

RESOLUTION NO. RES-16-0117

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ESTABLISHING A HISTORIC
RESOURCES DESIGNATION FOR THE PROPERTY
LOCATED AT 260 EAST SAN ANTONIO DRIVE AS
PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH
MUNICIPAL CODE TO BE RECORDED PURSUANT TO
THE AUTHORITY OF GOVERNMENT CODE SECTION
27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

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

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

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code,
the City Council of the City of Long Beach has adopted Ordinance ORD-16-0012
designating the property located at 260 East San Antonio Drive as a local historical
landmark. As a local historic landmark, the demolition, alteration, or relocation is
restricted, subject to controls and standards set forth in this resolution and in Chapter
2.63 of the Long Beach Municipal Code, as may be amended from time to time.

Section 3. The legal description for the property located at 260 East San
Antonio Drive is set forth on Exhibit "A", attached hereto and incorporated herein as
though set forth in full. The owners of 260 East San Antonio Drive are Jay and Nancy
Lentzner.

Section 4. Designation as a Historic Landmark. Pursuant to the
provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the

1 recommendation of the Cultural Heritage Commission, the City Council of the City of
2 Long Beach hereby designates the property located at 260 East San Antonio Drive as a
3 historic landmark based on satisfying significance criteria A and C, as defined in the
4 City's Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section
5 2.63.050). The designation of 260 East San Antonio Drive has been codified in Section
6 16.52.2210 of the Long Beach Municipal Code.

7 A. Location, description and reasons for designation. The
8 subject property is located on the south side of East San Antonio Drive
9 between Long Beach Boulevard and Virginia Road, in the City of Long
10 Beach, California, and is identified as Los Angeles County Assessor's
11 Parcel Number (APN) 7139-016-007 and legal description is attached as
12 Exhibit "A".

13 1. The subject building features many of the character
14 defining features of the Colonial Revival architectural style. It is two stories,
15 clad in wood siding and has four classical style columns supporting a shed-
16 style roof. The house is painted white and has gray asphalt shingle roofing
17 material. The front elevation window and door fenestration is laid out in a
18 symmetrical pattern. The front door is centered, flanked by side light
19 windows and accentuated with a pediment detail. On either side of the front
20 door is a set of three windows. The center window, a large six-over-one
21 casement window, is flanked by two smaller three-over-one casement
22 windows. Along the second floor are three pairs of eight-over-one wood
23 sash windows symmetrically aligned with door and window groupings on
24 the first floor. It is an excellent example of the Colonial Revival style and is
25 in pristine condition. The basic building form is still intact, a majority of
26 original windows, exterior siding, and window/door fenestration remain. In
27 1961 building permits were issued for a new pool, rear addition and in 1988
28 the den was enlarged, these additions to the rear have not had an overall

1 visual impact.

2 2. The subject building was constructed circa 1919 and
3 originally located at 3801 Temple Avenue and relocated to its current
4 location in 1926. The 1926 building permits broadly specified the scope of
5 work granted under the permit as "dwelling alterations." Since the
6 alterations were completed seven years after the original building was
7 constructed they have taken on historic significance in their own right. The
8 house was originally occupied by Nicholas Kuglis who worked in the fishing
9 and cannery industry. The Kuglis family sold the house to Frank and Effie
10 Jennings in 1920. Early 1920's oil exploration and discovery affected the
11 housing markets as oil derricks were erected in residential neighborhoods.
12 These events factored into the Jennings' decision to move the building to a
13 safer location and to drill for oil at 3801 Temple Avenue.

14 B. Rationale for historic landmark designation. The City Council
15 finds that relative to the designation of the subject property located at 260
16 East San Antonio Drive as a historic landmark, the following criteria are
17 manifested as set forth in the Long Beach Municipal Code Section 2.63.050
18 based upon the following:

19 A. It is associated with events that have made a significant
20 contribution to the broad patterns of the City's history.

21 C. It embodies the distinctive characteristics of a type, period or
22 method of construction, or it represents the work of a master, or it possesses high
23 artistic values.

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

25 A. Any maintenance, repair, stabilization, rehabilitation,
26 restoration, preservation, conservation, or reconstruction work proposed for
27 the building shall be conducted in a manner consistent with the "Secretary
28 of the Interior's Standards for the Treatment of Historic Properties with

Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as the "Procedures for Certificate of Appropriateness" (the "Standards") found in Section 2.63.080 of the Long Beach Municipal Code.

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

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

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

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

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

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

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I hereby certify that the foregoing resolution was adopted by the City
Council of the City of Long Beach at its meeting of November 22, 2016,
by the following vote:

Ayes: Councilmembers: Gonzalez, Pearce, Price,
Supernaw, Uranga, Austin,
Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Mungo, Andrews.


ASSISTANT City Clerk

EXHIBIT "A"

260 East San Antonio Drive is located on the south side of East San Antonio Drive between Long Beach Boulevard and Virginia Road, in the City of Long Beach, California, and is identified as Los Angeles County Assessor's Parcel Number (APN) 7139-016-007.