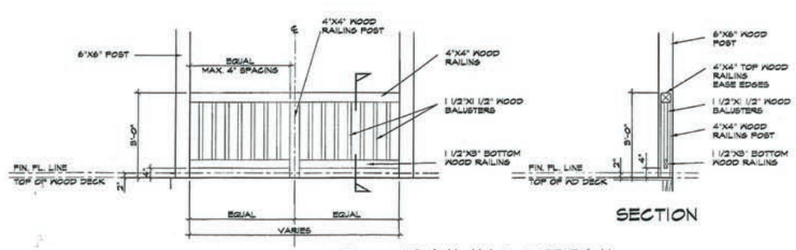
(NORTH) FRONT ELEVATION

1/4" = 1'-0"



(SOUTH) REAR ELEVATION

1/4" = 1'-0"



SECTION

A RAILING DETAIL

1/2" = 1'-0"

PLANS APPROVED BY BUILDING BUREAU CITY OF LONG BEACH OCT 26 2005

LICENSED ARCHITECT HOWARD M. NARAGHI C-17555 STATE OF CALIFORNIA

EXTERIOR FINISH COLOR SCHEDULE

ITEM	MATERIAL	MFG.
EXTERIOR WALL	SMOOTH STUCCO PAINTED	HIGHLAND STUCCO
EXTERIOR WINDOWS AND DOORS	WOOD	
EXTERIOR ENTRY DOOR	WOOD	

MR. & MRS. MOVAHEDI

2810 E. 1ST STREET
LONG BEACH, CA 90803

ELEVATIONS (NEW)

naraghi & associates architects

8500 WILSHIRE BLVD. # 820 BEVERLY HILLS, CA. 90211

DATE: 07-20-05
SCALE: 1/4"=1'-0"
DRAWN:
CHECKED:
JOB NO.:
INDEX:

SHEET A-6 OF 11 SHEETS

LSA

ATTACHMENT C-14

2810 E 1st Street

Elevation Plans Sheet A-6

SOURCE: ?

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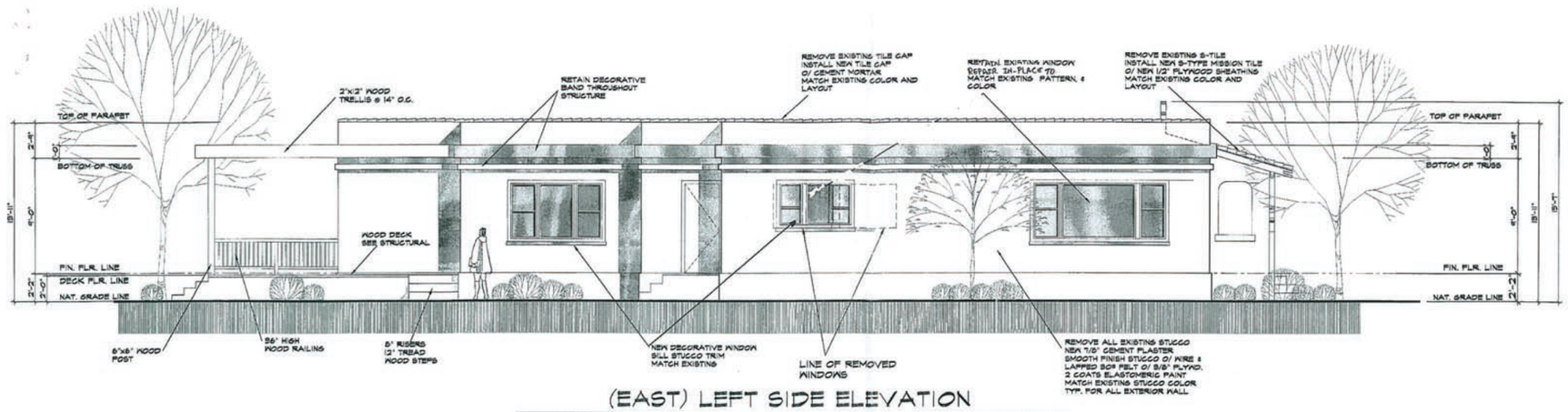
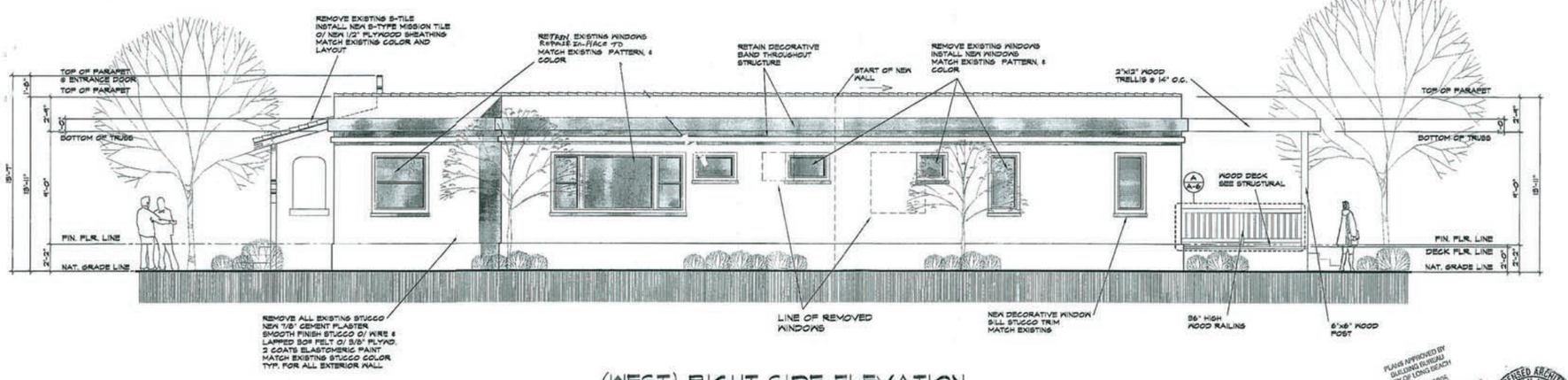
CONSTRUCTION - 18 SETS - (D) PAGE 002 OF 002.TIF - 3/13/2006 2:44:34 PM



(EAST) LEFT SIDE ELEVATION

1/4" = 1'-0"



(WEST) RIGHT SIDE ELEVATION

1/4" = 1'-0"

PLANS APPROVED BY BUILDING BUREAU CITY OF LONG BEACH OCT 26 2005

LICENSED ARCHITECT HOMAY M. NARAGHI C-17555 STATE OF CALIFORNIA

EXTERIOR FINISH COLOR SCHEDULE

ITEM	MATERIAL	MFG.
EXTERIOR WALL	SMOOTH STUCCO PAINTED	HIGHLAND STUCCO
EXTERIOR WINDOWS AND DOORS	WOOD	
EXTERIOR ENTRY DOOR	WOOD	

09-29-05

MR. & MRS. MOVAHEDI
2810 E. 1ST STREET
LONG BEACH, CA 90803

ELEVATIONS (NEW)

naraghi & associates architects
8500 WILSHIRE BLVD. # 820 BEVERLY HILLS, CA. 90211

DATE: 07-20-05
SCALE: 1/4"=1'-0"
DRAWN:
CHECKED:
JOB NO.:
INDEX:

SHEET A-7 OF 11 SHEETS

LSA

ATTACHMENT C-15

SOURCE: ?

2810 E 1st Street

Elevation Plans Sheet A-7

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GCI ASSOCIATES INC.
3831 Birch Street
Newport Beach, California 92660
Phone: (949) 756-1525
Fax: (949) 756-0208

Official GCI Memo

To: Mohammed Movahedi
Company: Owner
From: George A. Gouvis II
Re: Movahedi Residence Field Observations
Date: December 29, 2005
GCI FN: 2005-577

Message

Predicated on my site visit and field observations of December 28, 2005 I submit the following recommendations:

1. The existing wall studs are in such a weakened condition and so blatantly infected with dry rot and termite infestation that they should be removed completely. By re-using or attempted to salvage this material the new lumber that is required to modify the wall profile will become infected. Furthermore, any seismic or gravity loading reliance on such material would be dangerous as the structural properties and strength are so significantly impacted by the damage.
2. With an estimated seventy five percent (75%) or more of the existing foundations slated for abandonment or removal the remaining twenty five percent (25%) of the concrete that you intended to re-use should be removed and replaced. The remaining sections are visibly cracked and need repairs to the extent that attempts to save them may prove futile and will never achieve the desired level of structural integrity.
3. The existing floor joists were for the most part covered with temporary sheathing. Those that were visible display similar damage as the wall framing but not as intense. I would suggest that you exercise extreme discretion in any attempts to re-use the floor joists. It is quite probable that the costs associated with the professional review of the joists will outweigh any financial benefit towards saving them for re-introduction into the building.
4. The existing garage suffers from so many original design defects with respect to weep screeds, the lack of curbs, not to mention the distressed condition of the framing that was observed at an inspection plate at the rear elevation that the complete demolition and reconstruction of the garage is the best course of action. This of course would include the demolition of the foundations.

Q:\GCIASSOC\FLDLET\577FLB Site Visit of 12 28 05.doc

Exhibit B1

Field Observations
Movahedi Residence
Existing Framing
2005-577

Pursuant to your direction and in spite of the fact that during the performance of the structural design my staff worked to save existing elements of the building these elements were always subject to our review. This review having been completed, I strongly urge you for the sake of life / safety issues to replace them and comply with the items above. Please understand that failure to comply with our recommendations will result in a strong posture by this office and a written document which will limit our liability. Such a document will be sent to the Building Official and to our insurance carrier.

George A. Gouvis II

GG/ns

Exhibit B2

Historic homes may have more problems

Bluff Park: Rebuilding home creates neighborhood tensions.

By Greg Mellen
Staff writer

LONG BEACH — When Mohammad Movahedi and his wife Negar saw the 1921 Mission Revival-style home in the upscale Bluff Park neighborhood, it seemed perfect.

They looked forward to doing some landscaping around the house, sprucing up the inside a bit, maybe updating the kitchen and settling into the neighborhood.

That was in January 2004.

More than two years later:

- The house is a skeleton of termite-infested framing sitting on a crumbling foundation;
- Movahedi will have to spend $250,000 or more to rebuild the house;
- The neighborhood views one of its newest homeowners as a pariah;
- And the Cultural Heritage Commission has been put in the position of approving the demolition of a historic house in a historic neighborhood.

The situation has left a homeowner confused and upset, and a community enraged and feeling besieged, but also provides a cautionary tale for those who buy old homes in historic neighborhoods.

Movahedi grew up in an old house in his native Iran and said he preferred the individuality that older homes provide.

"I just like older homes," Movahedi said on a recent weekday afternoon as he poked about the shell of his house and pointed out the extensive damage. "Am I an expert? No. But I didn't realize it was a requirement to live here."

Movahedi, a biochemist, said he and his wife had been in the market for a home for several years before deciding to buy.

"Nothing in Orange County appealed to us," said Movahedi, who has been a Long Beach resident since 1987.

The house at the corner of Temple Avenue and First Street seemed a good fit. Although it looked somewhat worn, the floor was uneven, the plumbing was sketchy and the bathroom counter space was lacking, it was just around the corner from the Movahedis' apartment in a neighborhood they enjoyed.

Movahedi said he spoke with Long Beach's then historic preservation officer Ruthann Lehrer about buying into a historic district.

But he had no idea what he was getting into.

"I tell everybody the first thing I bought were garden tools," Movahedi said. "I thought the first thing I'd be doing was landscaping."

In the spring of 2004, Movahedi hired workers to do some plumbing work. To do the job, workers opened the floor and, in the process, a can of worms. Or, more appropriately, termites.

In the intervening 18 months, Movahedi said he has been put through the ringer.

He has had to make four trips to the Cultural Heritage Commission, which must approve external changes to homes in historic districts, only to be hit with what he perceives to be contradictory messages and directives. So much so that he hired local attorney Doug Otto to help him through the process.

He has had to deal with a change in leadership at the historic preservation office, and a six-month delay between having a permit approved by the CHC and actually receiving it. He's had plans approved to remove the stucco from his house only to find that the frame of his house is so riddled with termites that the contractor and an engineer agreed the house was unsafe.

"In the end (historic appropriateness) is the frosting on the cake," Otto said. "The cake is safety."

Movahedi was approved for yet another Certificate of Appropriateness earlier this month, this one to demolish and rebuild a replica of the original house, and hopes to have a stop-work order removed and get back to rebuilding the house.

Mohammad Movahedi stands inside the house he bought two years ago in a historical neighborhood on First Street. He says he's had a frustrating experience the past two years working with the Bluff Park Neighborhood Association.

Steven Georges / Press-Telegram

The process has caused a major stir in a community that fervently tries to protect its historic buildings. Bluff Park became Long Beach's first historic district after residents were horrified to see a number of homes razed and replaced by the 20-story Galaxy Towers.

Residents were already smarting from several recent set backs. An outpouring of community protest against proposed development of a site at Ocean Boulevard and Temple Avenue was unsuccessful. And in May, contractors with a permit for minor remodeling on a house on Ocean conducted a teardown similar to the one at the Movahedi home.

In both demolition cases, the homeowners may have been the victims of overzealous contractors.

Still, residents and even some commission members were unsatisfied.

"Come on, every historic home has termite damage," commission vice chairman Kevin Motschall said when he first heard about the need for demolition.

Isaac Waksul, a member of the Bluff Park Neighborhood Association, wonders if the house needs to be demolished.

"People who want to preserve (a home) will find a way," Waksul said.

Tim O'Shea, president of the Bluff Park Neighborhood Association, suggests demolition is often recommended because it is cost effective.

"There are procedures in play," O'Shea said of repairing decaying homes without tearing them down. "The bottom line is it costs more money. But it always costs more to have an old house, period."

Even though a historic house can be replicated, many say it's not the same.

"Once a community like (ours) loses cute homes, that's it," Waksul said. "The community has gone down a few notches."

It looks as though Movahedi will emerge financially intact from the ordeal. The $725,000 he paid for the house was a good deal. Even if it costs $300,000 to rebuild, he'll break even. Similar houses on First Street within blocks of Movahedi's home have sold recently for a little more than $1 million.

On the other side of the equation, Movahedi has been paying a mortgage and rent for two years now, and the emotional toll has been severe.

"The real tragedy is the neighborhood relationship," said Otto, Movahedi's attorney. "The irony is a historic district is supposed to create cohesiveness instead of tearing it apart."

Greg Mellen can be reached at greg.mellen@presstelegram.com or (562) 499-1291.

Law Offices
of
DOUGLAS W. OTTO

111 W. Ocean Blvd., Suite 1300
P.O. Box 2210
Long Beach, CA 90801-2210
(562) 491-1191 ▮ (562) 590-7909 (fax)
E-MAIL: doug@dwottolaw.com

March 15, 2006

Members of the Long Beach
Cultural Heritage Commission
333 W. Ocean Blvd.
Long Beach, CA 90802

Re: Certificate of Appropriateness for Demolition and New Construction at 2810 E. First Street Agenda Item No. 5b

Dear Members of the Commission:

I represent Mr. and Mrs. Movahedi in their application for a second Certificate of Appropriateness for demolition and new construction to the property they own at 2810 E. First Street in the Bluff Park Historic District. The first Certificate of Appropriateness permitted the addition of 523 square feet to the rear of the existing 1921 structure, replacement of the roof, and interior improvements. It is important to note that the new Certificate of Appropriateness does not change the footprint or expand the square footage of the project beyond that approved in the first Certificate of Appropriateness last April, and seeks to replicate the home as it existed when it was built, except for the previously approved addition and the construction of a new garage. All of the work is to be done according to the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating & Restoring, and Reconstructing Historic Buildings.

Despite the best intentions of both Mr. Movahedi and his wife and the City of Long Beach, this project has had a long, tortured history. It is back before the Commission today seeking to permit the "construction, reconstruction, alteration, restoration, and/or demolition...which is necessary to remedy an immediately unsafe or dangerous condition...," as allowed by Subparagraph (I) of Section 2.63.70, Procedures for

Administering the Certificate of Appropriateness, of Chapter 2.63 of the Long Beach Municipal Code.

My clients have reviewed the brief Staff Report prepared in conjunction with this application, and asked me to more fully set forth the history of this project, the justification for granting the new Certificate of Appropriateness, and to explain their constant intentions to first rehabilitate, and now replicate, the 1921 Mission Revival style family residence which is a contributing member of the Bluff Park Historic District. This letter first recites the history of this project; then, addresses the Staff Report; and, finally, sets forth the justification for the requested Certificate of Appropriateness.

HISTORY OF THE RECONSTRUCTION OF
2810 E. FIRST STREET

Mr. and Mrs. Movahedi had lived in the Bluff Park Historic District for several years and were interested in buying a contributing structure in the Bluff Park Historic District. Mr. Movahedi had grown up in Tehran, Iran, in a 250-year old house that had been in his family for more than five generations. As a result, he appreciates the value of historic properties and also their eccentricities.

In September of 2003, when the property at 2810 E. First Street came on the market, Mr. and Mrs. Movahedi were excited at the possibilities of home ownership. They believed that they could purchase the property and move into the home with only minimal changes. Indeed, in anticipation of the purchase of the property, in September and October of 2003, Mr. Movahedi met with the Neighborhood and Historic Preservation Officer, Ruthann Lehrer, to discuss what would be required.

In January 2004, the Movahedis completed their purchase of the property. Shortly thereafter, they discovered that, what appeared to be a lovely home on the outside, had a number of problems. The foremost problems were in the interior. The floor was extremely uneven. Indeed, from the center point of the floor to the corners, there was a fall of 2-1/2". The Movahedis tried to make the floor level through a variety of methods, but were unsuccessful.

Next, they found that the drywall was only 1/8" thick and had been placed over the existing walls to cover up extensive water damage. The same was true of the ceilings, the

bathroom, and the kitchen. They committed to make the necessary modifications, as well as install a new sewer line. They spent over $14,000 making those internal repairs.

Thereafter, the Movahedis decided that, if they were going to have to extensively restore and modernize the interior of the home, they wanted to construct an addition to make the home more livable. In order to accomplish this, Mr. Movahedi went to talk with the new Neighborhood and Historic Preservation Officer, Cindy Thomack, and to seek her advice. He met with Ms. Thomack several times over the Summer and Fall of 2004. After consulting with an architect friend, he came to believe that the front porch had been modified, although that conclusion proved to be incorrect. He wanted to enclose the porch to make it more functional for his family. He sought the advice of his architect friend and Ms. Thomack, and brought her pictures of a number of enclosed porches in the Bluff Park Historic District. Ms. Thomack suggested that he make an Application for a Certificate of Appropriateness for the room addition and also to enclose the porch.

The Movahedis first appeared before the Cultural Heritage Commission in December 2004. Their request to enclose the porch was rightfully met with serious concern because it was not consistent with the architectural style and character of the home and would have violated the Secretary of the Interior Standards, despite the recommendations of both Ms. Thomack and the Movahedis' architect friend. The Movahedis returned to the Cultural Heritage Commission in January 2005, but their requests for a Certificate of Appropriateness were again rejected because of their inconsistency with the Secretary of the Interior Standards.

In February 2005, I was contacted by the Movahedis and I, in turn, contacted Ruthann Lehrer, the former Neighborhood and Historic Preservation Officer for the City of Long Beach, now retired. Together, we carefully went over the plans for the house and identified a number of issues for the granting of a Certificate of Appropriateness. First, we established that the Mission Revival style of the home needed to be honored and, therefore, the front entry should remain unmodified. Next, we determined that the kitchen windows on the east side of the house (this is an interior side yard) also contributed to the Mission Revival style and, therefore, should be retained, subject to the Cultural Heritage Commission's approval. Finally, we agreed that the proposed addition was permissible under the local ordinances, but that the Secretary of the Interior Standards Nos. 9 and 10 would require differentiation of the new addition on the west side of the property.

A new Application for a Certificate of Appropriateness incorporating these ideas was prepared and submitted to the Cultural Heritage Commission. A copy of my letter in support of that application is attached as Exhibit A to this letter. On April 20, 2005, the Cultural Heritage Commission granted a Certificate of Appropriateness for the proposed project by the Movahedis.

However, the Certificate of Appropriateness, itself, was not issued until October 10, 2005. This, we believe, was a result of the change in the status of the Office of Neighborhood and Historic Preservation. As you all know, Cindy Thomack left and Jan Ostashay was hired as the new Neighborhood and Historic Preservation Officer. Ms. Ostashay was the one who signed the October 10, 2005 Certificate of Appropriateness.

The Certificate of Appropriateness that was granted was conditional. It described the project as:

> "Add-on to rear of building maintaining its historic character, architectural style, mass, scale, and proportions. Work to be conducted according to the Secretary of the Interior Standards for Rehabilitation. Adding 523 square feet to existing 1921 structure."

The specific condition that needed to be followed was that:

> "As specified on plans – revised October 10, 2005 – any changes proposed will need to be reviewed by this office first before implementing."

The Movahedis' plans were approved by the Department of Planning & Building, and subsequently approved by the Office of Neighborhood and Historic Preservation. Mr. Movahedi sat down with Ms. Ostashay on October 22, 2005, and she made extensive revisions to the plans that had already been approved by the Department of Planning & Building. It was those approved plans that were in place when the renovation of the property began on December 16, 2005.

It should be noted that the plans included notations indicating removing "*all the existing stucco*" and replacing it with a smooth finish stucco. Copies of those plans will be made available at the today's meeting for your consideration.

When the project began on December 16, 2005, the Movahedis watched the first day and a half of the project before going out of town on Saturday, December 17, 2005. On Wednesday, December 21, 2005, the Movahedis received a telephone call from their contractor, who said that he had run into considerable difficulty and needed their input to decide what to do. Specifically, he said that the stucco was not adhered to the studs and literally "flaked off" the building during the course of renovation. The contractor had brought a circular saw to try and remove the stucco, but it was unnecessary. Also, the contractor said that, upon the selected demolition work which they had undertaken, they discovered that many, if not all, of the studs had dry rot or termite infestation and the foundations were more deteriorated than expected. The contractor recommended replacement of the entire foundation and the existing wall studs because to not do so would create an immediately unsafe or dangerous condition.

Mr. and Mrs. Movahedi directed the contractor to stop anymore work until they could get clarification as to how to proceed on the project. Mr. Movahedi then contacted the engineer, who came out and made an inspection of the property and wrote a letter. His letter is a part of your package from the City and is also attached as Exhibit B to this letter. It indicates that the damage to the property was so extensive that additional rehabilitation work, including an almost entirely new foundation and entirely new studs, would be necessary to make the property safe.

On December 29, 2005, Mr. Movahedi went to the Office of Neighborhood and Historic Preservation to talk with Ms. Ostashay, who informed him that she believed the work had gone too far. On January 4, 2006, the City's Department of Planning & Building put a stop work order on the property, and the work on the project, which had stopped on December 21st, has remained stopped until this date.

EVALUATION OF THE MARCH 15, 2006
STAFF REPORT

The Staff Report makes several statements which we believe need to be clarified. Specifically, in Paragraph 2, it indicates that: "A stop work order was issued on January 4, 2006, due to work performed beyond that approved and stipulated in the issued Certificate of Appropriateness." The Movahedis take exception to this statement because they believe that they patiently waited for almost six months for the Certificate of Appropriateness granted on April 20, 2005, before they finalized their plans. The plans were then approved by the Department of Planning & Building, and then the Movahedis specifically followed

the condition listed on their Certificate of Appropriateness and had the Office of Neighborhood and Historic Preservation review their plans and approve them before they began the project. Indeed, the Office of Neighborhood and Historic Preservation signed off on plans that included the removal of all the stucco.

Further, in the same paragraph, the Staff Report indicates that: "The condition of the building after this 'unauthorized work' was performed is summarized in a letter sent to the Applicant from his contractor dated December 28 [*actually it was December 29, 2005*] attached." The Movahedis believe that the work that was performed was not unauthorized and was, in fact, specifically authorized by the plans.

Finally, in the third paragraph, the Staff Report indicates that: "At this time, Applicant is requesting approval of a Certificate of Appropriateness to: (1) remove the existing wood studs and remaining foundation elements from the site; (2) reconstruct the original dwelling with the one-story (previously approved) addition attached onto the rear of it; and (3) remove the existing garage and rebuild it along the eastern property line (currently, 1'4" away)." It is important to know exactly what is occurring. Mr. and Mrs. Movahedi want to make it clear that they are demolishing the balance of the home and reconstructing a replica structure in order to make it safe and habitable. According to the letter sent by their engineer, and concurred with by the inspectors at the Department of Planning & Building and the Office of Neighborhood and Historic Preservation, the property could not have been rehabilitated successfully so as to make it safe.

JUSTIFICATIONS FOR THE PROPOSED PROJECT

Chapter 2.63 of the Long Beach Municipal Code concerns the Cultural Heritage Commission. Thereunder, Section 2.63.070 concerns "Procedures for Administering the Certificate of Appropriateness." Thereunder, Subdivision (I) provides in relevant part that: *". . . The provisions of this section shall not prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which is necessary to remedy an immediately unsafe or dangerous condition, as determined by the Fire Department and/or Planning & Building Department. . ."*

Based on the letter from GCI Associates, Inc., dated December 29, 2005, and signed by George A. Gouvis, II, the existing wall studs of the structure are "in such a weakened condition and so blatantly infected with dry rot and termite infestation that they should be

removed completely." Mr. Gouvis states that it would not be appropriate to reuse or attempt to salvage the material because the new lumber would become infected. In addition, Mr. Gouvis reports that, although 75% of the existing foundation was slated for removal under the approved plans, the remaining 25% of the foundation was cracked and needed repairs to the extent that any attempts to save it may prove futile. Finally, Mr. Gouvis notes that the existing garage suffers from so many original design defects with respect to weep screeds and the distressed condition of the framing that he recommends complete demolition and reconstruction of the garage, including the demolition of the foundation. Mr. Gouvis concludes that, despite the fact that his staff worked hard to save the existing elements of the building, "for the sake of life/safety issues, the above recommendations should be followed and failure to do so would result in a written document to limit my liability, which would be sent to the building office and to my insurance carrier."

Representatives of the City's Department of Planning & Building and the Office of Neighborhood and Historic Preservation have visited the property on several occasions since they received Mr. Gouvis' letter. They concur with his observations and conclusions, and have concluded that his suggestions should be followed. Therefore, the applicable Secretary of the Interior Standards for the evaluation of this project include both the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings and the Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating & Restoring, and Reconstructing Historic Buildings. Under the second set of Standards, Standards Nos. 4 and 5 are particularly applicable to this project.

Standard No. 4 provides as follows:

> "4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence, rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will recreate the appearance of a non-surviving historic property in materials, design, color, and texture."

The Movahedis' project is consistent with this standard because the proposed reconstruction would utilize the same materials, design, color, and texture as the non-surviving historic property. With the exception of the previously approved 523 square foot addition to the rear of the property, the footprint of the property remains the same. Most

importantly, the existing windows remain and will be utilized and the front entrance will be replicated using original materials to the extent possible.

Standard No. 5 provides as follows:

> "5. A reconstruction will be clearly identified as a contemporary recreation."

The Movahedis have agreed to work with the Office of Neighborhood and Historic Preservation to meet this standard.

CONCLUSION

When my clients were first asked to apply for a new Certificate of Appropriateness and pay an additional $1,366.25 fee to do so, they were very concerned. They believed that, since they first began to contemplate the purchase of this property over 2-1/2 years ago, they had tried to research, and then abide by, all the rules that apply to a contributing structure in a designated historic district. Indeed, the Movahedis were particularly sensitive to the value of historic preservation, as Mr. Movahedi had grown up in a historic home in Iran more than three times older than the building which they purchased in the Bluff Park Historic District.

After an education, first by the Cultural Heritage Commission, and then by Ruthann Lehrer and myself, as to the requirements for renovation of a contributing member of a historic district, they obtained a Certificate of Appropriateness, had their plans approved by the Department of Planning & Building, and then approved by the Office of Neighborhood and Historic Preservation, before they began the agreed upon scope of work. The work they undertook did not exceed that scope of work, but revealed unsafe and dangerous conditions, as verified by the Department of Planning & Building and the Office of Neighborhood and Historic Preservation. As a result, they voluntarily stopped work on the project and sought further direction.

The Movahedis are back before you today with the full support of the Office of Neighborhood and Historic preservation, and ask you to grant the Certificate of Appropriateness so they can proceed to finish this long-stalled project and improve the historic character of the Bluff Park Historic District.

Very truly yours,

Douglas W. Otto

DWO:map
Enclosures

cc: Mr. and Mrs. Mohammad R. Movahedi
Jan Ostashay
Shaine Klima

Law Offices
of
DOUGLAS W. OTTO

111 W. Ocean Blvd., Suite 1300
P.O. Box 2210
Long Beach, CA 90801-2210
(562) 491-1191 ▮ (562) 590-7909 (fax)
E-MAIL: doug@dwottolaw.com

April 14, 2005

DICTATED BUT NOT READ

Members of the Long Beach
Cultural Heritage Commission
333 W. Ocean Blvd.
Long Beach, CA 90802

Re: Application for Certificate of Appropriateness for Mohammed R. Movahedi at 2810 E. First Street

Dear Members of the Commission:

I represent Mr. and Mrs. Movahedi in their Application for a Certificate of Appropriateness for modifications to the property they own at 2810 E. First Street in the Bluff Park Historic District. This matter was before the Cultural Heritage Commission in late 2004 with substantially different plans. The Movahedis were unaware of the applicability of the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, as revised in 1992 and codified at 36 CFR Part 68 in the July 12, 1995, Federal Register (Vol. 60, No. 133). Since that time, Mr. and Mrs. Movahedi have consulted with Ruthann Lehrer and me, and revised their plans in accordance with the Secretary of the Interior's *Standards*.

The Movahedi property is in the Mission Revival style. It is a single-story home located in the Bluff Park Historic District and contributes to that district. Prior to the Movahedis' purchase of the property, the following alterations were made:

- Exterior cladding was done in "texture-coat" stucco;
- Exterior façade windows were replaced with plate glass windows;
- A rear addition to the rear bedroom was not distinguished from the existing structure; and
- Terra cotta tile was replaced with a similar material.

The proposed project seeks to add on to the rear of the property in order to increase the living space of the house, and to alter the interior layout of the kitchen. Both these

Exhibit A1

alterations affect the exterior architecture, but both have been designed to conform to the Secretary of the Interior's *Standards*, as follows:

- The rear addition is one story, and will not be visible from the street. In order to comply with *Standard #9*[1], requiring differentiation of the new from the old, a slight offset of the wall plane of the west wall will distinguish the new construction from the original. This will make visible the location of the rear addition. The floor plan requires some removal of the original bedroom in the rear, but this is the area that was previously altered by a rear extension that was not differentiated. The prior addition will be removed and replaced by one that conforms to the *Standards*. Since the new addition is placed at the rear of the house, it also complies with *Standard #10*[2] in that it will be reversible, should that ever become desirable.

- The interior kitchen design originally called for removal of the paired windows on the east wall located towards the rear of the house, and their replacement with a new single window. In compliance with *Standard #2*[3], requiring that removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property be avoided, the revised design allows for the retention of the paired windows. The alteration will be done from the inside, with a new wall closing off one of the windows from the interior, so that the paired windows can remain in place. This also allows for the reversibility of this alteration, in keeping with *Standards #9 and #10.*

---

[1] *Standard #9 provides that: "New additions, exterior alterations, or related new construction ~~will not destroy~~ historic material, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the described materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment."*

[2] *Standard #10 provides that: "New additions and related or adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

[3] *Standard #2 provides that: "The historic character of the property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided."*

Exhibit A2

In the Movahedis' previous application, they sought to enclose the front porch. As this is a significant character-defining feature of the house, they do not include this modification in their current application.

Also, in the proposed project, the roof is to be replaced. This is a flat, non-visible roof, and its replacement will be in conformance with *Standard #6.*[4]

Other minor changes to the property include relocation of the kitchen door on the rear-facing wall, and replacement of the non-original garage door with one that is appropriate to the period, i.e., made from wood or from a synthetic material that simulates wood. The kitchen door is not a significant architectural feature and the garage door replacement will strengthen the historical character of the house. From the street, the property will remain unchanged to the eye and continue to contribute to the Bluff Park Historic District.

Finally, as evidence of the Movahedis' commitment to the Bluff Park Historic District, they have offered to remove the exterior texture-coated stucco cladding and replicate a "period" sand finish texture to augment the Mission Revival style of the property.

The Movahedis plan to be long-term members of the Bluff Park Historic District and are proud to offer these plans for sensitive restoration and modification of their historic property. If I can answer any questions, please contact me.

Very truly yours,

Douglas W. Otto

DWO:map

cc: Ruthann Lehrer
Cindy Thomack
Mr. and Mrs. Mohammad R. Movahedi

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[4] *Standard #6 provides that: "Deteriorated historic features will be repaired, rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."*

Exhibit A3

CULTURAL HERITAGE COMMISSION

Layne Johnson, Chair
Kevin Motschall, Vice Chair
Julie Bartolotto, Member
Laura Brasser, Member
R. Michael Burrous, Member
E. Thor Carlson, Member
Kevin Doherty, Member
Doris Felix, Member
Karen Highberger, Member

WEDNESDAY, MARCH 15, 2006
MAIN LIBRARY
LOWER LEVEL MEETING ROOM
101 PACIFIC AVENUE
8:30 A.M.

John Malveaux, Member
Anna Maria McGuan, Member
Dan Pressburg, Member
Brian Ulaszewski, Member
Kerrie Weaver, Member
William Wynne, Member
Stan Poe, Ex Officio Member

Jan Ostashay, Historic Preservation Officer

AGENDA

NOTICE: If unable to attend the meeting, please contact the City Clerk Department at 570-6438.

1. **CALL TO ORDER/ROLL CALL**

2. **APPROVAL OF MINUTES**
   February 15, 2006

3. **PUBLIC:** Opportunity given to citizens to address the ruling body on non-agenda items within their jurisdiction. (Currently limited to two minutes, unless extended by the Chair.)

4. **OLD BUSINESS**
   a. Certificate of Appropriateness for alteration/addition – 855 Elm Street
      Applicant: Sequoia Deployment Services, Inc. for T-Mobile

5. **NEW BUSINESS**
   a. Certificate of Appropriateness for addition – 3586 California Avenue
      Applicant: Justin and Melia Wallin

   b. Certificate of Appropriateness for demolition and new construction – 2810 E. 1st Street
      Applicant: Mohammad Movahedi

   c. Landmark Designation – 505 W. Broadway (Julian Ship Supplies building)
      Presenter: Staff

6. **STAFF REPORT**
   - OHP Certified Local Government Annual Report
   - WPA Mosaic/Project Status
   - By-laws Status
   - Monitoring Results of Questioned California Heights Properties

ALSO PRESENT: Jan Ostashay, Historic Preservation Officer
Shaine Klima, Historic Preservation Aide
Nancy Muth, City Clerk Specialist

Chair Johnson presiding.

Certificate of Appropriateness for Demolition/New Construction, 2810 E. First Street

Jan Ostashay, Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record; and responded to questions.

Doug Otto, attorney, 111 West Ocean Boulevard, Suite 1300, distributed and discussed correspondence dated March 15, 2006, a copy of which was received and made a part of the permanent record; provided the project's historic background; described the condition of the structure's stucco, studs and foundation; and responded to questions.

A discussion ensued.

Commissioner Wynne moved, seconded by Commissioner Burrous, that the Certificate of Appropriateness for a demolition permit for 2810 E. First Street be approved.

A discussion ensued.

Commissioner Wynne, with the consent of the second, withdrew the main motion.

A discussion ensued regarding the necessity for action under the California Environmental Quality Act (CEQA) or an Environmental Impact Report.

Mohammad Movahedi, owner, spoke regarding the project and the property; and responded to questions.

Commissioner Doherty moved, seconded by Commissioner Carlson, that the Certificate of Appropriateness for demolition and new construction at 2810 E. First Street be laid over to allow staff to work with the Department of Planning and Building to avoid the issuance of a demotion permit and still allow the applicant to proceed with reconstruction.

A discussion ensued.

As a substitute motion, Commissioner Wynne moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for demolition and new construction at 2810 E. First Street be approved as submitted, based on Secretary of Interior Standards Nos. 2, 5 and 9, with the stipulation that staff work with the Department of Planning and Building to remove the demolition requirement from the Certificate of Appropriate and the plans, and that clarification and details return to the Commission. The motion passed by the following vote:

AYES:	COMMISSIONERS:	Brasser,Burrous,Highberger, McGuan,Pressburg,Ulaszewski, Wynne,Motschall.
NOES:	" :	Carlson,Doherty,Felix,Malveaux.
ABSENT:	" :	Bartolotto,Weaver.
ABSTAINED:	" :	Johnson.

STAFF REPORT

Jan Ostashay, Historic Preservation Officer, narrated the staff report, a copy of which was received and made a part of the permanent record; advised that a Long Beach Navy Memorial Heritage Association 2005-06 grant was awarded to the City for the first phase of the citywide survey in the amount of $29,800; and announced the awards ceremony for dispersing the grants was scheduled for March 22, 2006.

Shaine Klima, Historic Preservation Aide, provided a status report in response to Commissioner Weaver regarding various projects at properties in the California Heights Historic District, a copy of which was received and made a part of the permanent record.

ANNOUNCEMENTS

Commissioner Ulaszewski announced a March 25, 2006 panel regarding Creating, Expanding and Maintaining Historic Districts, which was sponsored by Long Beach Heritage and the City of Long Beach; and suggested the Department of Planning and Building provide a dedicated staff member to enhance communication.

Commissioner Malveaux announced Women's History Month.

Commissioner Wynne announced an event with tours entitled Kaboom III on March 25, 2006 in Santa Monica regarding prefabricated housing.

Commissioner Brasser expressed concerns regarding the future demolition of a building at Fourth Street and Long Beach Boulevard and the loss of historic fabric throughout the City.

Commissioner Motschall expressed concern regarding the future of the County Courthouse building at Ocean Boulevard and Magnolia Avenue; the reoccurring destruction of Bluff Park Historic District homes; and establishing a mechanism to prevent the erosion of historic fabric in the Bluff Park Historic District.

City of Long Beach
Working Together to Serve

Item 5b

Date: March 15, 2006

To: Cultural Heritage Commission

From: Staff

Subject: Certificate of Appropriateness for New Construction – 2810 E. 1st Street

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A Certificate of Appropriateness was issued in October 2005 for work approved by the Cultural Heritage Commission in April 2005. The scope of work approved included construction of a single story addition (approximately 523 square feet) onto the rear of a one-story, single-family residence located in the Bluff Park Historic District. The property, built in 1921, is considered a contributor to this district. The work approved by the CHC was based on the Secretary of the Interior's Standards for Rehabilitation numbers 2, 5, and 9.

Construction of the project began in November; however, a stop work order was issued on January 4, 2006 due to work performed beyond that approved and stipulated in the issued Certificate of Appropriateness. Work completed up to this date included the removal of all interior and exterior walls, flooring, and roof of the dwelling with only the studs remaining. Such work was recommended and performed by the Applicant's contractor without prior approval by the City's Office of Historic Preservation or the Planning & Building Department. The condition of the building after this unauthorized work was performed is summarized in a letter sent to the Applicant from his contractor dated December 28, 2005 (attached). Since the beginning of January no work has been performed on the structure.

Revised plans submitted by the Applicant for CHC review and approval today note in more specific detail the reconstruction of the existing residence with the new addition at the rear. At this time, the Applicant is requesting approval for a Certificate of Appropriateness to 1) remove the existing wood studs and remaining foundation elements from the site; 2) reconstruct the original dwelling with the one-story (previously approved) addition attached onto the rear of it; and 3) remove the existing garage and rebuild it along the eastern property line (currently 1'-4" away).

Staff from both the Office of Historic Preservation and Planning & Building conducted a number of site visits to assess the current condition of the dwelling and garage. Upon inspection, both structures appear to have extensive termite damage throughout the extant framing system. Many of the floor-to-ceiling wood studs are no longer standing or able to support any weight due to termite infestation. In other areas of the two structures only portions of the studs are evident. In its current condition those remaining portions of the house are beyond salvaging and will need to be removed. The garage is a secondary feature and its current condition also warrants removal.

The proposed new construction would include rebuilding most of the house to duplicate the historic features, architectural style, materials, design, form, and textures of the non-surviving historic property. The garage would also be rebuilt to duplicate its appearance in style, design, material, form, and textures. Such work would be substantiated by documentary and physical evidence, much of which is on file in the City's Historic Preservation Office. The current plans submitted include the same scope of work that was previously approved by the CHC, as well as the demolition of the front portion of the dwelling, partial reconstruction of the front portion of the house, and the removal and reconstruction of the detached garage.

The work proposed for the front portion of the dwelling appears consistent with the Secretary of the Interior's Standards for Reconstruction; however, there are a number of discrepancies in the measurements and dimensions of some detail features and plans for the garage are not included in the submittal. These discrepancies will need to be clarified and, if appropriate, corrected prior to final approval and issuance of a Certificate of Appropriateness for demolition and new construction of the house. The work that was previously approved appears consistent with the Secretary of the Interior's Standards for Rehabilitation. Staff, therefore, recommends approval of the proposed scope work in concept with the Applicant to return to staff to further refine his plans based on Staff plan review comments. Because of the nature of the project it will be closely monitored by both the Historic Preservation Office and the Planning & Building Department on a regular basis.

CITY OF LONG BEACH

DEVELOPMENT SERVICES DEPARTMENT

333 West Ocean Boulevard, 7th Floor • Long Beach, CA 90802 • (562) 570-6864 FAX (562) 570-6860

CERTIFICATE OF APPROPRIATENESS
MAJOR WORK APPROVAL

Pursuant of section 2.63 of the Long Beach Municipal Code, Part 2.63.070, the Long Beach Cultural Heritage Commission reviewed on **(date)** 11-17-2008

The application of **(applicant name)** Mohammad Movahedi

For (project description)
Demolition of substandard contributing single-family residence pursuant to City Prosecutor Thomas Reeves. Certificate of Appropriateness for the demolition of the dwelling is authorized and approved by Craig Beck, Director of Development Services.

at **(property address)** 2810 East 1st Street

(property description) Spanish style one-story residence (contributor Bluff Park Historic District)

☐ with no conditions. ☒ with the following conditions:

Conditions: Any infill project for this parcel will need an approved Certificate of Appropriateness from the Cultural Heritage Commission prior to implementation. All work proposed for this parcel must be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings by Weeks and Grimmer (1995).

BLDG DEPT ☐

ENVIRONMENTAL REVIEW: CE-31: EXEMPTION DATE: 11-17-2008

This Certificate of Appropriateness is hereby APPROVED subject to any and all conditions listed above.

Jan Ostashay
Historic Preservation Officer

11/17/08
DATE

NOTE: The approval granted by this Certificate of Appropriateness pertains **ONLY** to those items identified in the project description. Modifications of architectural elements not identified in this Certificate require supplemental Certificates of Appropriateness, applications for which may be obtained by contacting the Historic Preservation Office at (562) 570-6864. Any work performed without a Certificate of Appropriateness may be subject to removal and restoration. This Certificate is valid for one year.

HISTORIC PRESERVATION DIVISION
CHC MAJOR COA Rev.05/2008

06/06/2011 10:34 FAX 1 714 846 4311 NEGAR DERAKSHANI DDS 002/005

City of Long Beach
Long Beach Development Services
Historic Preservation Division
333 West Ocean Blvd., 7th floor
Long Beach, CA 90802
(562) 570-6864 Fax: (562) 570-6860

CERTIFICATE OF APPROPRIATENESS
Major (CHC) Project Application

Please print legibly or type

DATE: 11-17-2008	PROJECT NO:
CASE NO: HP07-	
PROJECT ADDRESS (NOT MAILING LIST): 2810 E. 1st. Street, Long Beach, CA 90803	HISTORIC DISTRICT/LANDMARK NAME: Bluff Park
APPLICANT'S NAME: MOVAHEDI, MOHAMMAD	PROPERTY OWNER'S NAME: MOVAHEDI, MOHAMMAD
APPLICANT'S ADDRESS: 6082 Edinger Ave., Suite B	PROPERTY OWNER'S ADDRESS: 6082 Edinger Ave., Suite B
CITY, STATE, ZIP: Huntington Beach, CA 92647	CITY, STATE, ZIP: Huntington Beach, CA 92647
TELEPHONE (INCLUDING AREA CODE): cell 714-613-3101	TELEPHONE (INCLUDING AREA CODE): cell 714-613-3101
EMAIL ADDRESS:	EMAIL ADDRESS:
PRIMARY CONTACT PERSON: ☐ Applicant	☒ Property Owner

Please check the appropriate boxes below.
Only check a box if it accurately and describes your proposed work, otherwise leave boxes blank.
In addition, please briefly describe your project noting materials, colors, location, and type of work proposed.
Also note the reason for the requested modification.

1. PROPOSED PROJECT

☐ New Construction (SFD/MFD) ☐ Relocation ☐ Addition ☐ Signage/Awning
☐ Restoration/Rehabilitation ☐ Alteration ☒ Demolition ☐ Other: _____

2. PROJECT DESCRIPTION

Demolition of substandard contributing single-family residence located within the Bluff Park Historic District. Demolition approved and authorized by Craig Beck, Director of Development Services.

3. REASON FOR CHANGE(S)

Substandard case pursuant to City Prosecutor Thomas Reeves.

TOTAL SQUARE FEET OF THIS PROJECT:	VALUATION OF WORK COVERED BY THIS APPLICATION:
COMM RES GAR MISC	$

I, the undersigned, declare under penalty of perjury under the laws of the State of California that the information on this Certificate of Appropriateness application is true and correct. In addition, I understand that I cannot proceed with the environmental changes requested in this application unless and until a Certificate of Appropriateness is issued by the Cultural Heritage Commission or the Historic Preservation Officer. I further understand that neither this application nor a subsequently issued Certificate of Appropriateness supersedes the need to obtain the necessary building permits and other applicable permits under the City of Long Beach Municipal Code.

Signature: _____ Date: 11/17/2008

FOR DEPARTMENT USE ONLY BELOW THIS LINE

CEQA Review: ☒ Exempt ☐ Pending ☐ Completed (note type):

Reviewed By: _____ Date: 11/17/08

☒ Submittal Complete
☐ Submittal Incomplete
☐ CHC Date: N/A

COA Fee:	$ 2,579.46
9.3% Surcharge:	$ 2,579.46
TOTAL:	$ 5,158.96

This information is available in an alternative format by request to the Development Services Center at (562) 570-6651 or (562) 570-6793 TDD – Visit our website at www.longbeach.gov/plan

06/08/2011 10:34 FAX 1 714 848 4811 NEGAR DERAKSHANI DDS 003/005

City of Long Beach
Planning & Building Department
333 W. Ocean Blvd., 4th Floor
Long Beach, CA 90802
(562) 570-6651 Fax: (562) 570-6753

Building Permit Application

APP-010 ver. 01.09.27

Project No.	Approved for PC Only

PLEASE PRINT CLEARLY

1. PROJECT ADDRESS (NOT MAILING ADDRESS): 2810 E. 1st st., Long Beach, CA 90803
SUITE/UNIT NO.:
DATE: 11/17/2008

2. APPLICANT LAST NAME-FIRST NAME: MOVAHEDI, MOHAMMAD
PLEASE CHECK: ☑ OWNER ☐ LESSEE / TENANT ☐ AGENT FOR ☐ DESIGNER ☐ CONTRACTOR

3. APPLICANT MAILING ADDRESS: 6082 Edinger Ave., suite B
E-MAIL ADDRESS:

4. CITY-STATE: Huntington Beach, CA
ZIP: 92647
PHONE: 714-613-3101
FAX:

5. CONTRACTOR LAST NAME-FIRST NAME: Owner Builder
STATE LICENSE NO. & TYPE:

6. CONTRACTOR MAILING ADDRESS: 6082 Edinger Ave., suite B
E-MAIL ADDRESS:

7. CITY-STATE: Huntington Beach, CA
ZIP: 92647
PHONE:
FAX:

8. CONTACT PERSON LAST NAME-FIRST NAME: MOVAHEDI, MOHAMMAD

9. CONTACT PERSON MAILING ADDRESS: 6082 Edinger Ave., suite B
E-MAIL ADDRESS:

10. CITY-STATE: Huntington Beach, CA
ZIP: 92647
PHONE: 714-613-3101
FAX:

11. DESCRIPTION OF WORK: Demo SFD w/ detached garage & Clear lot

12. OCCUPANCY GROUP | TYPE OF CONSTRUCTION | CBC EDITION USED | NO. OF STORIES | CHANGE OF OCCUPANCY FROM: TO:

13. TOTAL SQUARE FEET OF THIS PROJECT
COMM. RES. GAR. MISC.

14. VALUATION OF WORK COVERED BY THIS APPLICATION: $
NO. OF DWELLING UNITS:
PRESENT USE: None
PROPOSED USE:

15. FIRE SPRINKLERS ☐ YES ☐ NO
16. FIRE ALARM SYSTEMS ☐ YES ☐ NO
17. FIRE STANDPIPES ☐ YES ☐ NO

18. I HEREBY CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.
SIGNATURE: MM
DATE: 11/17/2008

ISSUED BY (INITIALS):

FOR DEPARTMENT USE ONLY

ZONE	SPECIAL SETBACK	SETBACKS F	S	R	CF TO PL	PLANNING PC FEES REQUIRED	ZONING APPROVED	PLANNING STAMP REQUIRED
R2L	25	25	4	10	20	yes	DB 11/17/08	

NOTIFY THE CASHIER WITH ONE OF THE FOLLOWING:

- ☐ Contractor with Workers' Compensation
- ☐ Developer with Workers' Compensation
- ☐ Owner with Workers' Compensation
- ☐ Contractor without Workers' Compensation
- ☐ Developer without Workers' Compensation
- ☐ Owner without Workers' Compensation

Workers' Compensation Company Name	Expiration Date	Policy No.
	/ /	

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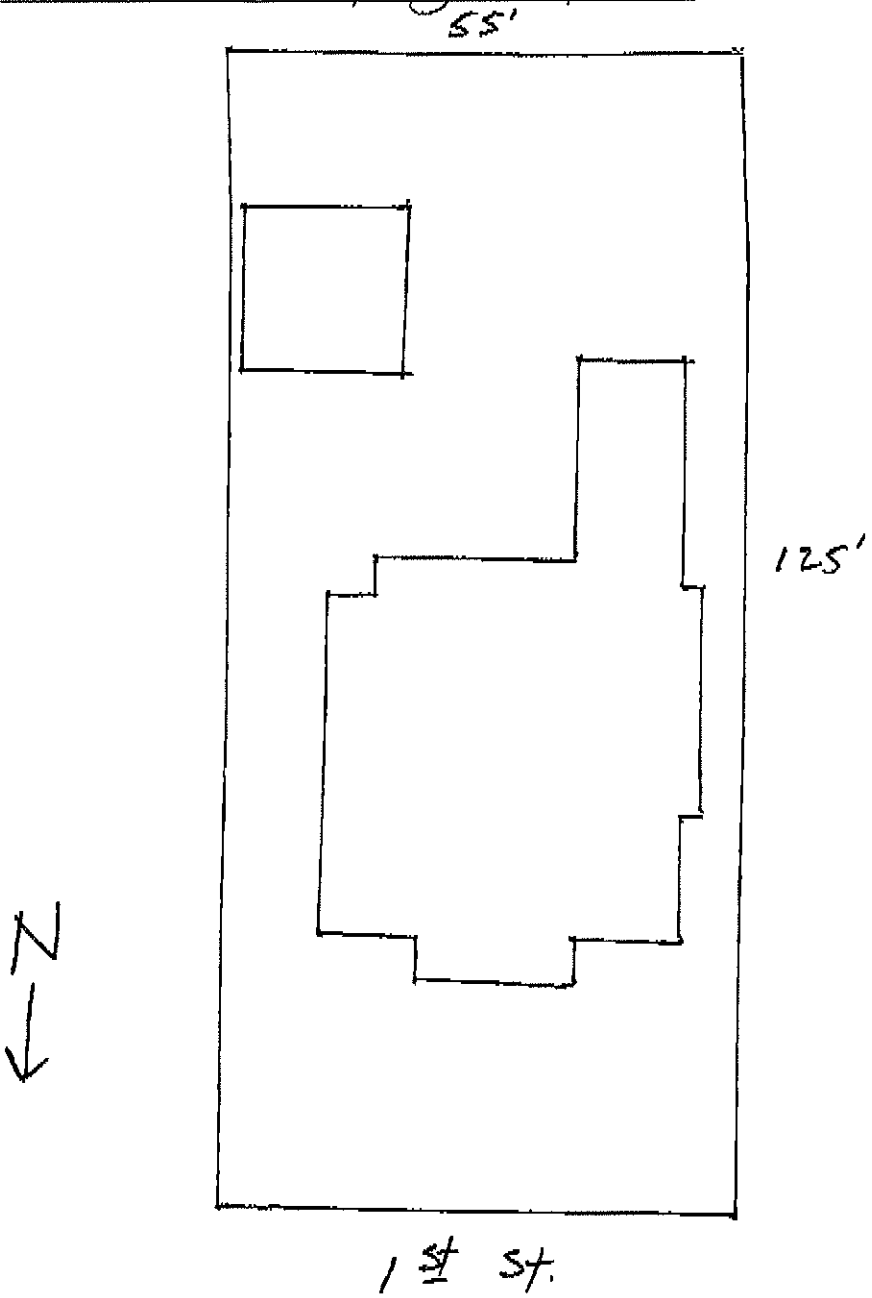
JOB ADDRESS 2810 E. 1st St., Long Beach, CA 90803 PROJECT # _____



DATE REC'D 11-17-08 **Circle one** NEW ALTERATION ADDITION REPAIR DEMOLITION

DESCRIPTION Demo SFD w/ detached garage

APPLICANT/CONTACT [illegible]

APPLICANT ADDRESS 6082 Edinger Ave., Suite B, Huntington Beach CA 92647 PHONE 714-613-3101

LOT _____ BLOCK _____ TRACT _____

DEPARTMENT USE ONLY

ZONE	Special Set Backs	F	S	R	CF to PL	CASE NO.
RJL	25	25'	4'	10'	20'	
Flood Cert. Req'd ☐	Historical Approval Req'd ☒	Zoning Approved ☒ 11/17/08	Planning Stamp Req'd ☐	Special Plan Permit Req'd ☐	Redevelopment Approval Req'd ☐	Page #

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APPENDIX D: TEXT OF APPLICABLE REGULATORY DOCUMENTS

ORDINANCE NO. C-6835 AMENDING ORDINANCE C-5869, ADOPTED JULY 29TH 1982, ESTABLISHING THE BLUFF PARK HISTORIC LANDMARK DISTRICT

Standards and Guidelines for the Bluff Park Historic District

Section B. New Construction or Alterations

1. Construction in the Bluff Park District shall conform to the bulk mass, scale, and height of the majority of existing structures on both sides of the street on the block on which the new structure is to be erected.
2. The style of architecture, use of materials and the landscape treatment shall not be uncharacteristically different from the predominant style of the immediate surroundings.
3. New structures shall not be pained or otherwise finished on the exterior in colors and architectural details which would be out of character with the general architectural style prominent on the block on which the new structure is to be located.
4. Driveways and garage entrances shall conform to the existing standard on the block on which the new building is to be erected. For example, if the standard is alley access to garage, then new structures shall not have street access.
5. Major new landscape features, such as trees and large shrubs shall conform to the general species of plant material and design style on the block on which the new building is to be erected. Existing trees should be preserved if at all possible. Landscape features reflecting the era and architectural style of the new structures shall be encouraged.
6. All applicable building, safety, and health codes shall be observed.

CITY OF LONG BEACH LANDMARK ALTERATION PROCEDURE, PERMIT REQUIREMENTS §2.24.120

A. Except as otherwise provided in Section 2.24.160, it shall be unlawful for any person to carry out or cause to be carried out a material change on any designated landmark unless a landmark alteration permit has first been obtained for such material change.

B. Any person desiring to carry out a material change on a designated landmark shall apply for a landmark alteration permit.

C. An application for a landmark alteration permit shall be filed with the community services department upon the prescribed form and shall contain the following data:

   1. A statement of the proposed work;
   2. Plans describing the size, height, and appearance of the proposed work;
   3. A site plan showing all existing buildings and structures and the proposed work;
   4. Where the application is for demolition, the necessity for demolition shall be justified; and
   5. Other information deemed necessary by the historic preservation commission.

D. After receiving an application for a landmark alteration permit, the Community Services Department shall refer it to the historic preservation commission which shall hold a public hearing.

E. The Historic Preservation Commission in considering the appropriateness of the landmark alteration application shall consider, among other things, the purposes of this chapter and the historic architectural value and significance of the landmark. Among other things, the commission shall take into consideration the texture and material of the building or structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, and landscaping.

F. The historic preservation commission may approve, approve with modifications, or disapprove the application.

G. Prior to approval or modified approval, the historic preservation commission shall find that:

   1. The action proposed is consistent with the purposes of this ordinance; and
   2. The action proposed will not be detrimental to a structure or feature of significant aesthetic, cultural, architectural, or engineering interest or value of a historic nature; or
   3. The action proposed is necessary to correct an unsafe or dangerous condition on the property; or
   4. The applicant has demonstrated the denial of the application will result in immediate or substantial hardship.

H. Upon approval of an application, the Historic Preservation Commission shall issue a landmark alteration permit, one copy of which shall be forwarded to the applicant, one copy of which shall be retained in the files of the Community Services Department, and one copy of which shall be forwarded to the building official. In addition, a copy shall be forwarded to any other department or agency requesting it.

I. Any person residing in or owning property in the City shall have the right of appeal to the City Council. Notice of appeal must be filed with the City Clerk within ten days following the action of the historic preservation commission.

J. No building, grading, or demolition permit shall be issued by the City, if the issuance of such permit will allow a material change to be carried out on a designated landmark, unless the applicant for such permit has first obtained a landmark alteration permit.

Material Change Defined (§2.24.020)

A "material change" means any change in the exterior appearance of a structure or feature, through alteration, construction, relocation, grading, demolition, or otherwise.

DETERMINING THE SIGNIFICANCE OF IMPACTS TO HISTORICAL RESOURCES UNDER CEQA (CCR TITLE 14; CHAPTER 3; ARTICLE 5; SECTION 15064.5)

A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.

The significance of a historical resource is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995) (Weeks and Grimmer) shall be considered as mitigated to a level of less than a significant impact on the historical resource.

A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of a historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.