

ORDINANCE NO. C- 6694

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY ADDING SECTIONS 16.52.590,  
16.52.600, 16.52.610, AND 16.52.620, RELATING  
TO THE NOMINATION OF THE THRIFTY DRUG/FAMOUS  
DEPARTMENT STORE BUILDING, 453 CEDAR AVENUE,  
629 ATLANTIC AVENUE AND THE SECOND CHURCH OF  
CHRIST SCIENTIST AS HISTORICAL LANDMARKS

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

Section 1. Section 16.52.590 is added to the Long  
Beach Municipal Code to read as follows:

16.52.590 THE THRIFTY DRUG/FAMOUS DEPARTMENT STORE

Pursuant to the provisions of Chapter 2.63 and  
with the recommendation of the Planning Commission,  
the City Council designates the following building as  
an historical landmark in the City: The Thrifty  
Drug/Famous Department Store Building.

A. Location, description and reasons for  
designation. Located at 601-609 Pine Avenue in the  
City of Long Beach, the Thrifty Drug/Famous Depart-  
ment Store Building was originally built as the  
Famous Department Store Building in 1929. Located at  
a prime corner in downtown Long Beach, it

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1 demonstrates the economic growth of Long Beach in the  
2 twenties in the retail sector. The oil industry and  
3 tourism propelled the boom of the twenties in Long  
4 Beach, encouraging new commercial growth such as this  
5 new store.

6 The building is one of the finest examples of  
7 Art Deco in downtown Long Beach, and is a strong  
8 visual presence on a prominent corner. Typical of  
9 the Art Deco style are the stepped back vertical  
10 piers, the vertical grouping of windows, and the  
11 chevron design motif. The 1937 top floor addition  
12 shows the influence of the International Style, but  
13 integrates skillfully in the older building.

14 The architectural firm of Morgan, Wall and  
15 Clements created major landmark buildings in Los  
16 Angeles and Southern California, significantly  
17 influencing the urban design of the region. Their  
18 work includes the Wiltern Theater, the Samson  
19 Uniroyal Tire Factory in Commerce, the Chapman  
20 Buildings, the Owl Drug Company, the Mayan Theater,  
21 the Belasco Theater, the Pantages Theater, the  
22 Richfield Building (demolished) and many others.

23 B. General guidelines and standards for any  
24 changes. The "Standards for Rehabilitation and  
25 Guidelines for Rehabilitating Historic Buildings"  
26 prepared by the Secretary of the Interior (Revised,  
27 1983), as amended, are incorporated by reference, and  
28 the following additional guidelines and standards as

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1 recommended by the Cultural Heritage Commission are  
2 adopted:

3 Any exterior alterations, modifications or  
4 repair of the above structure shall be done so in  
5 keeping with its historic character, and any exterior  
6 alterations, modifications or changes shall follow  
7 the Secretary of Interior's Standards for  
8 Rehabilitation and Guidelines for Rehabilitating  
9 Historic Buildings.

10 No environmental changes shall be permitted to  
11 the exterior of the building unless a Certificate of  
12 Appropriateness has been applied for and approved by  
13 the Cultural Heritage Commission or by the City  
14 Planning Commission, upon appeal, authorizing such  
15 environmental changes. Nothing in this Section shall  
16 be construed to restrict internal modifications to  
17 the building not visible externally.

18  
19 Sec. 2. Section 16.52.600 is added to the Long Beach  
20 Municipal Code to read as follows:

21 16.52.600 453 CEDAR AVENUE

22 Pursuant to the provisions of Chapter 2.63 and  
23 with the recommendation of the Planning Commission,  
24 the City Council designates the following building as  
25 an historical landmark in the City: 453 Cedar  
26 Avenue.

27 A. Location, description and reasons for  
28 designation. Located at 453 Cedar Avenue in the City

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1 of Long Beach, this house is an important, high  
2 quality example of late Victorian residential  
3 architecture, built in the early twentieth century  
4 during the first period of extensive settlement in  
5 the City when its first residential neighborhood was  
6 developed. This neighborhood was located close to  
7 the downtown business quarter. The large scale and  
8 architectural grandeur of many of these houses  
9 indicate that they were built for prominent and  
10 successful local citizens. The house at 453 Cedar is  
11 an excellent example of this type of structure, and  
12 maintains its historical characteristics intact.

13 The house is an excellent example of late  
14 Victorian architecture, with Colonial Revival  
15 overtones, constructed in 1905. Its tall propor-  
16 tions, double recessed porches, bay windows, and  
17 decorative fish-scale shingles in the front gable are  
18 typical features of the Victorian style. Colonial  
19 Revival elements appear in the second story  
20 balustrade, the classically shaped capitals of the  
21 rectangular porch supports, the molded entablatures  
22 dividing each story, the lintel with brackets inside  
23 the front gable, and the pediment shape of the gable.

24 This is a major contributor to the City's first  
25 residential district, and should be preserved as  
26 evidence of the wealth, importance and social  
27 aspirations of those early residents.

28 It is prominently sited on a corner, and because

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1 of its scale, architectural grandeur and tall propor-  
2 tions, constitutes a visually prominent landmark in  
3 its neighborhood.

4 B. General guidelines and standards for any  
5 changes. The "Standards for Rehabilitation and  
6 Guidelines for Rehabilitating Historic Buildings"  
7 prepared by the Secretary of the Interior (Revised,  
8 1983), as amended, are incorporated by reference, and  
9 the following additional guidelines and standards as  
10 recommended by the Cultural Heritage Commission are  
11 adopted:

12 Any exterior alterations, modifications or  
13 repair of the above structure shall be done so in  
14 keeping with its historic character, and any exterior  
15 alterations, modifications or changes shall follow  
16 the Secretary of Interior's Standards for  
17 Rehabilitation and Guidelines for Rehabilitating  
18 Historic Buildings.

19 No environmental changes, including repainting,  
20 shall be permitted to the exterior of the building  
21 unless a Certificate of Appropriateness has been  
22 applied for and approved by the Cultural Heritage  
23 Commission or by the City Planning Commission, upon  
24 appeal, authorizing such environmental changes.  
25 Nothing in this Section shall be construed to  
26 restrict internal modifications to the building not  
27 visible externally.

28 ///

1           Sec. 3. Section 16.52.610 is added to the Long Beach  
2 Municipal Code to read as follows:

3           16.52.610   629 ATLANTIC AVENUE

4           Pursuant to the provisions of Chapter 2.63 and  
5 with the recommendation of the Planning Commission,  
6 the City Council designates the following building as  
7 an historical landmark in the City: 629 Atlantic  
8 Avenue.

9           A. Location, description and reasons for  
10 designation. Located at 629 Atlantic Avenue in the  
11 City of Long Beach, this large, late-Victorian  
12 residential structure is a visible reminder of an  
13 earlier period in Long Beach's history, when Atlantic  
14 Avenue was lined with large single-family residential  
15 homes. The homes built in the late nineteenth and  
16 early twentieth centuries have been replaced by  
17 commercial structures and multifamily building as the  
18 street developed into a primary business corridor.  
19 This is one of the only structures to survive on  
20 Atlantic from the first residential phase of the  
21 street's history. Built in 1906, it is one of a  
22 number of similar buildings of the period downtown  
23 that formed Long Beach's first residential district.  
24 Thus, it is linked in architectural style and  
25 historical period with other similar residential  
26 structures which have survived over time, evoking the  
27 character and the geography of the first phase of  
28 Long Beach's residential development. This building

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1 has been a prominent part of the streetscape of a  
2 major Long Beach street since the early twentieth  
3 century, and has become even more unique over time as  
4 the street has developed with new construction around  
5 it. Today, its Victorian architecture is an  
6 established and familiar feature of the street and is  
7 unique in its linkage to the past.

8 This is an excellent example of late Victorian  
9 architecture, with many of the features of the Queen  
10 Anne style. Its tall configuration of three stories,  
11 the cross gable roof, the asymmetrical composition,  
12 bay windows and decorative shingles are all hallmarks  
13 of that style.

14 B. General guidelines and standards for any  
15 changes. The "Standards for Rehabilitation and  
16 Guidelines for Rehabilitating Historic Buildings"  
17 prepared by the Secretary of the Interior (Revised,  
18 1983), as amended, are incorporated by reference, and  
19 the following additional guidelines and standards as  
20 recommended by the Cultural Heritage Commission are  
21 adopted:

22 Any alterations, modifications or repair of the  
23 building shall be consistent with its historic  
24 character, and no changes of any kind, including  
25 exterior repainting, shall be permitted unless a  
26 Certificate of Appropriateness has been applied for  
27 and approved by the Cultural Heritage Commission.  
28 Nothing in this Section shall be construed to

1 restrict internal modifications to the building not  
2 visible externally.

3  
4 Sec. 4. Section 16.52.620 is added to the Long Beach  
5 Municipal Code to read as follows:

6 16.52.620 THE SECOND CHURCH OF CHRIST SCIENTIST

7 Pursuant to the provisions of Chapter 2.63 and  
8 with the recommendation of the Planning Commission,  
9 the City Council designates the following building as  
10 an historical landmark in the City: The Second  
11 Church of Christ Scientist.

12 A. Location, description and reasons for  
13 designation. Located at 302 - 7th Street/655 Cedar  
14 Avenue in the City of Long Beach, The Second Church  
15 of Christ Scientist is a magnificent example of  
16 Italian Renaissance church architecture, with  
17 beautifully designed interiors. It is an important  
18 work of architecture, and testifies to the strength  
19 and pride of the religious institution which  
20 commissioned it. It evidences the growth of the  
21 Christian Science Church, which constructed this  
22 large-scale church in 1924 just eleven years after  
23 its first monumental church at 440 Elm. It is an  
24 excellent example of Renaissance Revival classicism,  
25 based on models from Roman antiquity. The  
26 free-standing two-story Corinthian columns of the  
27 open portico, framed by paired pilasters, the  
28 classical entablature and triangular pediment, and

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1 the central dome, are all hallmarks of that style.  
2 The lower story exterior facing simulates cut stone  
3 blocks. Three sides of the structure are symmet-  
4 rical, with a central pediment. A photograph and  
5 description of this building is used in the important  
6 reference book on Southern California architecture,  
7 Gebhard and Winter's "Architecture in Los Angeles: A  
8 Compleat Guide" (1985). It appears on page 478 as an  
9 example of Beaux Arts, City Beautiful Classicism. It  
10 is one of a group of historic churches downtown built  
11 in period revival styles on a monumental scale,  
12 evidence of the strength and contribution of  
13 religious institutions to the environment of downtown  
14 Long Beach. It is evidence of a cultural motif,  
15 based upon the vitality of organized religious  
16 institutions in Long Beach. Architecturally, most of  
17 these churches were designed either in Renaissance  
18 Revival or Gothic Revival styles.

19 Its monumental scale, its simple and powerful  
20 architectural elements, and its prominent corner  
21 location give it a visual prominence in a lot scale  
22 residential neighborhood and make it a landmark of  
23 the community.

24 B. General guidelines and standards for any  
25 changes. The "Standards for Rehabilitation and  
26 Guidelines for Rehabilitating Historic Buildings"  
27 prepared by the Secretary of the Interior (Revised,  
28 1983), as amended, are incorporated by reference, and

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the following additional guidelines and standards as recommended by the Cultural Heritage Commission are adopted:

The building's interior and exterior shall be regulated by the provisions of this ordinance.

Any alterations, modifications or repair of the building's interior or exterior shall be consistent with its historic character. No interior or exterior changes, including repainting, shall be permitted unless a Certificate of Appropriateness has been applied for and approved by the Cultural Heritage Commission.

Sec. 5. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of January 30, \_\_\_\_\_, 1990, by the following vote:

Ayes: Councilmembers: Braude, Edgerton, Hall, Clark,  
Robbins, Smith, Kellogg,  
Harwood.

Noes: Councilmembers: None.

Absent: Councilmembers: Grabinski.

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1988 SUPPLEMENTAL INVENTORY FORM

NATIONAL REGISTER ELIGIBILITY STATUS: 3/5D\*

COMMON NAME: Pan American Community Center

HISTORIC NAME: Second Church of Christ Scientist

ADDRESS: 302 7th St. W.  
655 Cedar St.

CONSTRUCTION DATE: 1924

ORIGINAL OWNER: Second Church of Christ Scientist

ARCHITECT: Grey; Elmer

BUILDER: Shields Fisher & Lake Co.



HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____		NR _____		SHL _____		Loc _____	
UTM: A _____		B _____		C _____		D _____			

IDENTIFICATION

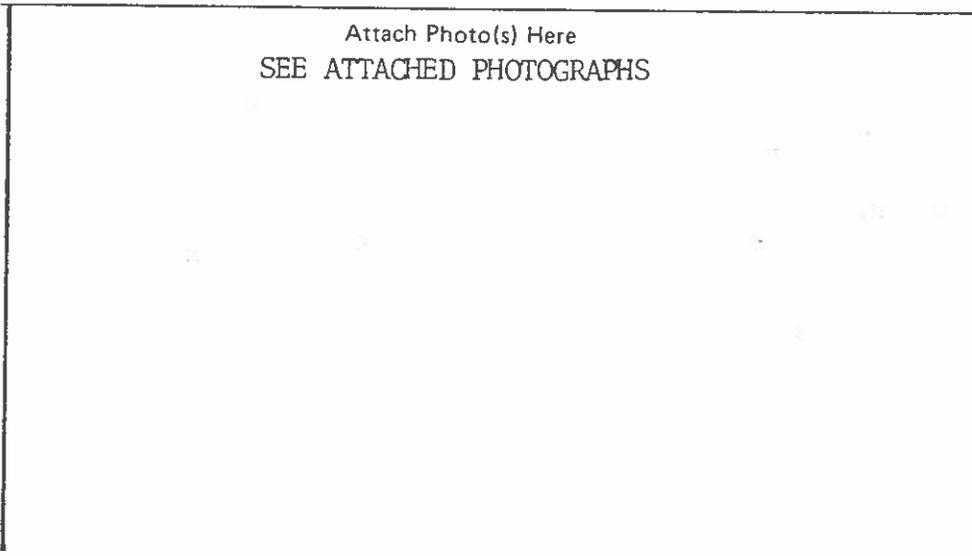
- Common name: Academia Quinto Sol, Inc.
- Historic name: Second Church of Christ Scientist
- Street or rural address: 302 West 7th Street  
City Long Beach Zip 90813 County Los Angeles
- Parcel number: 7272/22/ 9
- Present Owner: Academia Quinto Sol, Inc. Address: 302 W. 7th Street  
City Long Beach Zip 90813 Ownership is: Public \_\_\_\_\_ Private X  
Community based non-profit
- Present Use: child development Center Original use: Church

DESCRIPTION

- Architectural style: Corinthian architecture
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Facing east on the southwest corner, the building is an imposing structure occupying three lots with a frontage of seventy-five feet on Cedar and extending 150 feet on Seventh Street, a half block. Of Corinthian architecture and of cement, plastered in white and ornamented with acanthus leaves, the structure gives the effect of durability and striking grace. Surmounting the whole structure in the center is a copper-covered dome twenty-seven feet in diameter and with an elevation of eighty feet above the grade of the street.

Every detail of the structure was personally supervised by a member of the church, working under a plan designed by Shields, Fisher and Lake. The main auditoriums acoustic properties are exceptional. The ceiling is supported at the east end by a steel beam set in reinforced concrete with no pillars to obstruct the view in the main auditorium, accented by opalescent art glass in the windows. The pews and woodwork are of mahogany. The auditorium includes an Austin Pipe Organ Opus 1253 in excellent condition.



- Construction date: Estimated \_\_\_\_\_ Factual 1924
- Architect Shields, Fisher & Lake, Los Angeles/Fresno
- Builder Unknown
- Approx. property size (in feet)  
Frontage 75' Depth 150'  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
1981

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Detailed roof gables on north, south and east apparently destroyed in earthquake.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development X Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The specialized architectural work found in this unique building is of special importance. An example of this is the hand crafted Corintian columns found at the entrance, the Art Deco lighting fixtures in their original condition, and the rich mahogany woodwork found throughout the building. Many of the detail items original to the building are now in tact and functioning. Pieces of original furniture are also found at the site. Please note Long Beach Press Telegram article enclosed, January 10, 1925.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

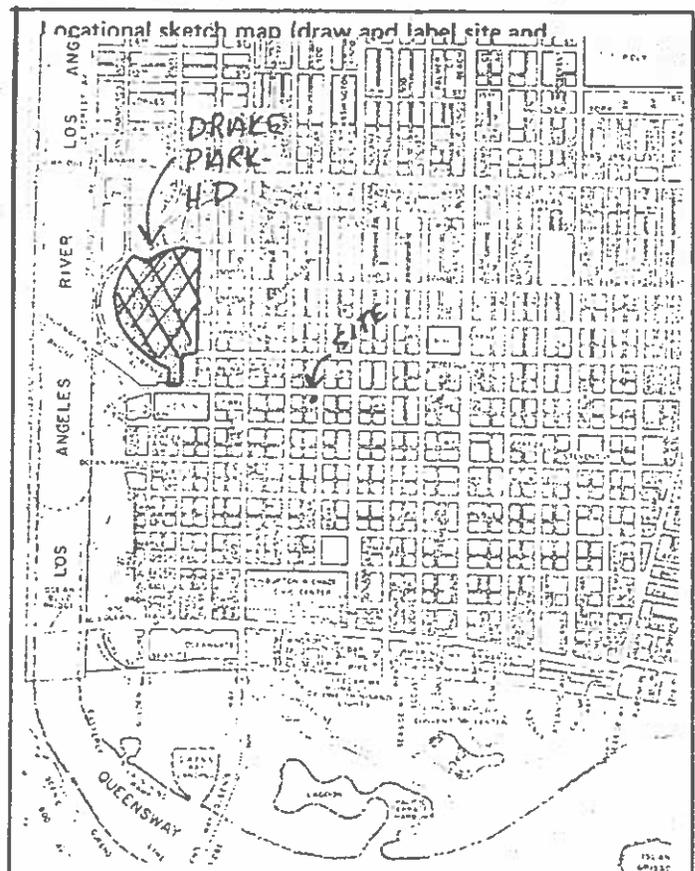
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Long Beach City Directory  
Long Beach Press Telegram 1925  
Original Escrow Papers  
Original Blueprints of building

22. Date form prepared 4/82  
By (name) Linda Vallejo  
Organization Academia Quinto Sol, Inc. \*  
Address: 302 W. 7th Street  
City Long Beach Zip 90813  
Phone: (213) 432-3935

\* in conjunction with Long Beach Cultural Heritage Committee.

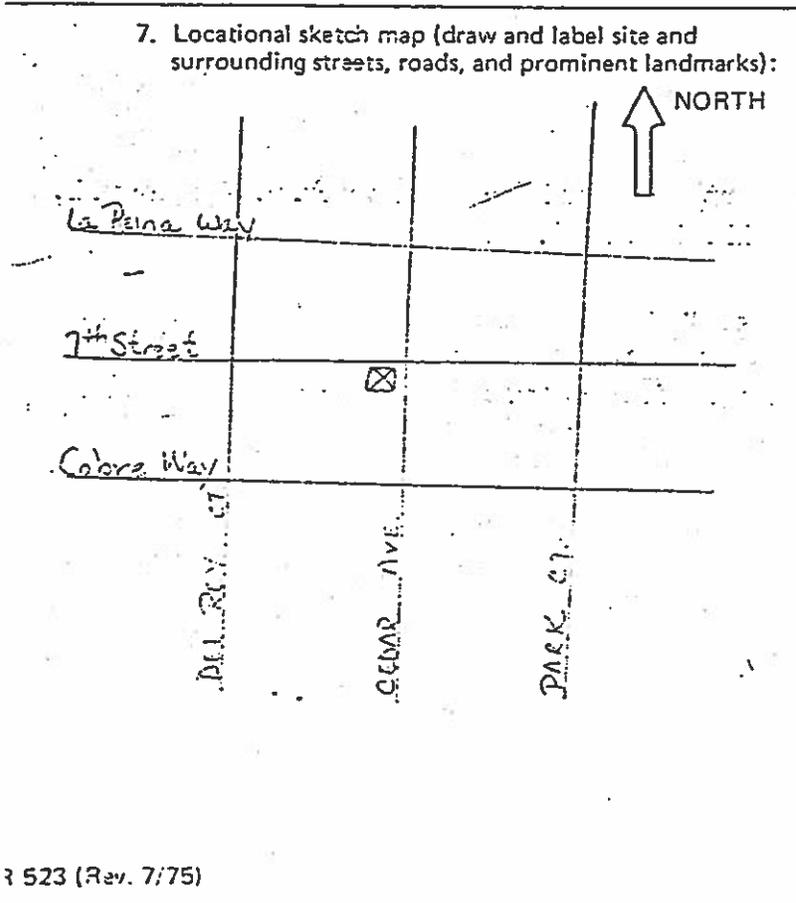


IDENTIFICATION

1. Common name: SECOND CHURCH OF CHRIST SCIENTIST
  2. Historic name, if known: Second Church of Christ Scientist
  3. Street or rural address 655 Cedar Avenue  
 City: Long Beach ZIP: 90813 County: Los Angeles
  4. Present owner, if known: Second Church of Christ Scientist Address: 302 W. 7th Street  
 City: Long Beach ZIP: 90813 Ownership is: Public  Private
  5. Present Use: Church Original Use: Church
- Other past uses: None

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:  
 Italian Renaissance styling characterizes this church structure. Off-set cross gables mark the roof line. A dome rises out of the center of the roof. Round arched windows can be found around the edge of the dome. Reinforced concrete is the primary building material. Four two-story columns support doorway opening. There are three main entrances from the front and one from each side. Ornamentation includes simple circular relief designs. Flat flush columns are found on all four sides of the building separating windows and doors and dividing the structure into sections. Railings on third story balcony have been filled with concrete window grills added on some of the windows.



8. Approximate property size:  
 Lot size (in feet) Frontage 75  
 Depth 150  
 or approx. acreage
9. Condition: (check one)  
 a. Excellent  b. Good  c. Fair   
 d. Deteriorated  e. No longer in existence
10. Is the feature a. Altered?  b. Unaltered?
11. Surroundings: (Check more than one if necessary)  
 a. Open land  b. Scattered buildings   
 c. Densely built-up  d. Residential   
 e. Commercial  f. Industrial   
 g. Other
12. Threats to site:  
 a. None known  b. Private development   
 c. Zoning  d. Public Works project   
 e. Vandalism  f. Other
13. Date(s) of enclosed photograph(s): Dec. 1976

14. Primary exterior building material: a. Stone  b. Brick  c. Concrete  d. Wood  e. Other

f. Other  Concrete

15. Is the structure: a. On its original site?  b. Moved?  c. Unknown?

16. Year of initial construction 1924 This date is: a. Factual  b. Estimated

17. Architect (if known): Shields, Fisher & Lake (Treshilt, Shields, Co.)

18. Builder (if known): Shields, Fisher & Lake

19. Related features: a. Barn  b. Carriage house  c. Outhouse  d. Shed(s)  e. Formal garden(s)   
f. Windmill  g. Watertower/tankhouse  h. Other  i. None

### SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The congregation of this church began services in 1919 with the overflow membership of the First Church of Christ Scientist. Their first services were held in 1923 at Chapel Hall on Third St. in Long Beach. As the congregation grew the membership moved to a local elementary school and finally in 1924 land was bought at the site the present structure stands on and a church was constructed. The opening services were held in January of 1925. The interior includes an auditorium with a seating capacity of 1,400 people and three manual Austin organs with echo and chime attachments. The church remains a fine example of Italian Renaissance architecture for the City of Long Beach.

21. Main theme of the historic resource: (Check only one): a. Architecture  b. Arts & Leisure   
c. Economic/Industrial  d. Exploration/Settlement  e. Government  f. Military   
g. Religion  h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Long Beach Independent, July 4, 1944. Southwest Builder & Contractor, January 11, 1924, 47; June 6, 1924, 56; July 11, 1924, 58.

23. Date form prepared: Jan. 1977 By (name): Pamela Lee Gray  
Address: 900 Exposition Blvd. City Los Angeles ZIP: 90007  
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)

## CRITERIA FOR DESIGNATION

### SECOND CHURCH OF CHRIST SCIENTIST 302 7th Street/655 Cedar

- A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the City, the southern California region, the state or the nation or if it is associated with the life of a person significant in the past.

It is a magnificent example of Italian Renaissance church architecture, with beautifully designed interiors. It is an important work of architecture, and testifies to the strength and pride of the religious institution which commissioned it. It evidences the growth of the Christian Science Church, which constructed this large-scale church just eleven years after its first monumental church at 440 Elm.

- D. It portrays the environment in an era of history characterized by a distinctive architectural style.

It is an excellent example of Renaissance Revival classicism, based on models from Roman antiquity. The free-standing two-story Corinthian columns of the open portico, framed by paired pilasters, the classical entablature and triangular pediment, and the central dome, are all hallmarks of that style. The lower story exterior facing simulates cut stone blocks. Three sides of the structure are symmetrical, with a central pediment. A photograph and description of this building is used in the important reference book on Southern California architecture, Gebhard and Winter's "Architecture in Los Angeles: A Complete Guide" (1985). It appears on p. 478 as an example of Beaux Arts, City Beautiful Classicism.

- H. It is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif.

It is one of a group of historic churches downtown built in period revival styles on a monumental scale, evidence of the strength and contribution of religious institutions to the environment of downtown Long Beach. It is evidence of a cultural motif, based upon the vitality of organized religious institutions in Long Beach. Architecturally, most of these churches were designed either in Renaissance Revival or Gothic Revival styles.

- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic.

Its monumental scale, its simple and powerful architectural elements, and its prominent corner location give it a visual prominence in a low scale residential neighborhood and make it a landmark of the community.

1988 SUPPLEMENTAL INVENTORY FORM

NATIONAL REGISTER ELIGIBILITY STATUS: 3/5D\*

COMMON NAME: Pan American Community Center

HISTORIC NAME: Second Church of Christ Scientist

ADDRESS: 302 7th St. W.  
655 Cedar St.

CONSTRUCTION DATE: 1924

ORIGINAL OWNER: Second Church of Christ Scientist

ARCHITECT: Shields, Fisher & Lake

BUILDER: Shields Fisher & Lake Co.

