



John R. Calhoun  
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333 West Ocean Boulevard  
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1 Spanish Colonial Revival in architectural style. Each one is  
2 one-story, rectangular in plan, with a flat roof. The houses are  
3 all 560 square feet in size. The facade of each has a front door  
4 surrounded by a projecting door frame with a scalloped top arch  
5 and surmounted by a red tile shed roof. Red tile also caps the  
6 roof parapet. A small front porch contains a stairway placed  
7 perpendicular to the door, and framed by a low patio wall. A  
8 pair of narrow, separated double-hung windows are placed in the  
9 mass which projects slightly forward from the doorway. Three  
10 circular vents form a triangle above the paired windows. A  
11 single double-hung window is placed on the other side of the  
12 door. A small wrought iron lantern sits adjacent to the door  
13 frame on the projecting building edge. The last structure which  
14 abuts the alley is two-story duplex, with a staircase leading to  
15 the second story under an archway with the same scalloped design  
16 as the small houses. A shed roof supported by tall thin posts  
17 covers the stair.

18           The configuration of identical independent housing  
19 units symmetrically placed around a narrow half-block street  
20 resembles a type of housing known as "courtyard housing."  
21 Brenner Place is distinguished by having the internal court as a  
22 true street, accommodating cars, as opposed to a pedestrian-only  
23 courtyard. Courtyard housing was popular in the Southern  
24 California region in the 'twenties and 'thirties. Other small-  
25 scale housing units grouped around a small street occur in other  
26 locations in Long Beach, such as Minerva Park Place, already  
27 designated as a City Historic District. Toledo Walk, Lindsley  
28 Court, the 1100 block of East 9th Street and Zona Court are other

1 examples. This housing type combines the amenities and privacy  
2 of the single-family home with the efficiencies and economies of  
3 the multi-family dwelling. They are no longer built today, and  
4 were not especially common even during its heyday.

5 Brenner Place represents an early example of this  
6 housing type, and an excellent example of the individuality of  
7 each separate unit in combination with the underlying commonality  
8 of the whole.

9 The buildings were all constructed as one development  
10 project by a man named Steinbrenner in 1923.

11 Most of these homes have had minor alternations over  
12 the years. Alterations have been made to the front patio, some  
13 windows have been replaced, some stucco resurfacing has been  
14 done. Only in one case, number 1055, has a complete remodeling  
15 taken place, so that single building has become noncontributing.  
16 Although other alterations are pervasive, they are not so  
17 intrusive that they detract from the basic unity, cohesion, and  
18 charm of the district.

19 Early City Directories (between 1924-1927) provide  
20 information about the first occupants of Brenner Place.  
21 Residents were working class people in a variety of occupations:  
22 salespeople, clerks, painting and wallpaper, bank teller, Pacific  
23 Electric conductor, traffic manager for Long Beach Transportation  
24 Company, mechanic, carpenter, financier, insurance agent, oil  
25 worker. Women were listed as the sole occupant of several homes.  
26 However, turnover was about 40 - 50% on Brenner Place, and many  
27 occupants were listed for just one year. This housing was  
28 transitional, short-term in nature when it was built.

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1           B. General Guidelines and Standards for Any Changes

2           1. The Secretary of the Interior's Standards for  
3 Rehabilitation and Guidelines for Rehabilitating Historic  
4 Buildings are incorporated by reference, and shall serve as  
5 standards and guidelines for future exterior changes to  
6 improvements in the district. Additional guidelines have been  
7 formulated for the Brenner Place Historic District to ensure that  
8 future exterior changes in the district preserve and enhance the  
9 integrity and continuity of the district. The guidelines are  
10 intended to be the standards which the Cultural Heritage  
11 Commission shall apply when making decisions about Certificates  
12 of Appropriateness as required by the City of Long Beach Cultural  
13 Heritage ordinance.

14           2. Additional standards and guidelines:

15 Windows: original wood sash windows shall be preserved. If  
16 deteriorated, repairs shall be made with original  
17 materials. Substitute materials may be accepted if  
18 they are identical in visual appearance with the  
19 original with regard to design, texture, mass, color  
20 and pattern.

21 Fences: Wood, wrought iron, stucco or masonry are acceptable  
22 materials. Chain link fences shall not be acceptable,  
23 unless covered by vines or similar landscaping, or  
24 invisible from the public right-of-way.

25 Driveways and walkways: Any changes in materials must be  
26 suitable for the period of construction  
27 of the house.

28 Painting: Painting shall be exempt from the provisions of this

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1 ordinance.

2 3. Ordinary maintenance and repair which restores or  
3 replaces original materials with the identical materials is  
4 exempt from the provisions of this ordinance.  
5

6 Sec. 2. The City Clerk shall certify to the passage  
7 of this ordinance by the City Council and cause it to be posted  
8 in three conspicuous places in the City of Long Beach, and it  
9 shall take effect on the thirty-first day after it is approved by  
10 the Mayor.

11 I hereby certify that the foregoing ordinance was  
12 adopted by the City Council of the City of Long Beach at its  
13 meeting of January 11, 1994, by the following  
14 vote:

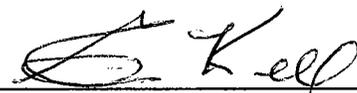
15 Ayes: Councilmembers: Braude, Drummond, Clark, Robbins,  
16 Topsy-Elvord, Grabinski, Kellogg.  
17 \_\_\_\_\_

18 Noes: Councilmembers: None.  
19 \_\_\_\_\_

20 Absent: Councilmembers: Lowenthal, Harwood.  
21 \_\_\_\_\_

22  
23   
24 City Clerk

25 Approved: 1-13-94  
26 (Date)

27   
28 Mayor

27 WHK/amp  
12/2/93  
28 12/6/93  
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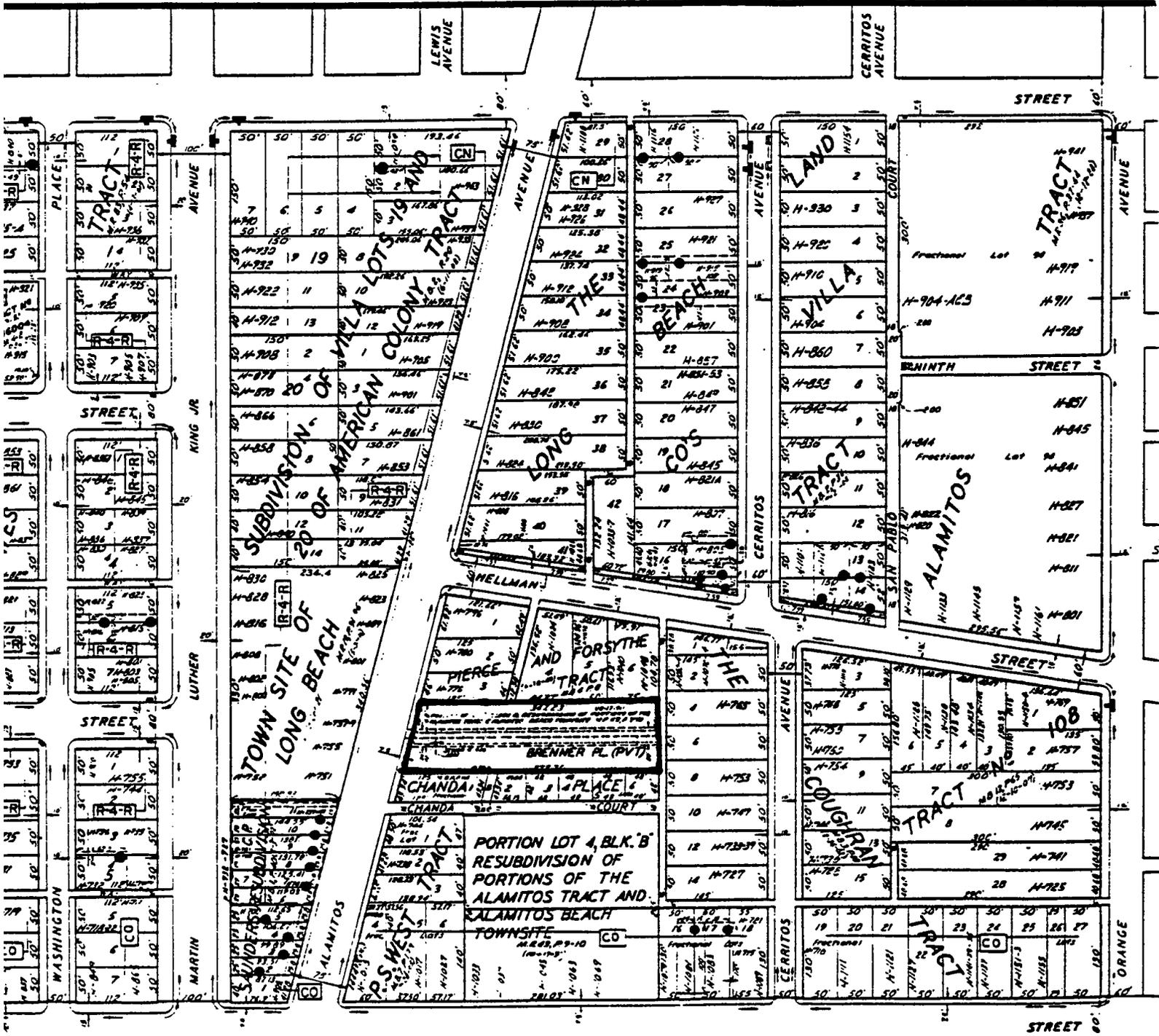
**List of addresses forming the Brenner Place Historic District**

22 structures

750 Alamos (1020 Brenner Place)  
768 Alamos (1019 Brenner Place)  
1023, 1024, 1027, 1028 Brenner Place  
1031, 1032, 1035, 1036, 1039 Brenner Place  
1040, 1043, 1044, 1047, 1048 Brenner Place  
1051, 1052, 1055, 1056 Brenner Place  
1060, 1061 Brenner Place

**EXHIBIT A**

J  
12



ZONING ALL R-4-N UNLESS OTHERWISE NOTED

DEPARTMENT OF EN CITY OF LONG BEACH.

# EXHIBIT B

HOUSE N°  
REVISED. 2-7

J  
10