



THIRTIETH ANNUAL PRESERVATION AWARDS: SALUTING THE PAST AND EMBRACING THE FUTURE

Historic preservation is celebrating its roots both locally and nationally this coming year. Long Beach Heritage will honor and celebrate many anniversaries at our Thirtieth Preservation Awards banquet aboard the historic Queen Mary on March 8, 2018. These include: 50 years since the Queen Mary arrived at her new home in Long Beach; 40 years since the Long Beach preservation Ordinance was passed and the Cultural Heritage Commission was established; 40 years since the National Trust for Historic Preservation Partners in Preservation: Main Street program was created; and 30 years since Long Beach Heritage hosted its first Preservation Awards event.

While we will salute the past successes of historic preservation in Long Beach, we will also give recognition to the collaboration of the old and the new for future development in our city. "Re-Urbanism" is a national topic which is prominent on the National Trust website (saving places.org). Cities across the United States are experiencing "a re-



Alan Pullman and Michael Bohn, principals of Studio 111

markable renaissance, and young diverse families increasingly choose to live, work, and play in historic neighborhoods...." Many of this year's preservation award winners demonstrate that Long Beach is in step with this national conversation.

EXCELLENCE IN ARCHITECTURE

We will honor Studio One Eleven (Alan Pullman, AIA, and Michael Bohn, AIA) with this year's award for Excellence in Architecture—Urban Innovation for their complementary use of both old and new buildings to re-energize urban spaces.

ADAPTIVE REUSE

Immanuel Place will receive a preservation award for Adaptive Reuse of the Immanuel Baptist Church of 1922, designed by W. Horace Austin, into a much needed affordable senior living complex.

REHABILITATION

Rehabilitation awards will go to the Rowan-Bradley Building for the preservation of its unique Art Deco architecture by Krempel & Erkes of 1930, to the Hotel Royal for its continuous preservation as a charming hotel since 1923, and to the home at 312 Elliot Lane for the preservation of its lovely Spanish Revival architecture within a Historic District.

CRAFTSMANSHIP

St. Luke's Episcopal Church will receive a Craftsmanship/Preservation



Immanuel Place

Continued on page 4...

PHOTO: BRUNNEN IMAGES

PHOTO: STUDIO ONE ELEVEN

GOING, GOING, GONE

Another Mid-Century Modern icon in our city has been leveled into a pile of rubble. The Seaport Marina Hotel (originally the Edgewater Inn) was a fixture at the corner of Second Street and Pacific Coast Highway for many years. Double-S shaped wings, an octagonal lobby, and folded roofs were some of the distinctive details of the hotel, which hosted many memorable social events in Long Beach in the sixties and seventies. Built in 1961-63 and designed by Roy Anthony Sealey (1917-2008), it had three restaurants, two cocktail lounges, and a yacht catering service for patrons who docked their boats at the Alamitos Bay Marina across the street. There were 200 rooms with televisions, radios, and maid-call buttons. Cabanas were available for local patrons who wished to swim in the large pool.

During the past 20 years there have been several attempts to redevelop the Seaport Marina property. The owner presented retail and residential projects twice



Historic Postcard of Edgewater Inn by Roy Sealey of 1961-1963

to the Planning Commission that would have required exceptions to the 35-foot building height limit. Both of these were rejected by the City Council. Unfortunately, the Googie style buildings were neglected and allowed to deteriorate. Seaport Marina

Hotel will be replaced by a two-story structure with a grocery store, a fitness club, and chain restaurants. While this may be a possible boon for the city tax base, it is definitely a loss for preservation.



Demolition Photos of the Edgewater Inn

PHOTOS BY LOUISE WERS



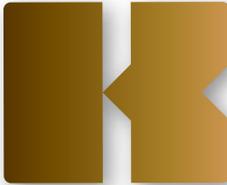
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COMMUNITY HOSPITAL ENDANGERED

By Louise Ivers

Community Hospital, a City Landmark built in 1922-24 and designed by local architect Hugh Robert Davies (1884-1967), has been declared substandard in earthquake resistance in a recent seismic study. Hospitals with emergency rooms will be held to upgraded standards after 30 June 2019. The Community Hospital addition, constructed in the fifties at 1720 Termino Avenue, falls into the lowest category of earthquake safety, "which means there is a 1.2 percent probability of structural collapse," according to the Press-Telegram (November 7, 2017). Community Medical Center is now owned by MemorialCare, which has invested a large amount of money to upgrade Memorial Hospital on Atlantic Avenue and does not want to spend further funds to seismically update Community. MemorialCare managers state that there are enough hospital beds in Long Beach to take care of emergency patients even if Community is closed down.



Community Hospital by Hugh R. Davies of 1922-1924

On the other hand, Matthew Faulkner, CEO of Community Hospital Long Beach Foundation, says that his organization remains optimistic that the historic structures might be able to continue functioning for acute care patients (Press-Telegram, November 27, 2017). The Landmark portion



Long Beach Sanitarium by Henry Starbuck of 1905-1906

of the campus would supposedly survive an earthquake, but the later addition of 1956-59, designed by Davies along with Montierth & Strickland and Power & Daniel, is not seismically adequate. Unfortunately, this structure located behind the Landmark building contains the emergency room. Community Hospital Long Beach Foundation plans to spend \$100,000 for a study to determine what function, if any, the historic campus can play in the future of health care in the city.

The first hospital built in Long Beach was at the corner of 10th Street and Linden Avenue. Constructed in 1905-06, it was designed by local architect Henry Starbuck and was operated by the Battle Creek Sanitarium Company of Michigan. Seaside Hospital opened in a Victorian house at the corner of Junipero Avenue and Broadway in 1907. This organization built a Craftsman style structure designed by J. F. Kennedy and A. Burnside Sturges of Los Angeles at the corner of 14th Street and Chestnut Avenue in 1911-12.

By 1922 Long Beach had grown enough to sustain a larger hospital with up-to-date equipment and the City Council asked Hugh Davies to provide plans. The result was the Mission Revival Style Community Hospital with its arcaded façade and enclosed courtyard with a fountain. It was constructed of

reinforced concrete and had gabled roofs covered with red clay tiles. It opened on 15 July 1924 and contained an emergency room in the basement, while two operating rooms were located on the second floor. This hospital could accommodate 150 patients, had electric call buttons next to each bed, and a solarium where patients could convalesce while basking in the sunshine on lounges. Ironically, this Landmark portion of the complex meets the new earthquake guidelines, while the 1950s structure is more likely to collapse due to Reservoir Hill fault zone activity. Designed in the Mid-Century Modern mode, the six-story addition has horizontal bands of glass windows capped by brise-soleils, or sunshades. Slender, vertical concrete piers punctuate the large expanses of glass at regular intervals. When it opened in 1959, the Community Hospital addition had 170 electrically controlled beds, oxygen outlets in every room, and five air conditioned operating rooms. The interior color scheme included various shades of blue, yellow, tan, and orange.

Hopefully, the iconic buildings at Community Hospital will be adaptively reused in some fashion, perhaps as a convalescent or mental health care facility. Stay tuned for the next installment.



1958 Community Hospital Addition

PHOTO BY LOUISE IVERS



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...continued from page 1

PHOTO BY LOISE BERS



Rowan Bradley Building



Promenade North

PHOTO BY LOISE BERS



Hotel Royal

PHOTO BY LOISE BERS

Technology Award for its steeple renovation. The church was built in 1934 from a design by Soule & Murphy.

RESTORATION

The Streamline Moderne building at 210 Promenade North, originally Barker Brothers Annex by Schilling & Schilling, will get a Restoration award for the accurate preservation of its 1933 design.

INFILL

Craftsman Village Park will receive a Contextual Infill Award for the transformation of an empty dirt lot into a beautiful green space complementing the homes in the Craftsman Village Historic District.

CONSERVATION

The Frank Brothers Collaboration

will receive a Heritage Conservation Award for the exhibit and Mid-Century Modern home tour put on by the California State University Long Beach Art Museum, Frank Bros.: The Store that Modernized Modern, a book by Cara Mullio and Jennifer M. Volland, and Nancy Frank, who provided many details about her family history for the collaboration.

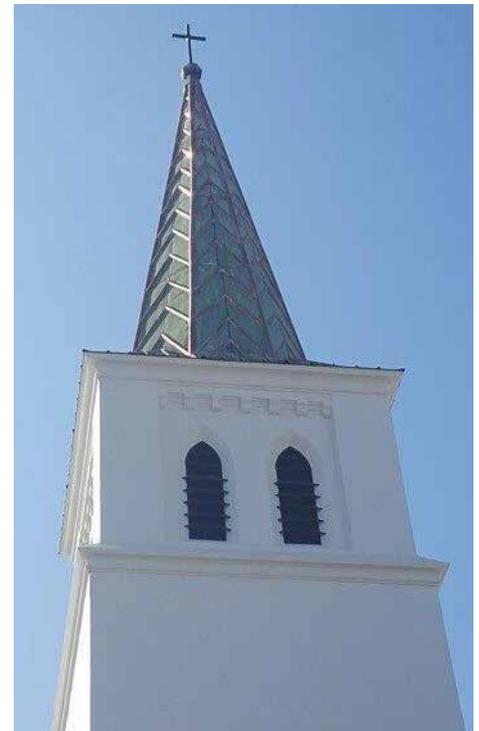
Be sure to mark the date on your calendars for the Thirtieth Annual Preservation Awards, which will take place on

the Queen Mary on Thursday, March 8. A silent auction with loads of desirable items will also be held that evening. We hope you will join us.

PHOTO BY MONTELLA BRIGGS SCORPE



Craftsman Village Park



St. Paul's Episcopal Church

PHOTO BY ROBB BELINE

HISTORIC DISTRICT DESIGN GUIDELINES

By Cheryl Perry

The City of Long Beach Planning Department has been working on the second set of Historic District Design Guidelines and on November 4 held a workshop for residents of Carroll Park, Lowena Drive, Linden Avenue, Sunrise Boulevard and Wrigley Historic Districts to review the drafts of the guidelines and to provide input.

Design Guidelines for Belmont Heights, Brenner Place, Eliot Lane, Craftsman District, Minerva Place, Rose Park, Rose Park South and Wilton Street have already been adopted. They can be viewed online at www.lbds.info. Guidelines for the remaining historic districts (Bluff

Heights, Bluff Park, California Heights and Drake Park/Willmore City) will be started some time next year.

The purpose of these guidelines is to help educate historic property owners about how to care for, restore, or possibly expand their homes. They are used to help protect the character of historic districts in Long Beach and assist in providing streamlined services for historic property owners. Long Beach Heritage was invited to host a table at the



Development Services staff, left to right: Gina Casillas, Maryanne Cronin, Alison Spindler, Anita Juhola-Garcia, Alejandro Plascencia, Nick Vasuthasawat, Sergio Gutierrez

workshop, as we had done previously, to share information about our organization. The event was well attended by many residents of the historic districts who found it very informative.

HISTORIC DISTRICT LEADERS MEETING UPDATE

By Karen Highberger

Saturday, November 4 marked the last Historic District Leaders Meeting of 2017 hosted by Long Beach Heritage, in conjunction with Development Services Staff. The meetings are held at the Bembridge Heritage Homesite on a fairly regular basis and have proven to be beneficial to the Historic Districts, as well as to city staff. Long Beach has 17 Historic Districts and these meetings give the various groups an opportunity to network and share the concerns and challenges of their neighborhoods, as well as seek solutions from other attendees and Staff.

As many of you know, the city has been working on updating the Historic Guidelines for all of the Districts and things are progressing nicely (after a very long wait!). The anticipated completion date is the middle of next year. Bluff Park and California Heights will be finished last, due to the size of the Districts. The format is very user friendly and

provides overviews for various architectural styles, as well as maintenance and repair guidelines. You can find this information at www.longbeach.gov under Planning/Historic Guidelines. If you are considering work on your home and you reside in a Historic District, this is a great reference and it will answer many questions.

Another issue discussed at the past two meetings was the Accessory Dwelling Unit (ADU) ordinance the City is finalizing. It has been mandated by the state of California that cities must allow ADUs. The State has provided mandatory requirements, but cities are allowed to tailor their ordinances within the mandate. After much discussion, Long Beach is limiting the size to 850 square feet. The details are still being hammered out and staff hopes to have the City Council vote on the ordinance before the end of the year. Many other items factor into the process, such as minimum lot size, setbacks and zoning. In

Historic Districts, these units will be held to the same architectural standards as an addition in order to maintain the character of the neighborhoods.

The proposed Land Use Element maps have been another point of discussion. The latest maps were released November 10 and input from the Historic Districts was noted by staff. Building heights were reduced adjacent to the Craftsman Village Historic District, as well as the Rose Park Historic District and Belmont Heights Historic District. We were also able to get a neo-industrial buffer zone on Cherry Ave. adjacent to California Heights. This area had originally been slated for regular industrial.

Long Beach Heritage looks forward to hosting these meetings quarterly in 2018 to address issues pertinent to our Historic Districts and preservation in general.



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Membership Report : December 2017

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Schoelzel

Marlene Temple

Stella Ungar

Patricia Walker

Joan Wells

Carolee Windsor

Dorothy Wise

Joe Zieba

PIE ON PINE PROVES DELIGHTFUL

By Linda Dragga

Using materials provided to her by Long Beach Heritage, Lori Gray, owner of The Pie Bar located at 450 Pine Avenue, entertained a full house as she smoothly intertwined her personal journey as a pie-maker with the history of pie-making both across continents and in Long Beach. Columnist Steve Harvey chose to devote one of his columns to this fine event! Read his account at: http://www.gazettes.com/entertainment/only_in_long_beach/only-in-lb-all-about-pies/article_d7953db0-c8c0-11e7-8bc1-df230ed96425.html

One attendee stated: "Thank you ... Long Beach Heritage very much for the Pie Bar event on 8 November.... The owner gave an insightful history of the American pie tradition with an emphasis on Marie Callender that then morphed into her own evolution as a domestic pie baker to being an entrepreneur. We need to hear all the stories we can about successful business-women and support their endeavors. As a recently retired newcomer to Long Beach, I also appreciated the opportunity to meet and socialize with people who share a common interest in architectural heritage."

Once The Pie Bar's planned parklet is in place, we may arrange a second presentation of this popular event, so stay tuned.



PHOTOS BY THE BUSINESS JOURNALIST LARRY DUNCAN

The Pie Bar Founder, Lori Gray

BEMBRIDGE HOUSE NEWS - WINTER 2018

By Chris Hogan

At this time of new beginnings, it is important to reflect back on the previous year.

The Bembridge House has so much to be thankful for! There are so many people who have spent countless hours on behalf of the House. We have the stalwart docents who show up on time and do a great job interpreting the House history for visitors. There is the small but hard-core team of gardeners who work so diligently to ensure the grounds are well cared for and always gorgeous. I can't forget the ladies who come every Tuesday afternoon to continually catalog and/or archive the House collections (postcards now). There are also the individuals who serve on the House Operating Committee and provide me with such support and guidance. I have to thank the scores of Christmas decorators as well. Remember – every one of these incredible people are volunteers! I can never express my appreciation for each of them enough.



PHOTO BY J. CHRISTOPHER LAUNI

In 2017, the accomplishments were many. The Bembridge House successfully hosted two fund-raising luncheons in Pepper Tree Court for local non-profit groups (both with over 80 attendees), as well as an afternoon tea party for the Jane Austen Society.



PHOTO BY J. CHRISTOPHER LAUNI

After who knows how many years in disrepair, the pocket doors throughout the House are all now in working order. And the hidden-away wooden doors themselves are stunning and in beautiful shape. The Carriage House has recently been set up with a large-screen TV to show guests who are not able to access the House itself an excellent video of a virtual tour, thanks to a Long Beach Navy Memorial Heritage Association grant. If you visited the House during Victorian Christmas, you may have seen the other grant-funded video of the Holidays at the Bembridge House, incorporating scenes of the decorators hard at work and photos of the decorated rooms in their dazzling glory. Outside, the gardeners redid the west side of the home to create a cutting garden and a new area to show off to visitors. Underneath the pocket succulent patch, the gardeners laid down wire mesh to thwart the wild creatures (raccoons and squirrels) which had too often been destructively digging in



PHOTO BY J. CHRISTOPHER LAUNI

it (definitely a major triumph!).

Our major project for 2018 is to purchase new period-appropriate curtains for the downstairs windows. (The upstairs draperies will be replaced another time.) The fabric and especially the hardware (solid-brass rods and rings holding up the curtains) will be expensive. So, if anyone would like to make a donation, please do!



PHOTO BY J. CHRISTOPHER LAUNI

At press time, we were in the middle of the Victorian Christmas events. Since last year's first-ever Nighttime Tour was extremely popular, we decided to hold two of them this season and, of course, we had the traditional daytime tour. Mayor Garcia chose the Bembridge House to be the setting for his Holiday "Thank You to City-Staff Party" which was such an honor. So far, everything is going well, but look for a full report in the next newsletter.

Happy, healthy 2018!



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Calendar

- A Tour On Fire January 13th 1-3PM
- LBH Board January 22nd
- LBH Executive Committee February 26th
- Awards Benefit March 8th (Date Change)
- LBH Board March 26th

Walking Tours

- Downtown on the third Saturday at 9:30 a.m.
- East Village on the second Saturday at 9:30 a.m.
- Willmore City on the fourth Saturday at 9:30 a.m.
- North Pine February 3rd at 9:30 a.m.

Bembridge Tours

- Every Tuesday at 1:30 & 2:30 p.m.
- The fourth Saturday at 1:30 & 2:30 p.m.

Long Beach Heritage

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LBH Membership

Long Beach Heritage is a non-profit education and advocacy group promoting public knowledge and preservation of significant historic and architectural resources, neighborhoods and the cultural heritage of Long Beach. Dues are due on May 1st each year.

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