Appendix D

Cultural and Tribal Cultural Resources

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May 18, 2020
Project No: 19-08656

Christopher Ira Koontz, AICP
Planning Bureau Manager
Long Beach Development Services
411 West Ocean Blvd., 3rd Floor
Long Beach, California 90802

Subject: Peer Review and Cultural Resources Study, Fire Station No. 9 Replacement Project, Long Beach, California 90807

Dear Mr. Koontz:

Rincon Consultants, Inc. (Rincon) was retained to complete a peer review of the *Historical Resource Evaluation Report, 3917 Long Beach Boulevard* (HRER) prepared by Audrey Von Ahrens of GPA Consulting.[1] This peer review was completed as part of the environmental analysis being conducted for the Fire Station No. 9 project, which is being completed by the City of Long Beach (City) and is subject to the California Environmental Quality Act (CEQA). The current analysis entailed a review of the HRER in consideration of federal, state, and local guidelines. The memorandum also addresses outstanding cultural resources considerations for the project, including a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC), a Sacred Lands File (SLF) search of the Native American Heritage Commission (NAHC), and an archaeological sensitivity assessment of the project site.

Rincon understands the City has previously attempted to rid the former Fire Station No. 9 building (subject building) of hazardous materials, including mold, but these past remediation attempts have failed to permanently remove harmful materials. Due to the health concerns these harmful materials present, the City is compelled to demolish the subject building. As such, this memorandum was completed to assist the City in assessing cultural resources impacts in accordance with the CEQA guidelines. An impacts assessment and recommended measures to minimize impacts resulting from the proposed project are discussed below.

Senior Architectural Historian Steven Treffers, MHP, oversaw the peer review. With nearly 10 years of experience in historic preservation planning within California, Mr. Treffers has extensive experience preparing and reviewing historic resources reports and other CEQA compliance documentation. The report was authored by Architectural Historian Alexandra Madsen, MA. Both Mr. Treffers and Ms. Madsen meet the Secretary of the Interior's Professional Qualification Standards for history and architectural history. Senior Archaeologist Tiffany Clark, PhD, Register of Professional Archaeologists, completed the archaeological sensitivity assessment for the project.

[1] Audrey Von Ahrens. Historical Resource Evaluation Report, 3917 Long Beach Boulevard, prepared by GPA Consulting for the City of Long Beach, September 2019.

Methods

The current analysis entailed a review of the HRER with regards to methods, findings, and the potential for the project to impact significant historical resources, the former of which included those that may be considered historical resources, as defined in the CEQA Guidelines. Rincon cultural resources staff did not conduct a site visit, nor was any supplemental archival research conducted. However, staff did supplement previous studies with a SLF search of the NAHC and a records search at the SCCIC. Results of the record searches were used to assess the archaeological sensitivity of the project site for buried prehistoric and historic period cultural deposits.

Cultural Records Search

On November 20, 2019, Rincon Architectural Historian Alexandra Madsen conducted a CHRIS search at the SCCIC located at the California State University, Fullerton. Rincon conducted the search to identify all previous cultural resources work that has taken place within the project area and a 0.5-mile radius around it, as well as to identify previously recorded cultural resources within or near the project site. The CHRIS search included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historic USGS 7.5- and 15-minute quadrangle maps.

The cultural resource records search of the SCCIC identified no reports located within the project site or within a 0.5- mile radius. The search identified one historic-age resource approximately 0.1-mile to the south of the project site. This resource was listed as 3827 Long Beach Boulevard, also known as the Brady and Smith Killingsworth residence (P-19-189450), which is listed on the National Register of Historic Places (Table 1). No previously recorded resources were identified within the project area itself. No prehistoric resources were identified within the project area or search radius as part of the records search. A summary of the CHRIS records search results in included in Attachment A.

Table 1 Previous Resources Identified within 0.5-mile Buffer of the Project Site

Primary No.	Other IDs	Type	Recorded By
P-19-189450	OHP Property Number- 174435; Kilingsworth, Brady & Smith	Historic Building	N/A; 2011

Source: South Central Coastal Information Center, November 2019.

Native American Scoping

As part of the background research process of identifying cultural resources for this project, Rincon contacted the NAHC and requested a SLF search of the project site and vicinity. As part of this request, Rincon asked the NAHC to provide a list of Native American groups and/or individuals, culturally affiliated with the area, who may have knowledge of cultural resources within the project site. The NAHC responded on November 21, 2019, stating negative results and included a list of six Native American contacts that may have knowledge of cultural resources in the project vicinity. No additional Native American outreach by Rincon was conducted as part of the cultural resources assessment. The City will be conducting Native American consultation for the project in compliance with Assembly Bill 52.

Findings

Peer Review

The HRER was prepared by GPA Consulting (GPA) on behalf of the City in September 2019 (Attachment B). As part of the 2019 assessment, the subject building located at 3917 Long Beach Boulevard, was found to be individually eligible under Long Beach Landmark Criterion A. The building was found to be significant for its association with the City's partnership with the Works Progress Administration (WPA) after the 1933 Long Beach earthquake. The period of significance for the building was identified as 1938, the year of its construction.

The HRER includes a brief paragraph establishing the purpose and methodology of the evaluation. Methodology included a records search, review of the City of Long Beach list of Historic Landmarks, a field inspection of the property, and consultation of the City of Long Beach Historic Context Statement. Archival research included the review of original drawings from the City of Long Beach Department of Public Works, Sanborn Fire Insurance Maps, and historic aerial photographs. Evaluation of the resource was completed in compliance with relevant ordinances, statues, regulations, bulletins, and technical materials. The report is well researched and transitions methodically through the considerations and requirements for evaluation.

In compliance with best preservation practices, the report introduces federal, state, and local regulatory framework including any associated criteria, context, and integrity considerations of the National Register of Historic Places, California Register of Historical Resources, CEQA, and Long Beach Cultural Heritage Ordinance. The author confirmed the property was not previously evaluated for eligibility nor was it listed as a contributor to a potential historic district. After establishing regulations for eligibility, the report describes the property, including interior and exterior spaces, and its setting. This description is informed by a site visit and contemporary photographs. Primary sources such as architectural drawings, Sanborn Fire Insurance Maps, historic photographs, and historic aerial photographs are also introduced to illustrate the property's construction chronology and character defining features.

As required by the National Park Service, the author identifies and includes the historic context of the property, or "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning within history or prehistory is made clear."[2] The applicable historic contexts were drawn from the City of Long Beach Historic Context Statement and include the themes of: WPA/Public Works Administration (PWA), 1930-1945; Tudor Revival, 1900-1942; and Civic and Governmental Infrastructure, 1888-1965 with the sub-theme of the Fire Department.[3] Moreover, the report augmented these contexts with additional research, including photographs where appropriate. Each theme's table of eligibility standards was included and other pertinent resources in the City were introduced for comparison. Pre-World War II Long Beach Fire Department Stations and prominent buildings designed by architect William H. Austin Jr. were included to provide additional context for the subject building.

Ultimately, the report follows the guidelines of the National Park Service, California Office of Historic Resources, CEQA, and the City for historic resources evaluations. It frames all criteria for eligibility and discusses how the resource does or does not meet required considerations for listing at the federal, state,

[2] National Park Service, *Bulletin No. 15 How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, U.S. Department of the Interior, National Park Service, 1990.

[3] Sapphos Environmental, Inc., City of Long Beach Historic Context Statement, City of Long Beach Department of Development Services, July 2009.

or local level. Although the building was designed by local master architect William H. Austin Jr., the report sufficiently demonstrates the property was completed towards the end of his career and therefore does not reflect a particularly important phase of his development. As stated in the report, Austin designed other extant WPA buildings and a number of his buildings are designated as Long Beach Historic Landmarks. Ultimately, the report finds the property is eligible for local listing under Criterion A in the area of Institutional Development on the local level. GPA argues that the building represents the partnership between the City and WPA that was "created to rebuild and add public services after the 1933 earthquake."[4] The HRER determines that although eligible for local designation, the property may not retain sufficient integrity of setting, workmanship, and materials for listing in the National Register of Historic Places. As defined in Section 15064.5(a)(2) of the CEQA Guidelines, a property that is eligible for listing in a local register is considered a historical resource.

Although the HRER confirms the subject building was not previously evaluated, it fails to address any adjacent properties However, information is presented in this report and no additional recording is required. The findings draw on the historic context presented in earlier sections of the report and include a thorough discussion of the property's integrity. As such, the conclusion that the property is eligible for local designation is based in methods consistent with best professional practices.[5] As a result of the current peer review, the report provides sufficient information on the property's historic context and significance for the evaluation findings to be adopted by the City.

Archaeological Sensitivity Assessment

Given the developed nature of the project site, and the lack of recorded resources identified by the SCCIC records search within the project site, a desktop analysis was conducted to assess archaeological sensitivity and evaluate the potential for project-related construction activities to impact subsurface cultural deposits. The Los Angeles River, a major water source, is located within one mile of the project site. This relatively permanent water source would have made the area desirable for both prehistoric habitation and resource procurement purposes. While environmental conditions may have been favorable for Native American occupation, the lack of recorded prehistoric archaeological resources within a 0.5-mile radius of the project site and the negative results of the NAHC Sacred Lands File search indicate that the project site is not highly sensitive for prehistoric Native American archaeological resources. Historical research conducted on the property indicates that the parcel was undeveloped prior to the construction of the fire station in 1938. As such, it is unlikely that early historic period archaeological remains dating to the late 19th or early 20th centuries would be present within the project site. Taken together, the extant data suggest that the project site exhibits a low level of sensitivity for buried archaeological remains.

Impacts Analysis

Historical Resources

Rincon understands that the City has previously attempted to rid the subject building of hazardous toxic mold, but that past remediation attempts have failed to permanently remove harmful materials. Rincon also understands that the City plans to demolish the subject property because of myriad health concerns. The property has been found eligible for listing as a Long Beach Historic Landmark; as a result, the

[4] Audrey Von Ahrens. Historical Resource Evaluation Report, 3917 Long Beach Boulevard, prepared by GPA Consulting for the City of Long Beach, September 2019.

[5] National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, U.S. Department of the Interior, National Park Service, 1990.

property is a historical resource for the purposes of the California Environmental Quality Act (CEQA). According to Section 15064.5(b)(1) of the CEQA Guidelines, "a project with an affect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." The CEQA Guidelines categorize demolition as a substantial adverse change in Section 15064.5(b)(2b):

> *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.*

As such, the City (lead agency) is responsible for identifying potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource (CEQA Section 150645.5 [b][4]). For this project, Rincon recommends Historic American Building Survey (HABS) documentation to record the significance of the property and minimize impacts resulting from its demolition to the greatest extent feasible.

Historic Documentation Package

Prior to demolition, the City of Long Beach shall undertake HABS documentation of Fire Station No. 9, located at 3917 Long Beach Boulevard, including its character defining features. The documentation should generally follow the HABS Level III requirements and include measured drawings that depict the size, scale, and dimensions of the subject property; digital photographic recordation of the interior and exterior of the subject property including all character-defining-features; a detailed historic narrative report; and compilation of historic research. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 CFR, Part 61). The original archival-quality documentation shall be kept on file at the City of Long Beach where it would be available for current and future generations. Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach.

Archaeological Resources

The results of the study identified no prehistoric or historic period archaeological resources on the project site. The extant data indicate that the project site exhibits a moderate sensitivity for subsurface archaeological deposits. Based on these findings, Rincon recommends the following measure in case of unanticipated discovery of archaeological resources during project development. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Unanticipated Discovery of Archaeological Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt, and a qualified archaeologist should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation, Native American consultation, and archaeological monitoring may be warranted to mitigate any significant impacts.

Unanticipated Discovery of Human Remains

If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a

determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

Conclusions

In summary, Rincon finds the HRER prepared by GPA Consulting provides adequate documentation to make a determination on the property's eligibility for local designation under Criterion A for its association with the WPA. There is no evidence that this finding is unsubstantiated, and Rincon suggests that the City adopt the evaluations finding. Because the City plans to demolish the building, which is considered a historical resource and would result in a significant impact as defined by CEQA, Rincon recommends a HABS-like documentation of the building to minimize impacts to the greatest extent feasible.

Should you have any questions or comments regarding this report, please do not hesitate to contact Alexandra Madsen at (213) 788-4842 x2064 or Steven Treffers at (510) 834-4455 x9984.

Sincerely,

Rincon Consultants, Inc.

Alexandra Madsen, MA
Architectural Historian
Rincon Consultants, Inc.

Steven Treffers, MHP
Senior Architectural Historian
Rincon Consultants, Inc.

Tiffany Clark, PhD
Senior Archaeologist
Rincon Consultants, Inc.

Attachments

Attachment A: CHRIS Records Search Results

Attachment B: HRER

Attachment A: CHRIS Records Search

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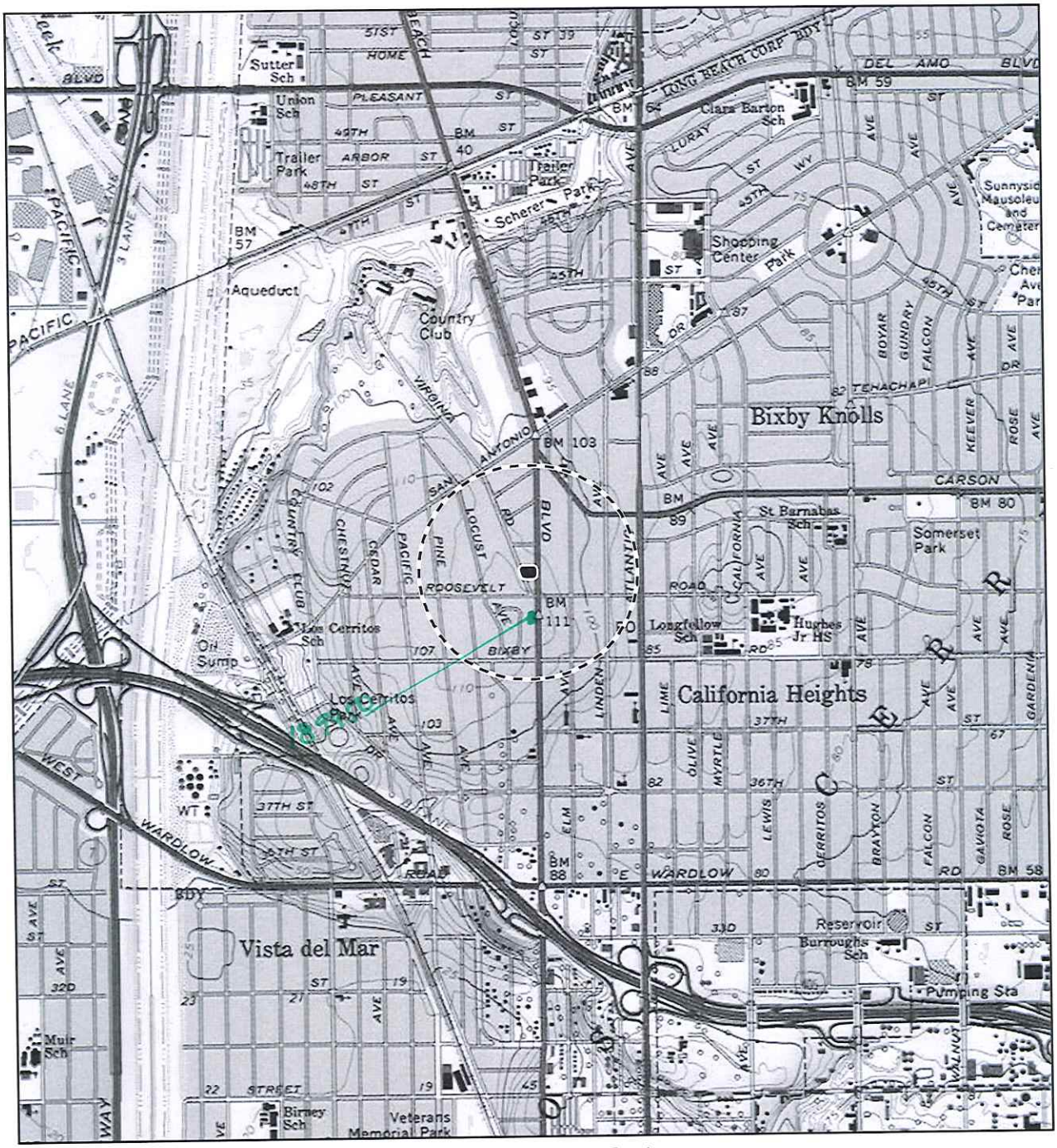
Record Search Resources Proximity Sheet

Project Name: 19-08656 3917 Long Beach Blvd

Resource Number	Within Project Site	Adjacent to Project Site	Outside of Project Site
189450			

19-08656 Resources

3917 Long Beach Blvd



Imagery provided by National Geographic Society, Esri and its licensors © 2019. Long Beach Quadrangle. T04S R13W S13. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

Half-Mile Buffer

Area of Potential Effects

N

0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map

Attachment B: HRER

3917 Long Beach Boulevard
Long Beach, California

Historical Resource Evaluation Report

Prepared by:

CONSULTING
GPA

September 2019

TABLE OF CONTENTS

EXECUTIVE SUMMARY

This report presents the results of a historical resource evaluation of the property located at 3917 Long Beach Boulevard in the City of Long Beach. The property is located on the block bounded by Long Beach Boulevard on the east, E. Marshall Place on the north, and N. Virginia Road (originally American Avenue) on the west. It consists of one parcel associated with Assessor Parcel Number (APN) 7139-013-900 that is improved with a one-and-a-half story public building, City of Long Beach Fire Station No. 9, constructed in 1938.

GPA Consulting (GPA) was retained to complete this evaluation to determine whether the property is a historical resource as defined by the California Environmental Quality Act (CEQA). The property is not currently listed under national, state, or local landmark or historic district programs.

After careful inspection, investigation, and evaluation, GPA concluded that the property appears to be eligible for designation as a Long Beach Historic Landmark. Fire Station No. 9 appears to be eligible under Long Beach Criterion A in the area of Institutional Development as it represents the partnership between the City and WPA created to rebuild and add public services after the 1933 Long Beach earthquake. The recommended Status Code is 5S3, individually eligible for local designation through survey evaluation. Therefore, the property is a historical resource subject to CEQA.

1. INTRODUCTION

1.1 Purpose and Qualifications

This report presents the results of a historical resource evaluation of the property located at 3719 Long Beach Boulevard in the City of Long Beach. The property is located on the triangular block bounded by E. Marshall Place on the north, Long Beach Boulevard on the east, and N. Virginia Road (originally American Avenue) on the west. It consists of one parcel associated with Assessor Parcel Number (APN) 7139-013-900 that is improved with a one-and-a-half story fire station constructed in 1938. GPA Consulting (GPA) was retained to complete this evaluation to determine whether the property is a historical resource as defined by the California Environmental Quality Act (CEQA). Audrey von Ahrens was responsible for the preparation of this report. She fulfills the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is attached in Appendix A.

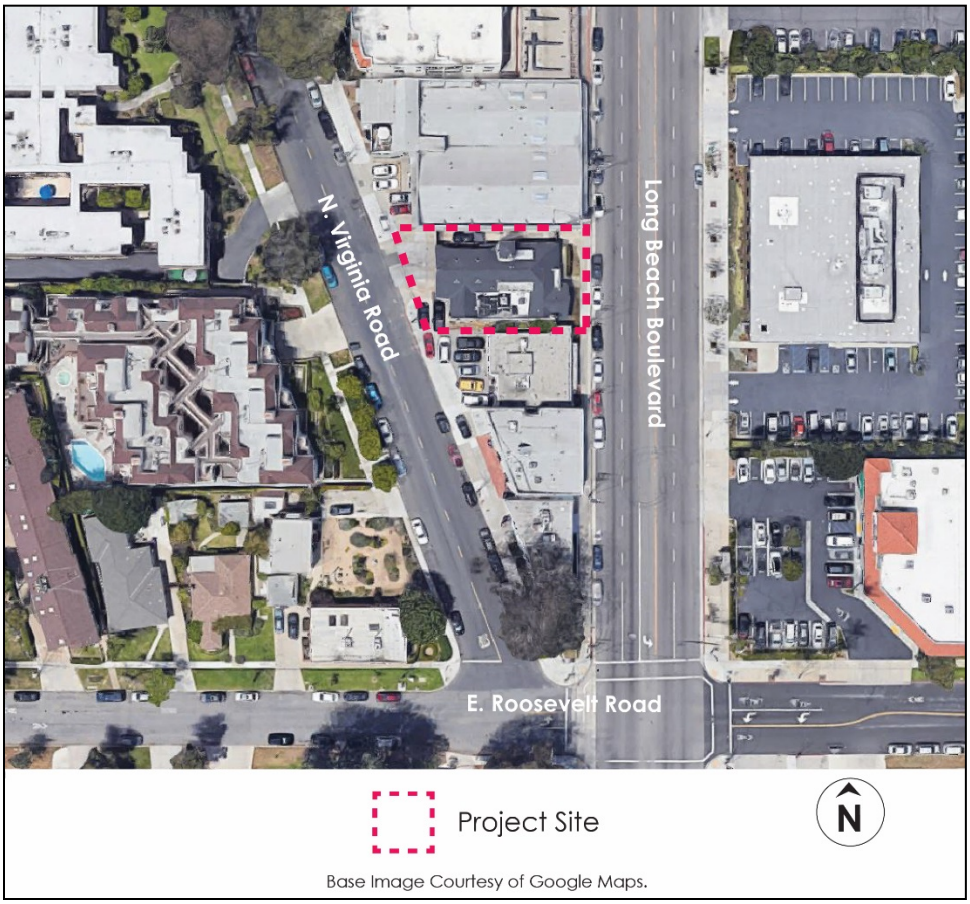


Figure 1: Location of property

1.2 Methodology

To evaluate the property as a potential historical resource, GPA performed the following tasks:

1. Requested a records search from the South Central Coastal Information Center to determine whether or not the property is currently listed as a landmark or part of a historic district under national, state, or local programs and whether or not the property has been previously identified or evaluated as a historical resource. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places (National Register), listed and determined eligible for listing in the California Register of Historical Resources (California Register), California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities.

   The records search concluded that the property is not included in the CHRIS, and is therefore not listed under national, state, or local landmark or historic district programs.

2. Consulted the City of Long Beach online list of Historic Landmarks to determine if the property is a designated Historic Landmark in the city.[1] This research revealed that the property is not a designated Historic Landmark.

3. Conducted a field inspection of the property to ascertain the general condition and physical integrity of the building thereon. Digital photographs of the building's exterior and interior were taken.

4. Conducted research into the history of the property and building thereon. No building permit records were found. Dates of construction and subsequent alterations were determined by original drawings found at the City of Long Beach Public Works Department as well as additional sources, such as the Los Angeles County Office of the Assessor records, newspaper articles, historic maps, historic aerials, and the Living New Deal website, at livingnewdeal.org.

5. Conducted research in the archival materials of the Long Beach Firefighter's Museum. The materials include the Long Beach Fireman's Historical Museum Photographs Collection.

6. Consulted the *City of Long Beach Historic Context Statement* to identify the appropriate context, theme, and eligibility standards under which to evaluate the property.

7. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the property as a potential historical resource.

[1] "Historic Landmarks," City of Long Beach, accessed February 11, 2019, http://www.lbds.info/planning/historic_preservation/historic_landmarks.asp.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.[2] The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[3]

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria: [4]

A. Associated with events that have made a significant contribution to the broad patterns of our history; or

B. Associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific…property or site is understood and its meaning…is made clear."[5] A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

[2] Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).
[3] Title 36 Code of Federal Regulations Part 60.2.
[4] Title 36 Code of Federal Regulations Part 60.4.
[5] *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."[6] Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.[7]

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.[8]

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

[6] *National Register Bulletin #15*, 44-45.
[7] Public Resources Code §5024.1 (a).
[8] Public Resources Code §5024.1 (d).

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.[9]

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:[10]

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

[9] Public Resources Code §4852.
[10] Public Resources Code §5024.1.

The specific Status Codes referred to in this report are as follows:

5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

2.3 Long Beach Cultural Heritage Ordinance

The City of Long Beach's Cultural Heritage Ordinance was adopted in 2015 and codified in Title 2, Chapter 2.63 of the City's Municipal Code. It recognizes individual Landmarks and Landmark Districts.

A cultural resource qualifies for designation as an individual Landmark if it retains integrity and manifests one (1) or more of the following criteria:

A. It is associated with events that have made a significant contribution to the broad patters of the City's history; or

B. It is associated with the lives of persons significant in the City's past; or

C. It embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master or it possesses high artistic valuers; or

D. It has yielded, or may be likely to yield, information important to prehistory of history.

A group of properties qualify for designation as a Landmark District if it retains integrity as a whole and meets the following criteria:

A. The grouping represents a significant and distinguishable entity that is significant within a historic context.

B. A minimum of sixty percent (60%) of the properties within the boundaries of the proposed Landmark District qualify as a contributing property.

Like the National and California Registers, Chapter 2.63 defines integrity as the ability of the property to convey its significance, defined by a combination of the following qualities: location, design, setting, materials, workmanship, feeling and association.

3. ENVIRONMENTAL SETTING

3.1 Description and History of Surrounding Area[11]

3917 Long Beach Boulevard is located on the border between the Los Cerritos and Bixby Knolls neighborhoods in the City of Long Beach. The area is located south of the Southern Pacific railroad tracks between Atlantic Avenue and the Los Angeles River and the Los Altos area in southeast Long Beach. The area remained agricultural into the 1920s with subdivisions of small lots used for farming. By the 1920s, industry became the primary economic force in the area. The discovery of oil lead to a population and construction boom and the agricultural land was subdivided, sold, and developed for residential, commercial, and industrial expansion.

During the 1920s, the area was one of the fastest-growing in Long Beach. The middle class grew tremendously in size and affluence due to wealth created by the stock market as well as the booming oil and lumber industries. Residential building construction in the form of single-family houses, apartment buildings, and bungalow courts was at a record high to meet the growing demand. Residences were designed in more traditional architectural styles such as Tudor Revival, Colonial Revival, and Spanish Colonial Revival.

In 1937, the Jotham Bixby Company announced its plans to develop a neighborhood of custom homes called Bixby Knolls. Hundreds of new residences were planned in neighborhoods throughout Long Beach and surrounding areas as a result of population growth during the mid-1930s. A substantial portion of the residential development during this period was situated on land that was formerly associated with Rancho Los Cerritos, owned by the Bixby family. Bixby Knolls quickly established itself as a unique community with several housing developments. Importance was placed on the neighborhood's aesthetic, with everything from architectural styles to street details requiring approval from a design committee.

Following the end of World War II, nearly 13 million veterans returned to the United States, ready to buy homes, begin families, and settle down into suburban life away from the city center. Residential development spread throughout North Long Beach, with a number of new subdivisions appearing throughout the Bixby Knolls area. In addition to single-family homes, thousands of new multiple family properties—including duplexes, garden apartments, and "dingbat" apartments—were built after the war.

By the late 1950s, the impact of the automobile began to be reflected in the built environment, as the economic potential from commercial establishments along heavily traveled highways and thoroughfares prompted roadside development. Suburban shopping centers appeared adjacent to new developments.

3.2 Description of the Property

The subject property stretches from Long Beach Boulevard on the east to N. Virginia Road to the west. Long Beach Boulevard is a major four-lane street with two-way traffic traveling north-south and a center turning lane. N. Virginia Road is a two-lane street with two-way traffic traveling north-south. The surrounding buildings are generally low-rise commercial buildings constructed between

[11] Adapted from Sapphos Environmental, Inc., *City of Long Beach Historic Context Statement,* (City of Long Beach Department of Development Services, July 2009).

the 1930s and 2000s, low- to mid-rise multi-family residential buildings constructed between the 1960s and 1980s, and single-family residences constructed between the 1920s and 1950s.

The property is occupied by Fire Station No. 9, which was constructed in 1938 (see **Figure 2**). The building is one-and-a-half stories in height and generally rectangular in plan. It has a predominately gabled and hipped roof clad in asphalt shingles with a flat roof on the south elevation clad in rolled asphalt. The roof perimeter has shallow eaves with barge boards on the street-facing (east and west) gable ends. The north- and south-facing gable ends are articulated by parapets and at the center of the north portion of the roof is the three-story hose tower. The exterior is mostly covered in cement plaster.[12]

Figure 2: 3917 Long Beach Boulevard, looking northwest (GPA, 2019)

The east elevation facing Long Beach Boulevard abuts the sidewalk and is asymmetrically arranged (see **Figure 3**). It is generally divided into three bays. The south bay consists of a projecting front-facing gable with the center and north bays slightly set back from the main entrance porch. The center bay is articulated by a flat roof with a crenelated parapet that projects above the hipped roof plane of the north bay. The main entrance is located in the center bay and is accessed by three concrete steps that lead to the concrete porch, which extends the length of the north bay. The center bay is clad in cement plaster scored to imitate ashlar cut stone. The main entrance door is wood paneled with a single-light in the upper panel and is obscured by a non-original metal security door. Centered above the main entrance is a cast plaster coat of arms that reads "SEMPER PARATUS" and "LBFD." A narrow, single-light, steel sash casement window is located just north of the door.

[12] W. Horace Austin, *Fire Station No. 9, No. 3917 Long Beach Boulevard, For the City of Long Beach, CA,* December 17, 1937, Architectural Drawing Set, Sheet 6. City of Long Beach, Public Works Department.

Figure 3: East elevation, looking west (GPA, 2019)

A secondary entrance is situated on the north-facing wall of the south bay. This entrance consists of a wood paneled door with three-over-three divided lights with cathedral glass in the upper panel. Fenestration on the two outer bays is evenly spaced. Each bay has two non-original metal casement windows set within original openings behind non-original metal security bars. A long, narrow, louvered vent is centered beneath the gable peak. The gable has a slight overhang and the end features decorative half-timbering.

Figure 4: North elevation, view looking southwest (GPA, 2019)

Figure 5: North elevation, view looking southeast (GPA, 2019)

The north elevation is set back from the adjacent building and overlooks a narrow side yard paved in concrete. When originally constructed, this elevation was visible from Long Beach Boulevard. The most prominent feature on this elevation is the hose tower. Located near the center, the square tower has a hipped roof. Decorative half-timbers frame the top of the tower. Narrow,

louvered wood vents are centered on each elevation of the tower. On the ground floor of the north elevation are multiple side entrances. The westernmost is the kitchen entrance. It is accessed by two concrete steps and consists of a wood paneled door with three divided lights in the upper panel. A metal security door was added at an unknown date. A wood framed transom has been infilled with a wood board and air conditioning unit. A metal door opens to the original vault room. At the base of the tower, a non-original wood paneled door with metal louvered vent is within an original opening. West of the tower is a rectangular projection with shed roof. The north and south exterior walls of the storage room have wood plank doors. At the far west end of the elevation is another opening with non-original wood and louvered metal door providing access to the apparatus room. Fenestration consists of non-original, single-light metal sash windows within original wood frames. A flat dormer projects from the roof plane east of the tower. Although the location and volume of the dormer is original (see **Figure 8**), it was recently reconstructed with all new materials. Three sliding metal sash windows are evenly spaced across the dormer where the original windows would have been. West of the tower, fenestration consist of six, evenly spaced clerestory windows. Non-original metal sashes are within original wood casings.

Figure 6: West elevation, view looking east (GPA, 2019)

The west elevation overlooks Virginia Road and is set back from a scored concrete driveway. The elevation is asymmetrically arranged. Two large garage doors are centered beneath the projecting front-facing gable bay on the north. Non-original metal roll-up doors are within the original openings flanked by pilasters clad in scored cement plaster. The gable end has decorative half timbering with a corbelled overhang at the attic level. Beneath the peak, the metal flag pole terminates at a decorative wood sill flanked by narrow, louvered metal attic vents. South of the projecting gable, the elevation is set back. Originally, two window openings were evenly spaced. However, the northernmost opening has been infilled with stucco.

Figure 7: South elevation, view looking northeast (GPA, 2019)

The south elevation overlooks the adjacent property and has a shallow setback. It is the least visible of the four elevations. At the far east end is a chimney. Two prominent gables articulated by decorative cement plaster quoins and stepped parapets flank the elevation. Centered within each gable are narrow attic vents. Fenestration is evenly spaced. The windows were all recently replaced, and openings appear to be resized. A flat dormer projects from the roof plane. Originally, the dormer consisted of five evenly spaced window openings. The three center windows have been replaced with vinyl windows but retain the original wood casings. The outermost window openings have each altered with a roof access door (west) and smaller window opening (east).

3.3 History of the Property

Fire Station No. 9 was designed by W. Horace Austin in the Tudor Revival style as a Works Progress Administration (WPA) project for the City of Long Beach. The building operated as Fire Station No. 9 from its construction in 1938 until 2019 when it was recently vacated due to the presence of mold.

The building has been altered over time. No building permit records were found. However, major alterations noted during the field inspection include re-stuccoing of the exterior and replacing the wood roof shingles with asphalt. All but one original window has been replaced and the openings on the south elevation appear to have been resized. Other than the garage openings, most entrances retain original doors. A radio mast, formerly at the center of the tower, was also removed and between 2016 and 2019, the metal WPA plaque was removed from the east elevation of the building.

Figure 8: 3917 Long Beach Boulevard in 1940, looking southwest (CSUDH Archives)

Some interior spaces retain their original features and finishes, while some spaces have been remodeled. The radio room, located within the upper half-story of the building, and second floor of the hose tower were reconfigured as living space. The third story of the tower was closed off and the wall between the tower and radio room was removed. However, the original wood ladder and hose rollers are extant and are visible by way of an access panel in the non-original ceiling. The first-floor dormitory space was partitioned for use as offices at an unknown date. The kitchen has also been upgraded with new cabinets and appliances. Most doors on the first floor are original. The original fireplace with wood built-in cabinets and glass doors are extant in the reception room, most recently utilized as a gym (see **Figure 9**). The wash room and locker rooms are also intact with original built-in furniture including built-in wood lockers with cabinets and drawers (see **Figure 11** and **Figure 12**). Both of these rooms retain their original layout as well (see **Figure 13** and **Figure 14**). The apparatus room and watch room are very much intact (see **Figure 15**). Major alterations in the apparatus room include reconfiguration of access to the hose tower on the east wall. Although the original wood plank access door is extant, the doorway has been closed off and is now used as shelving. A non-original opening was made south of the door, which now connects the hose tower room, supply room, and apparatus room, each originally individual spaces.

Figure 9: Former reception room, looking south (GPA, 2019)

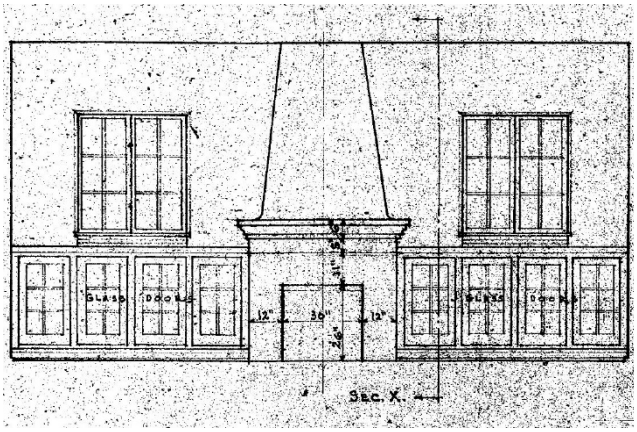


Figure 10: Drawing of fireplace mantel and built-ins in reception room (W. Horace Austin, Sheet 7)

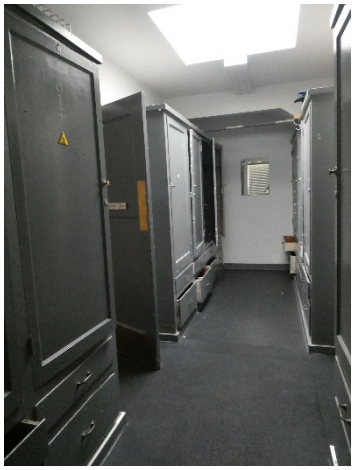


Figure 11: Locker room built-in lockers, looking south (GPA, 2019)

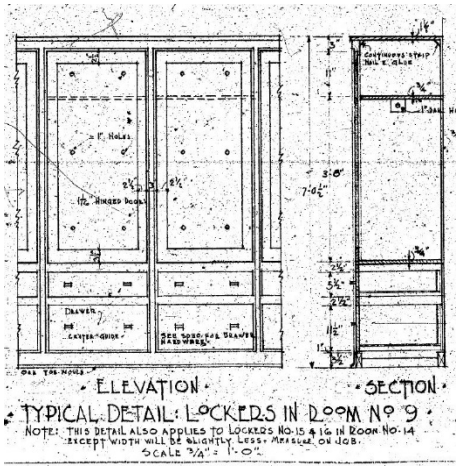


Figure 12: Drawing of built-in lockers in locker room (W. Horace Austin, Sheet 3)

Figure 13: Wash rooms, looking north (GPA, 2019)

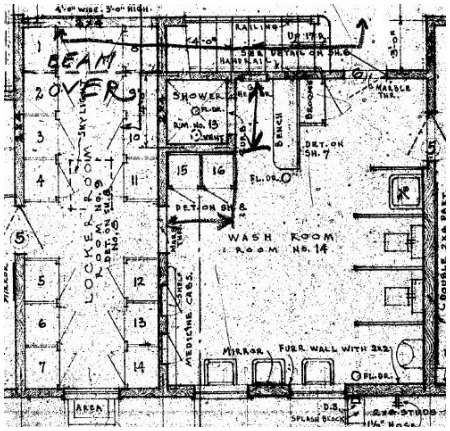


Figure 14: Drawing of wash room floor plan (W. Horace Austin, Sheet 8)

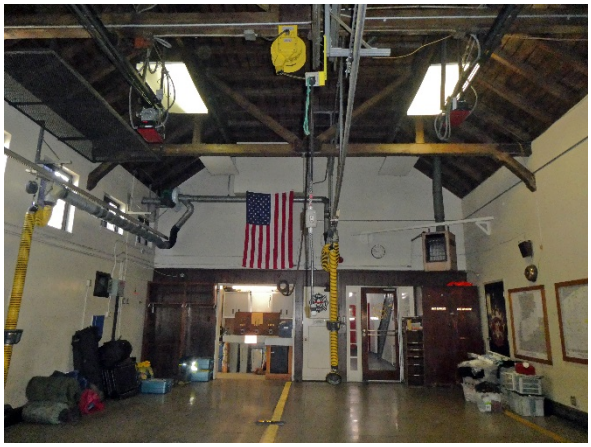


Figure 15: Apparatus room, looking east (GPA, 2019)

Figure 16: 3917 Apparatus room, looking northwest, date unknown. (courtesy, Station No. 9)

According to a Sanborn Map from 1923 and historic aerial photograph from 1932, Fire Station No. 9 was the first building to be constructed on the site (see **Figure 17** and **Figure 18**). The maps illustrate that the surrounding area was moderately developed with a mix of single-family and multi-family residences. A cluster of one-story commercial buildings was located south of the building at the intersection of Roosevelt Road and Long Beach Boulevard, and a few motels were located along Long Beach Boulevard. However, the area was primarily residential.

When the building was constructed in 1938, the surrounding area appears to have remained primarily residential. The buildings immediately adjacent to the property on the north and south along Long Beach Boulevard appear to have been one-story commercial buildings. Other properties along Long Beach Boulevard were single-family or multi-family residences. A bungalow court was located two properties to the north (see **Figure 18** and **Figure 19**). A new mixed-use building located at 3923 Long Beach Boulevard was constructed immediately adjacent the north property line in 1946 (see **Figure 19**).[13] By the 1950s, the surrounding area was a mix of residential, mixed-use, and commercial buildings along Long Beach Boulevard. Single-family residential buildings along Virginia Road continued to be demolished and replaced with larger apartment buildings between the late 1950s and 1970s. Today, Virginia Road is primarily developed with low- to mid-rise multi-family residential buildings and Long Beach Boulevard is primarily developed with low- to mid-rise commercial buildings, although several single-family residences still remain, almost all of which have been converted for commercial use, such as 3949 Long Beach Boulevard.

[13] Los Angeles County Office of the Assessor.

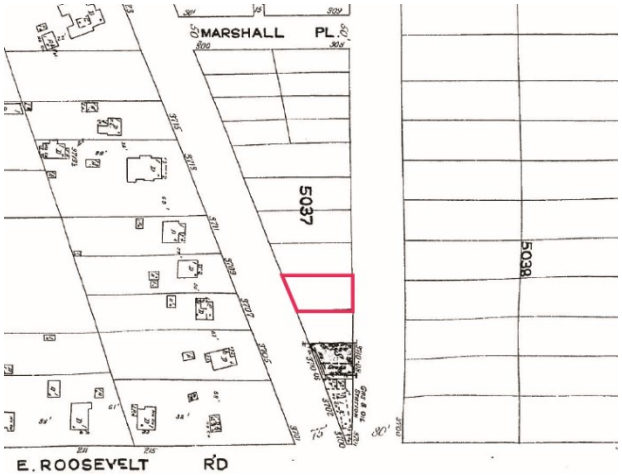


Figure 17: 1923 Sanborn map with property in red (Sanborn Map Company)

Figure 18: 1932 Historic aerial photograph with property in red (UCSB)

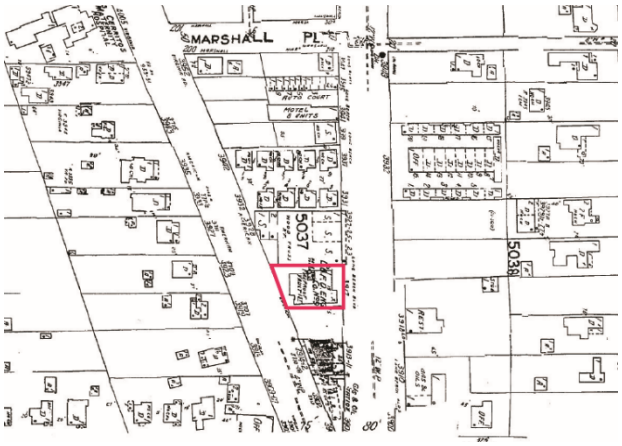


Figure 19: 1950 Sanborn map with property in red (Sanborn Map Company)

Figure 20: 1952 Historic aerial photograph with property in red (UCSB))

4. HISTORIC CONTEXT

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The contexts, themes, and sub-themes discussed below were drawn from the *City of Long Beach Historic Context Statement* and are relevant in judging the significance of the building at 3917 Long Beach Boulevard.

4.1 Theme: Civic and Governmental Infrastructure, 1888–1965

Fire Department[14]

The Long Beach Fire Department was established in 1897 when a group of prominent citizens met to organize a fire defense system for the City. The first cavalry consisted of two hand-drawn hose carts and a ladder wagon, all operated by volunteers. Equipment was stored in a shed near the original City Hall. A large bell was attached to a tower near the shed, which alerted the nearby volunteers when their services were needed. In 1902, the City Board of Trustees elected J.F. Corbet, a local businessman, as the first fire chief.

By 1906, construction was underway on the City's first fire station, at the corner of 3rd Street and Pacific Avenue. Fire apparatus bonds in the amount of $30,000 paid for the construction of the new building, as well as for fire alarm boxes, equipment, a steam fire engine, a hose wagon, and a ladder truck. The volunteer fire department was replaced by a full-time, professional one, led by station chief, J. Schewsbury, and assistant chief, G. Craw. The following year, two substations were added to the department: Station No. 2, located at 526 E. Anaheim Street, and Station No. 3, located at 1929 Appleton Street. These stations were constructed as simple bungalows, featuring living quarters for the officer-in-charge and his family, as well as bachelor quarters for the firefighters.

In the 1920s, the Fire Department experienced rapid expansion. The discovery of oil in Signal Hill led to a swift growth in population. To keep pace with the related increased demand for public services, the City mandated that oil revenues be utilized to build new infrastructure and new public buildings.[15] At least ten new fire stations were constructed during the 1920s. One of the last fire stations to be constructed during this period was Station No. 12, completed in 1930. However, following the stock market crash of 1929, it was not immediately occupied by the Fire Department due to an overall decrease in City funding for staff. As a result, the expansion of the Fire Department came to a halt.

In March 1933, the Long Beach earthquake devastated the city and led to a decrease in the department's resources. Several fire stations, including Stations No. 1, 5, 7, and 9, along with many

[14] Derived from Sapphos Environmental, Inc., 146-148.

[15] "Land purchased on Signal Hill in 1911 for the purposes of acquiring utility and water storage was now generating income from oil production. Between 1921 and 1929, this ordinance raised more than the $6 million for the City, which was put to use for improvements to parks, community hospitals, golf courses, playgrounds, fire stations, police substations, libraries, lifeguard towers, sewer improvements, and pleasure piers. Throughout the 1920s, oil revenues were approximately $1.2 million per year." Sapphos Environmental, Inc., 145.

other buildings throughout Long Beach, were severely damaged by the earthquake and subsequently demolished.[16]

Immediately following the earthquake, the various fire stations were housed in small tents until the vacated, severely damaged buildings were demolished and larger tents secured from the Barnum Circus were erected on the lots (see **Figure 23**).[17] Eventually, simple wood-framed buildings, rectangular in plan with hipped roofs, were constructed (see **Figure 24**). These were more durable than tents, though still only temporary remedies. Of the approximately ten stations constructed during the 1920s, only two are extant.

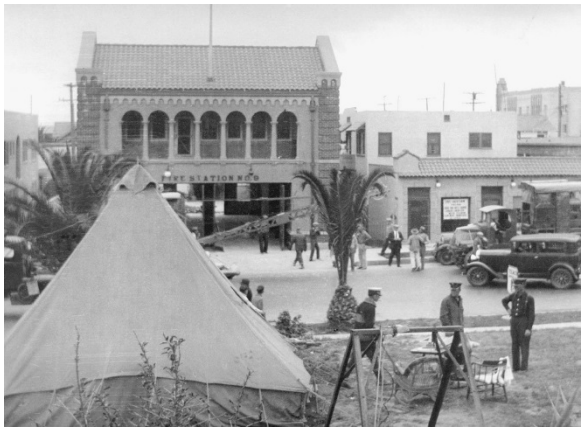


Figure 21: Station No. 9 was considered unsafe immediately after the earthquake and small tents were used as living quarters, 1933 (Goodrich, 83)

Figure 22: Station No. 9 was demolished along with all other unsafe structures, date unknown (CSUDH Archives)

Figure 23: After demolition, a Barnum Circus tent was erected onsite of Station No. 9, date unknown (Goodrich, 86)

Figure 24: Eventually, temporary wood buildings replaced the Barnum Circus tents used for Station No. 9, date unknown (CSUDH Archives)

The impending war brought much-needed funding back into the Fire Department's budget. In 1941, the City began an emergency ambulance service, with a single truck. By 1947, 16 fire stations provided service and protection to the City's 244,000 residents situated within its 34.7 square miles.

[16] "History of the Long Beach Fire Department," *Long Beach Fireman's Historical Museum Photographs Collection*, Department of Archives and Special Collections, University Library, California State University, Dominguez Hills, accessed September 9, 2019, https://oac.cdlib.org/findaid/ark:/13030/kt0f59r6k1/entire_text/.

[17] Glen Goodrich, *Long Beach Fire Department*, (Charleston, SC: Arcadia Publishing, 2005) 83.

As a result of the City's postwar boom, the demand for Fire Department services increased dramatically, and the department was stretched to maintain the same level of service over a far greater area. Additional stations were built in areas where service was lacking. A set of standards was devised to identify areas in need of a fire station; the standards recommended that a fire station be situated within ¾ of a mile from all commercial and industrial areas and within 1 ½ miles from all residential areas. As explained in the City's first Preliminary Master Plan (1958),

> In the science of firefighting, technical training, experienced personnel and modern equipment are often negated by time and distance. These two criteria, time and distance, are of the utmost importance in the planning of fire station locations and the periodic relocation of existing fire stations in order to keep abreast of changing conditions.

The 1958 Master Plan singled out the area east of Lakewood Boulevard, generally known as Los Altos, as being particularly deficient in fire services. The Master Plan noted that, due to the development in the region having occurred in piecemeal fashion, with little or no oversight, the community was lacking any real services. To correct the deficiency, a number of safety improvements were made during the postwar era, including the addition of new equipment, personnel, fire stations, and new hydrants. Since the 1950s, improvements to the fire prevention infrastructure have commenced in concert with the City's population growth.

Table 1: **Eligibility Standards for Properties Associated with the Long Beach Fire Department**[18]
Context: Institutional Context
Theme: Civic and Governmental Infrastructure, 1888-1965
Sub-Theme: Fire Department
Registration Requirements
• Was constructed between 1885 and 1965.
• Retains sufficient integrity to convey its original appearance or use.
• Significant properties under this theme may be found eligible under Criterion A/1/A-B, Criterion B/2/C, and/or Criterion C/3/D-G, K
A/1/B
• A resource would meet NRHP, CRHR, or local registration requirements under Criterion A/1/B, association with a significant pattern of events, if it illustrates a significant aspect of the theme of government improvements made for the public good in the City.
• A majority of the seven aspects of integrity should be present, with association being the most critical. However, a property with compromised integrity may still meet local designation Criterion A, if it can be demonstrated that it possesses significant character, interest, or value attributable to the development, heritage, or cultural characteristics of the city, region, state, or nation.
B/2/C
• A resource would meet NRHP, CRHR, or local registration requirements under Criterion B/2/C as an individual resource for its Association with a significant person whose contributions to history can be identified and documented.
• The resource must retain integrity of appearance to the period of significance (i.e., the period it was associated with the significant individual).
• For NRHP eligibility, it must be demonstrated that the individual's important contributions occurred while associated with the resource and that the resource is the best illustration from among the surviving properties associated with the individual.

[18] Derived from Sapphos Environmental, Inc., "Section 8.0 Institutional Context," *City of Long Beach Historic Context Statement,* (City of Long Beach Department of Development Services, July 2009), 156-157.

Table 1: Eligibility Standards for Properties Associated with the Long Beach Fire Department[18]
C/3/D-G, K
• A resource would meet NRHP, CRHR, or local registration requirements under Criterion C/3/D-G, K, if it possesses significant architectural quality or association, as defined in the criteria.
• The majority of the aspects of integrity must be present, with emphasis on materials, design, workmanship, and feeling.
• If the property is significant as an example of an architectural style, it should showcase the character-defining features associated with the style

Pre-World War II fire stations can be generally grouped into two traditional types. The first is a more urban form, two or more stories in height, set directly on the street with the equipment bay for the fire trucks on the ground floor and dormitories for the firefighters above. These were typically flanked by commercial and institutional buildings of similar scale, massing, and detailing.[19] Many of the earliest fire stations in Long Beach, constructed throughout the 1910s and 1920s, were of this type, typically designed in the Beaux Arts style. Only one fire station of this two-story type, Fire Station No. 8 (5365 E. 2nd Street, 1929) is extant in Long Beach today (see **Figure 27**).

Figure 25: Station No. 8 was constructed in 1929 as a typical urban, two-story fire station, date unknown (Goodrich, 149)

The second type was the smaller, single-story fire station popularly known as a Bungalow Station.[20] These were designed for residential neighborhoods and thus took the form and scale of a single-family residence, set back from the street with an attached garage and designed in a period revival style, as was popular when the type emerged in the 1920s. Features that distinguished them from residences were the overly tall garage doors and a prominently displayed flag pole.[21] After World War II, there emerged a melding of the two, which "abandoned both the monumental revivalism of the earlier urban firehouse and the cozy residential modes of the Bungalow Station. In their place, it adopted first the simplified functionalism of the Late Moderne, followed by the structural expressionism of Mid-Century Modernism."[22] By the early 1960s, the two-story urban firehouse had become increasingly rare and the Bungalow Station had all but disappeared.

In Long Beach, the Bungalow Station and two-story urban firehouse were constructed concurrently throughout the first quarter of the century (see **Table 2**). The earliest Bungalow Stations constructed in the 1910s were simple in form and unadorned. They became increasingly stylized and often adopted the popular period revival styles of the time. Unlike the urban firehouse located on busy commercial streets, the Bungalow Station was nestled into the neighborhood and designed to blend into its context.

[19] Daniel Prosser, "Public and Private Institutional Development, 1850-1980: Government Infrastructure and Services, Municipal Fire Stations, Post World War II Fire Stations, 1947-1963," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, September 2017), 2.
[20] Ibid.
[21] Ibid.
[22] Ibid.

Table 2: Pre-World War II Long Beach Fire Department Stations [23]				
Build Date	**Station**	**Location**	**Type**	**Status**
1906	Station No. 1	210 W. 3rd St.	Urban	Demolished, 1933
1907	Station No. 2	526 E. Anaheim St.	Bungalow	Demolished
1907	Station No. 3	1929 Appleton St.	Bungalow	Demolished
c.1910	Chemical No. 3	2926 E. 65th St.	Bungalow	Demolished
1910	Station No. 4	411 Loma Ave.	Bungalow	Demolished, 1964
1920	Station No. 5	Anaheim & Newport Ave.	Urban	Demolished, 1933
1922	Station No. 6	1355 W. 1st St.	Urban	Demolished, 1960s
1924	Station No. 7	2290 Linden Ave.	Urban	Demolished, 1933
c.1925	Fire College	1417 N. Peterson Ave.	Urban	Demolished
1925	Station No. 9	229 Belmont Ave.	Urban	Demolished, 1933
1925	Station No. 10	1445 N. Peterson Ave.	Bungalow	Extant, local Landmark, substantially altered
1929	Station No. 8	5365 E. 2nd St.	Urban	Extant, local Landmark
1929/ 1936	Station No. 12	6509 Gundry Ave.	Bungalow	Extant, local Landmark
c.1929/1957	Station No. 18 (originally Station No. 13)	3361 Palo Verde Ave. (moved from 2475 Adriatic Ave. in 1957)	Bungalow	Extant
1938	Station No. 9	3917 Long Beach Blvd.	Bungalow	Extant
1940	Station No. 7	2295 Elm Ave.	Bungalow	Extant, substantially altered
1941	Station No. 14	3369 Cherry Ave. / 1838 E. Wardlow Rd.	Bungalow	Extant, local Landmark

4.2 Theme: Works Progress Administration (WPA) / Public Works Administration (PWA), 1930–1941[24]

Following the stock market crash of 1929 and subsequent years of the Great Depression, the U.S. government initiated a series of programs designed to provide financial aid to states, municipalities, and individuals, in an effort to revitalize the nation's economy and provide relief to the hundreds of thousands of struggling families through the provision of employment. Initiated by newly elected President Franklin D. Roosevelt, the New Deal served to provide the nation with much-needed jobs, infrastructure, and assurance. Under the New Deal's two main infrastructure and employment programs, the WPA and the PWA, some of the nation's most remarkable civic improvement projects were completed.

In 1932, Long Beach received $500,000 from the Reconstruction Finance Corps (later known as the PWA) to provide employment to 1,250 men and women. Following the 1933 earthquake, support from the New Deal programs was largely in the form of grants, loans, and jobs that flowed into the area to aid in the City's rebuilding efforts. The issuing of City permits for new construction increased dramatically. New jobs were created, and a general sense of optimism began to emerge. New school building safety regulations were initiated throughout the state to replace all unreinforced masonry school buildings with reinforced concrete. With nearly two-thirds of the

[23] Dates of construction and demolition from *Long Beach Fireman's Historical Museum Photographs Collection*, Department of Archives and Special Collections, University Library, California State University, Dominguez Hills, accessed September 9, 2019, https://oac.cdlib.org/findaid/ark:/13030/kt0f59r6k1/entire_text/.

[24] Derived from Sapphos Environmental, Inc., 157-159.

City's school buildings damaged beyond repair, dozens of new school buildings were constructed throughout Long Beach.

Many of the public buildings constructed during this period used a similar vocabulary, which came to be known as the PWA style of architecture. The style drew from Beaux Arts Classicism and Art Deco architecture and could be recognized by its symmetrical monumental appearance. Many PWA buildings had stylized, symbolic figural relief sculptures on their facades, as well as main entrances flanked by towering piers. The style is also sometimes referred to as PWA Moderne.

Funds were also provided to complete a number of new civic improvement projects. In the early 1930s, Marine Stadium was constructed to host the rowing events for the 1932 Olympic Games. It is listed as a California Point of Historical Interest, a California Historical Landmark, and a Long Beach Historic Landmark. Other funding for improvements came in the form of two new fire stations (No. 7 and No. 9) and repairs to the 1921/1922 City Hall, which had been damaged in the 1933 earthquake. Following repairs and remodeling by architect Cecil Schilling and engineer C.W. Walles, the building was given a PWA Moderne appearance.

The WPA is also credited with distinguishing Long Beach with several remarkable pieces of public art. In 1938, one of the greatest local achievements of the WPA, the mural adorning the front of the new Municipal Auditorium, was completed. Located in an arch that dominated the facade of the building, the mosaic tiled mural was the creation of artists Henry Allen Nord, Albert Henry King, and Stanton MacDonald-Wright. Depicting beach recreation, the mural was funded through the WPA and measured 38 feet in height and 22 feet in width. A crew of 47 was necessary to complete the mural, which was the largest in the world at the time of its construction. Also funded under the WPA Federal Art Project, three mosaic murals, created by artist Grace Clements, were completed in the 1941 terminal building at the Long Beach Municipal Airport. The Municipal Auditorium along with the murals was destroyed in 1975, while the terminal building is a designated Long Beach Historic Landmark and the murals remain intact.

Table 3: Eligibility Standards for Properties Associated with the WPA[25]
Context: Institutional Context
Theme: Works Progress Administration (WPA) / Public Works Administration (PWA), 1930–1941
Registration Requirements
• Must have been constructed between 1930 and 1941 with WPA/PWA assistance.
• Significant properties under this theme may be found eligible under Criterion A/1/-B, Criterion B/2/C, and/or Criterion C/3/D-G, K:
A/1/B
• A resource would meet NRHP, CRHR, or local registration requirements under Criterion A/1/B, association with a significant pattern of events, if it provides a significant illustration of the role played by the WPA/PWA in local recovery from the Depression and the 1933 earthquake.
• A majority of the seven aspects of integrity should be present, with association being the most critical.
B/2/C
• A resource would meet NRHP, CRHR, or local registration requirements under Criterion B/2/C as an individual resource for its association with a significant person whose contributions to the WPA / PWA program can be identified and documented.
• The resource must retain integrity of appearance to the period of significance (i.e., the period it was associated with the significant individual). For NRHP eligibility, it must be demonstrated that the individual's important contributions occurred while associated with the resource and that

[25] Derived from Sapphos Environmental, Inc., 158-159.

Table 3: Eligibility Standards for Properties Associated with the WPA[25]
the resource is the best illustration from among the surviving properties associated with the individual.
C/3/D-G, K
• A resource would meet NRHP, CRHR, or local registration requirements under Criterion C/3/D-G, K, if it possesses significant architectural quality or association, as defined in the criteria.
• The majority of the aspects of integrity must be present, with emphasis on materials, design, workmanship, and feeling.
• If the property is a building, it should be a good example of the PWA Moderne style or another style.
• The building must also retain its original building footprint from the front and side elevations, with additions visible only from the rear of the residence. Improvements and alterations to the property must be done in kind and should not significantly change the appearance or original design intent of the building.

4.3 Tudor Revival, 1900–1942

The Tudor Revival style was popular in the early twentieth century in the United States, predominantly in the 1920s and 1930s. It was initially associated with the Arts and Crafts movement in England and later became popular in the United States through lifestyle catalogs and pattern books. The style took inspiration from the vernacular architecture of medieval Europe and harkened back to a time before widespread industrialization and romanticized country life and traditionalism.[26] A more practical component of the style's appeal was the asymmetrical nature of its buildings forms that allowed for convenient, organic expansion over time.[27]

As usage of the style progressed into the Period Revival era beginning in the 1920s, its popularity increased exponentially. It was around this time that new technologies such as brick veneering made architectural styles like Tudor Revival more accessible to the middle class, and the style was no longer limited to large, landmark homes for the wealthy.[28]

In Long Beach, the Tudor Revival style was nearly as popular as the ubiquitous Spanish Colonial Revival style during the 1920s and 1930s. Local architect Hugh R. Davies designed several single-family Tudor Revival homes in the Bluff Park area, including one for his brother-in-law; Long Beach architects W. Horace Austin and Joseph Roberts were so fond of Tudor Revival, they applied the style to their personal studios.[29] Throughout the city, Tudor Revival is seen in several pre-World War II neighborhoods, ranging in size from cottages in Wrigley Area and California Heights to grand mansions in Bluff Park.

[26] Sapphos Environmental, Inc., 203-204.
[27] GPA Consulting, "Architecture and Engineering, 1850-1980: Period Revival, 1919-1950," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, January 2016), 21.
[28] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses,* (New York: Alfred A. Knopf, 2006), 358.
[29] Louise Ivers, *Long Beach: A History Through its Architecture* (Long Beach: Historical Society of Long Beach, 2009), 165-169.

Table 4: Eligibility Standards for Tudor Revival Style Properties[30]
Context: Architectural Character Context
Theme: Tudor Revival, 1900–1942
Registration Requirements
• Like other period revival residential buildings in Long Beach, Tudor Revival houses and apartment buildings may be found predominantly in neighborhoods developed during the 1920s and 1930s.
Character-Defining Features
• One or two stories (occasionally more when used for an apartment building)
• Steeply pitched, gabled and/or hipped complex roofs (shingle, slate, or tile)
• Gable ends with prominent bargeboards, uneven rakes
• Shallow eaves
• Tall chimneys, sometimes with multiple stacks and pots
• Asymmetrical plan and elevations
• Brick (laid in a variety of bond or patterns such as herringbone) exterior, often in combination with stucco or wood shingles; also stucco alone
• Areas of decorative half-timbering
• Stone or clinker brick accents
• Relatively restrained porches with decorative wood brackets
• Tall and narrow, multilight windows arranged singly or in multiples, divided by prominent mullions, glazed with diamond paning using lead or wood muntins
• Tudor, Gothic, or round arched window and door openings
• Broad planked doors with wrought iron hardware
• Pseudo-quoining around openings
Integrity Considerations
• To be significant as an example of the Tudor Revival style, a building must possess the majority of the aspects of integrity, including materials, design, workmanship, and feeling.
• Most critical are the retention of the asymmetrical design and massing, original siding materials, original windows (sash, glazing, and surrounds), entry, and signature architectural elements, such as half-timbering.
• Roofing materials may have been replaced but should present a compatible appearance, unless the distinctive character of the design is directly associated with the roof, in which case replacement should replicate the original appearance exactly.
• Any additions should ideally be located in the rear.
• An original, detached garage with a similar design scheme would be considered a related feature, unless it has been resurfaced or its garage door incompatibly replaced.

[30] Derived from Sapphos Environmental, Inc., 204-205.

5. EVALUATION AS POTENTIAL HISTORICAL RESOURCE

The property at 3917 Long Beach Boulevard was evaluated for individual listing in the National and California Registers, as well as for designation as a Long Beach Historic Landmark, using established criteria and aspects of integrity.

5.1 National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The contexts considered in this evaluation were Civic and Governmental Infrastructure and the WPA. Although the two contexts are closely related, the property is evaluated below within each context individually.

The first context considered under Criterion A was Civic and Governmental Infrastructure. The property was constructed in 1938 as the second Fire Station No. 9. The first had been demolished as a result of the 1933 Long Beach earthquake. The new Fire Station No. 9 was constructed in the Los Cerritos and Bixby Knolls neighborhoods at a time when the City had a lack of permanent fire stations as a result of the 1933 earthquake, but limited funding to address these deficiencies during the Great Depression. However, according to *National Register Bulletin #15*, "mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." Although Fire Station No. 9 was the first fire to be constructed after the earthquake, this association is best evaluated in the context of the WPA. To be eligible under Criterion A within the context of Civic and Government Infrastructure, the fire station would need to be particularly important in fire station history, such as the first fire station constructed in Long Beach. No information was found indicating that Fire Station No. 9 played a significant role in the history of the Fire Department. Therefore, the property does not appear to be significant under Criterion A within the context of Civic and Government Infrastructure.

The second context considered under Criterion A was the WPA. Throughout the 1910s and 1920s, Long Beach fire stations had been constructed using revenue generated by the City. However, with almost half of the city's fire stations demolished in the aftermath of the 1933 Long Beach earthquake and lack of city coffers during the Great Depression, the City of Long Beach appealed to the federal government for help. Relief was found in the WPA, which supported the development of civic, recreational, and educational facilities.[31] According to information available today, two fire stations were constructed by the WPA program in Long Beach. These were the subject property, Fire Station No. 9, and Fire Station No. 7 (see **Figure 26**), completed in 1940 at 2295 Elm Avenue.[32] Though extant and still in use, Fire Station No. 7 has been substantially altered from its 1940 appearance (see **Figure 27**). The property appears to be significant under Criterion A in the area of Institutional Development as it represents the partnership between the City and WPA created to rebuild and add public services after the 1933 earthquake.

[31] Sapphos Environmental, Inc., 108-109.
[32] Goodrich, 82.

Figure 26: Completed in 1940, a new Station No. 7 was the second station to be constructed after the 1933 earthquake by the WPA, 1951 (CSUDH Archives)

Figure 27: Station No. 7 has been altered with the removal of exterior siding, application of textured stucco and replacement windows, 2019 (Google Street View)

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with lives of persons significant in our past. Fire Station No. 9 was constructed by the WPA for the City of Long Beach Fire Department. Since its construction, the building has remained under public ownership as Fire Station No. 9. Many individuals worked at the property since its construction in 1938; however, collaborative efforts like these are typically best evaluated under Criterion A. Therefore, the property does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Fire Station No. 9 was evaluated as an example of the Tudor Revival style designed by prolific Long Beach architect, W. Horace Austin.

Fire Station No. 9 possesses most of the basic features associated with the Tudor Revival style, including its predominately stuccoed exterior; steeply pitched, multi-gabled roofs and dormers; decorative half-timbering; decorative quoin detailing; stepped and castellated parapets; wood paneled and planked doors, one of which retains leaded cathedral glass; and tall, narrow vents beneath the gable peaks. However, the building is lacking in the qualities that are associated with finer examples of the Tudor Revival style, such as slate roof shingles, and brick or stone detailing. Finer examples of the Tudor Revival style also typically retain casement windows with diamond panes and wood paneled doors. The majority of the building's steel sash windows have been replaced with at least one opening enclosed and multiple openings resized. Furthermore, the exterior has been re-stuccoed and the original wood roof shingles have been replaced with asphalt.

Fire Station No. 9 does not fully embody the distinguishing features of the Tudor Revival style and is not an important example in this context. Furthermore, the building followed an established trend in fire station design as a typical example of a Bungalow Station and was not an important

or pioneering example of its type. Thus, the property does not appear to be significant under these aspects of Criterion C.

William Horace Austin Jr. (1881–1942) is noted as the architect on the original drawings.[33] Austin was born in Kansas in 1881. He moved to Long Beach with his family in 1895 and began working in the building trades.[34] He was educated in architecture at the University of Pennsylvania and returned to Long Beach to establish his career, eventually becoming one of the city's most prolific commercial and institutional architects. As such, he is identified in the *Long Beach Historic Context Statement,* as follows:

> Austin was a prominent Southern California architect who became well known for his work in the Long Beach area. He practiced from 1906 to 1942 and is credited as being the first major architect with professional credentials to open an office in Long Beach. His obituary called him the "Dean of Architects of Long Beach." Until Austin established his practice in the City of Long Beach, most of the buildings were designed by Los Angeles architects. A number of draftsmen who worked for Austin became well known locally, for example, Kenneth S. Wing. He was particularly renowned for his public school campuses. After the 1933 Long Beach earthquake, he supervised the reconstruction of Wilson High and Washington Junior High School. Austin also designed a number of civic buildings, as well as commercial and residential structures. Austin was elected to the American Institute of Architects (AIA), the nation's highest professional recognition for architectural merit, in 1920 and was the founding president of the Long Beach Architectural Club in 1923. During his career, he designed buildings in other Southern California areas, including Los Angeles, Orange, Riverside, San Diego, and Kern Counties, as well as in northern California and Nevada. And in 1932, he opened a second office in the City of Santa Ana.[35]

Austin had an active independent practice in Long Beach and held various partnerships with other local architects, such as John C. Austin, Frederick M. Ashley, Edward Leodore Mayberry Jr., and Harvey H. Lochridge. Austin worked in a variety of styles, typical of architects at the time. During the early stages of his career, through the early 1910s, Austin designed more modest Craftsman-style single-family residences. By the early 1920s, he designed larger municipal buildings, though he continued to design many residences in period revival styles.

Some of his earliest work, no longer extant, includes the Bixby Hotel (as the firm Austin and Brown, 1906-1908, demolished); the Young Men's Christian Association (in partnership with Edward L. Mayberry Jr., 1920, demolished); and the Long Beach Civic Center (in collaboration with Lochridge, 1923, demolished). Still standing today, the Farmers & Merchants Bank was Long Beach's first skyscraper and a towering symbol of the city's rapid development in the 1920s. The building featured a Beaux Arts-style exterior and is attributed to him in partnership with Claud W. Beelman and Alexander Edward Curlett (1921, 320 Pine Avenue). Examples of public schools include Citrus Union High School in collaboration with John C. Austin (1921, demolished), and the Woodrow Wilson School with Austin and Ashley (1925, 4400 E. 10th Street).

[33] W. Horace Austin.

[34] San Buenaventura Research Associates, *Historic Resources Report: Long Beach Press-Telegram and Meeker/Baker Buildings, (*Prepared for Rincon Consultants, Ventura, CA: July 2006), 6-7.

[35] Sapphos Environmental, Inc., "Section 11.0 Architects, Builders, and Developers of Long Beach," *City of Long Beach Historic Context Statement,* (City of Long Beach Department of Development Services, July 2009), 241-242.

Other city buildings include Seal Beach City Hall (1929, 201 8th Street) and Santa Ana City Hall #3 in partnership with Harold C. Wildman (1934-1935, 217 N. Main Street). While Seal Beach City Hall was built in the Spanish Colonial Revival style, Santa Ana's city hall featured an Art Deco design.

Some of the buildings designed by Austin are designated Long Beach Historic Landmarks. These include the Ambassador Apartment Building (1925, 35 Alboni Place); Pacific Tower (1923, 205-215 Long Beach Boulevard); Farmers & Merchants Bank; and Long Beach Airport Terminal Building. His work is also listed in the National Register, including Thomas Jefferson Elementary School (1927, 1040 S. Vicentia Avenue, Corona).

While Austin is considered a master architect in Long Beach, *National Register Bulletin #15* states, "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft."[36] During the Great Depression, Austin sought work through the WPA, as was typical for many architects across the country at the time. Three known WPA projects were completed by Austin, including the subject building (Long Beach Fire Station No. 9), Santa Ana City Hall (former), and Long Beach Airport Terminal Building. Austin had a prolific career and had already fully developed into a well-known architect by the time he designed Fire Station No. 9, which was constructed toward the end of his career.[37] Thus, it would not be considered a particularly important phase in the development of his career, an important aspect of his career, or a particular idea in his or her craft. Therefore, the property does not appear to be significant under this aspect of Criterion C.

The last aspect of Criterion C, the possession of high artistic values, refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.[38] A building eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend high artistic value. While Fire Station No. 9 does possess some of these architectural features, it does not rise to the level of significance to be considered eligible under this aspect of Criterion C. Nor does it represent a significant and distinguishable entity whose components lack individual distinction, which generally applies to historic districts. The property is primarily surrounded by low-rise commercial buildings constructed between the late 1940s and 1990s.

In conclusion, the property does not appear to be significant under Criterion C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources. There also is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the property appears significant under Criteria A, as an important example of a WPA fire station in Long Beach,

[36] *National Register Bulletin #15,* 20.
[37] Austin passed away in Long Beach in 1942; San Buenaventura Research Associates, *Historic Resources Report: Long Beach Press-Telegram and Meeker/Baker Buildings, (*Prepared for Rincon Consultants, Ventura, CA: July 2006), 6-7.
[38] *National Register Bulletin #15*, 20.

the period of significance is the date of construction, 1938. Following is a point-by-point analysis of the seven aspects of integrity:

- Location – The place where the historic property was constructed or the place where the historic event occurred.

  The building has not been moved; therefore, it retains integrity of location.

- Design – The combination of elements that create the form, plan, space, structure, and style of a property.

  No additions have been made to the building. Therefore, the original form remains intact. The flat dormer on the south roof plane has been replaced with new construction due to damaged and deteriorated materials. It appears to be slightly larger than the original dormer, but the roof retains its original configuration and shape in general. The building generally retains its original floorplan. However, two interior spaces have been substantially altered. These include the first-floor dormitory and upper floor radio room. Originally open in plan, the dormitory has been altered by partition walls added to create bedrooms and offices. Originally, the upper floor within the attic of the steep pitched roof was occupied by a radio room and storage room. The space has been reconfigured to accommodate two bedrooms and a restroom. It was also enlarged with an opening to the second floor of the hose tower for a new bedroom space with drop-down ceiling. However, the original plan is still evident despite these alterations. No other alterations appear to have been made the building's form, plan, space, or structure. The building also retains its Tudor Revival-style ornament, mostly intact on all elevations. Although some original doors and almost all original windows have been replaced, the building retains its original primary and secondary entrance doors on the west elevation and almost all original openings. The building retains the overall integrity of design.

- Setting – The physical environment of the historic property.

  The immediate setting of the building has been altered. When Fire Station No. 9 was constructed in 1938, a portion of the parcel was landscaped, primarily along the perimeter of the building. Today, landscaping only remains along the base of the entrance porch. The remainder of the parcel has been paved in concrete and the north and south side yards, once open, have been enclosed by fencing. Thus, the integrity of setting has been diminished.

  The broad setting has also noticeably changed. The majority of the low-rise residential and commercial buildings that characterized this area in the 1930s and 1940s have been demolished and replaced with new low-rise commercial buildings and multi-family apartment buildings. The immediate adjacent lots have been infilled with larger buildings and narrower setbacks. Therefore, the overall integrity of setting is moderately intact.

- Materials – The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

  The building materials have been altered over time. Major alterations include the replacement of the original wood shingle roof with composition shingles, re-stuccoing of the exterior, replacement of all but one original window, and reconfiguration of the window openings on the south elevation. Although most entrances retain original doors,

the garage doors on the west elevation have been replaced with metal roll-up doors. A radio mast, formerly at the center of the tower, was removed at an unknown date. Between 2016 and 2019, the metal WPA plaque was removed from the front elevation of the building.

Original architectural features include half-timbers, parapets with crenellation, quoins, and vent details. Wood window frames, wood panel and planked doors, wood rafter tails, louvered metal vents, copper downspouts, clay chimney pots, and plaster banner and crest above the primary entrance are also intact details.

Most interior spaces retain their original features and finishes. Spaces that are more altered include the radio room and second floor of the hose tower, which were reconfigured as living space. Although the third story of the tower has been closed off, the hose tower retains its original wood ladder, metal pipe railing, and hose roller mechanisms, extant and visible by way of an access panel in the non-original drop-down ceiling (see **Figure 28**). The first-floor dormitory space was also partitioned for use as offices and bedrooms at an unknown date. The kitchen has also been upgraded with new cabinets and appliances.

Figure 28: Top of hose tower, showing walking platform, metal pipe railing and hose rolling mechanism (GPA, 2019)

Most doors on the first floor are original. The main entrance corridor is intact with original oak stairs and railing, original doors and pendant light fixtures. The original fireplace with wood built-in cabinets with glass doors are extant in the reception room, most recently utilized as a gym (see **Figure 9**). Also extant in this room is an original blackboard on the west wall. The wash room and locker rooms are intact with original built-in furniture including built-in wood lockers with cabinets and drawers (see **Figure 11** and **Figure 12**). The apparatus room and watch room are also very much intact with original built-in shelving and drawers, and some original equipment, such as a water pressure gauge (see **Figure 15**). Major alterations in the apparatus room include the reconfiguration of access to the hose tower on the east wall. Although the original wood plank access door is extant, the doorway has been closed off and is now used as shelving. A non-original opening was made south of the door, which now connects the hose tower room, supply room, and apparatus room, each originally individual spaces. The east elevation does retain original wood wainscoting and the ceiling retains the original wood trusses.

Due to some major alterations on the exterior, the integrity of materials is only moderately intact.

- Workmanship – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

  The techniques used in the construction of the building have been diminished as original materials have been removed and/or replaced, such as original multi-light steel sash

windows. However, some details remain intact, such as the faux ashlar exterior treatment (see **Figure 29**). A detail of this treatment is included in the original drawings with the following annotation,

> Plaster work marked off to imitate ashlar. Work to be marked off to wide false joints, varied in width. The texture of stones to be varied. Angeles to be rounded and somewhat irregular. Some stones to be built out thicker so surfaces will not all be in same plane.[39]

Another example of intact workmanship is the wood truss ceiling of the apparatus room with hammered metal plates (see **Figure 30**). Therefore, the building only retains a moderate level of integrity of workmanship.

Figure 29: Detail of faux ashlar exterior finish, view of northwest corner (GPA, 2019)

Figure 30: Detail of wood truss ceiling in apparatus room (GPA, 2019)

- Feeling – A property's expression of the aesthetic or historic sense of a particular period of time.

  The building conveys integrity of feeling as a Tudor Revival style fire station, constructed in the late 1930s. Physical characteristics that convey its historic qualities include its single-family residential scale, overall massing with asymmetry, and its Tudor Revival style architectural details, such as half-timbering and other wood details combined with cement plaster exterior finishes. Therefore, this aspect of integrity is retained.

- Association – The direct link between an important event or person and a historic property.

  The building retains integrity of association as a late 1930s fire station. The property remained in operation as Fire Station No. 9 until recently this year, 2019. Thus, it's original use has not been altered. Although its setting has been diminished by the construction of contemporary buildings and denser commercial and multi-family residential development, it retains its sense of a neighborhood-oriented fire station. Design details that are imperative to conveying its association as a fire station include the prominent flag pole affixed to the gable peak on the west elevation, oversized garage doors of the apparatus room, or equipment bay, and presence of the tall hose tower which, although altered on the interior, is unaltered on the exterior and retains its tall, narrow, metal and wood louvered vents designed to help dry out old cloth fire hoses. Thus, the property retains

[39] W. Horace Austin, Sheet 6.

sufficient combined integrity of setting, location, design, workmanship, materials, and feeling to convey integrity of association.

Conclusion

Fire Station No. 9 appears to be significant under National Register Criteria A. However, it may not retain sufficient integrity to be eligible for listing on the National Register as a result of the diminished integrity of setting, workmanship, and materials.

5.2 California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, Fire Station No. 9 may not be eligible for listing in the California Register for the same reasons outlined above.

5.3 Long Beach Cultural Heritage Ordinance

The City of Long Beach criteria vary slightly from the National and California Register criteria, but generally mirror the aspects of significance evaluated under the National Register criteria at the local level of significance. Thus, Fire Station No. 9 appears to be significant under local Criterion A for the same reasons outlined under the National Register evaluation above. Although some aspects of integrity have been diminished, such as setting, workmanship and materials, the property does retain sufficient integrity to be considered eligible for listing as a Historic Landmark. Furthermore, the integrity of the Fire Station No. 9 is comparable to the integrity of Station No. 12, which is listed as a Historic Landmark.

6. CONCLUSIONS

Fire Station No. 9 at 3917 Long Beach Boulevard is not currently designated under any national, state, or local landmark or historic district programs. GPA evaluated the property on an intensive level to determine whether it is a historical resource as defined by CEQA. After careful inspection, investigation, and evaluation, GPA concluded that the property appears to be eligible for designation as a Historic Landmark. 3917 Long Beach Boulevard appears to be significant under Criterion A in the area of Institutional Development as an example of a WPA project which specifically addressed a lack of permanent fire stations in Long Beach after the 1933 earthquake. The recommended Status Code is 5S3, appears to be individually eligible for local listing or designation through survey evaluation. Therefore, the property is a historical resource subject to CEQA.

7. SOURCES

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Appendix A - Résumé

AUDREY VON AHRENS is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- Late 19th and Early 20th Century Residential Architecture, Los Angeles Citywide Historic Context Statement, 2019
- West Covina Historic Resources Survey and Context Statement Update, 2018-19
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Technical Report, 2018-19
- Westlake 619, Los Angeles, CEQA Historical Resource Technical Report, 2018
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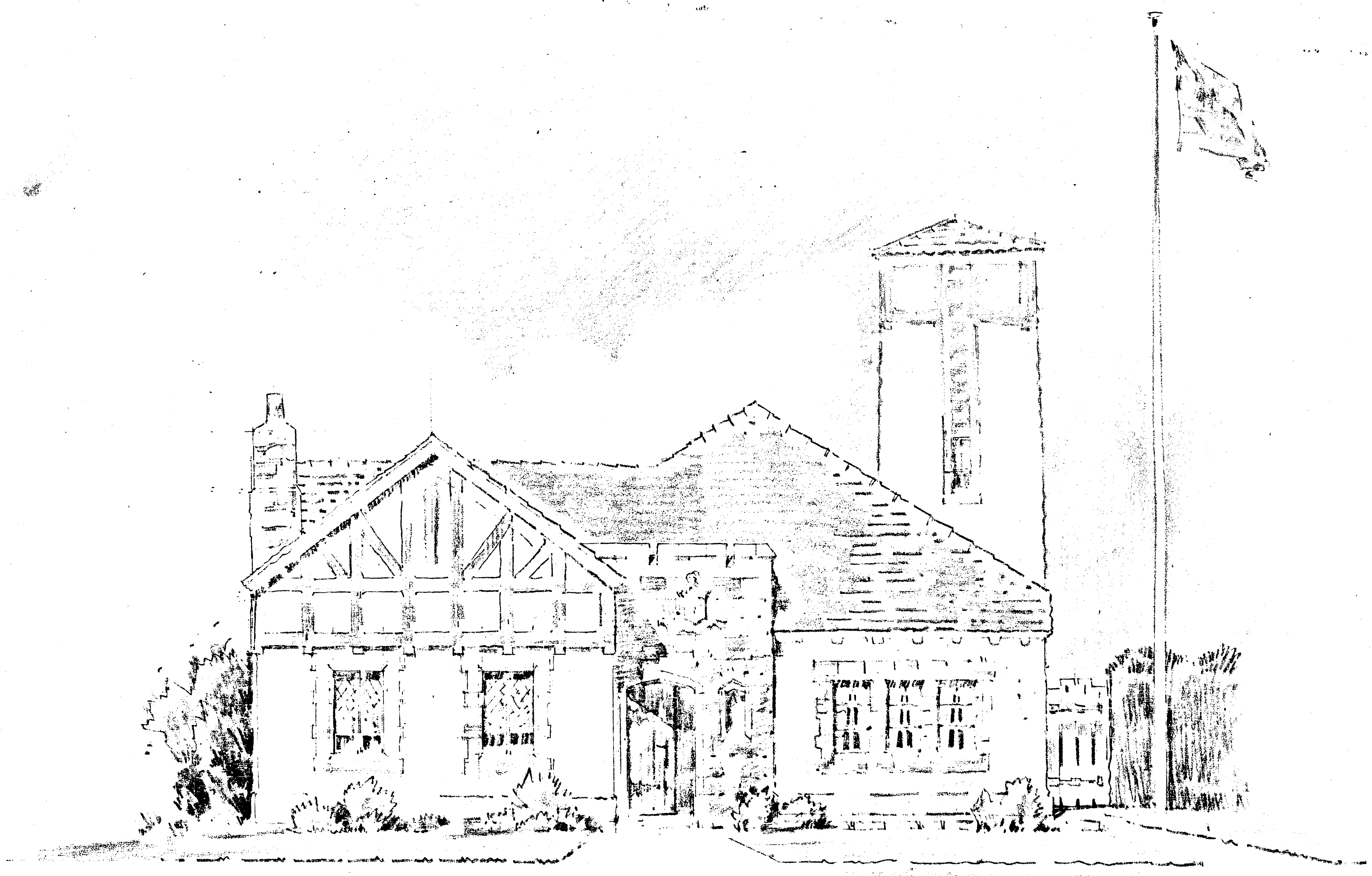
- 1360 N. Vine Street, Los Angeles CEQA Historical Resource Technical Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017

Appendix B – Original Architectural Drawing Set

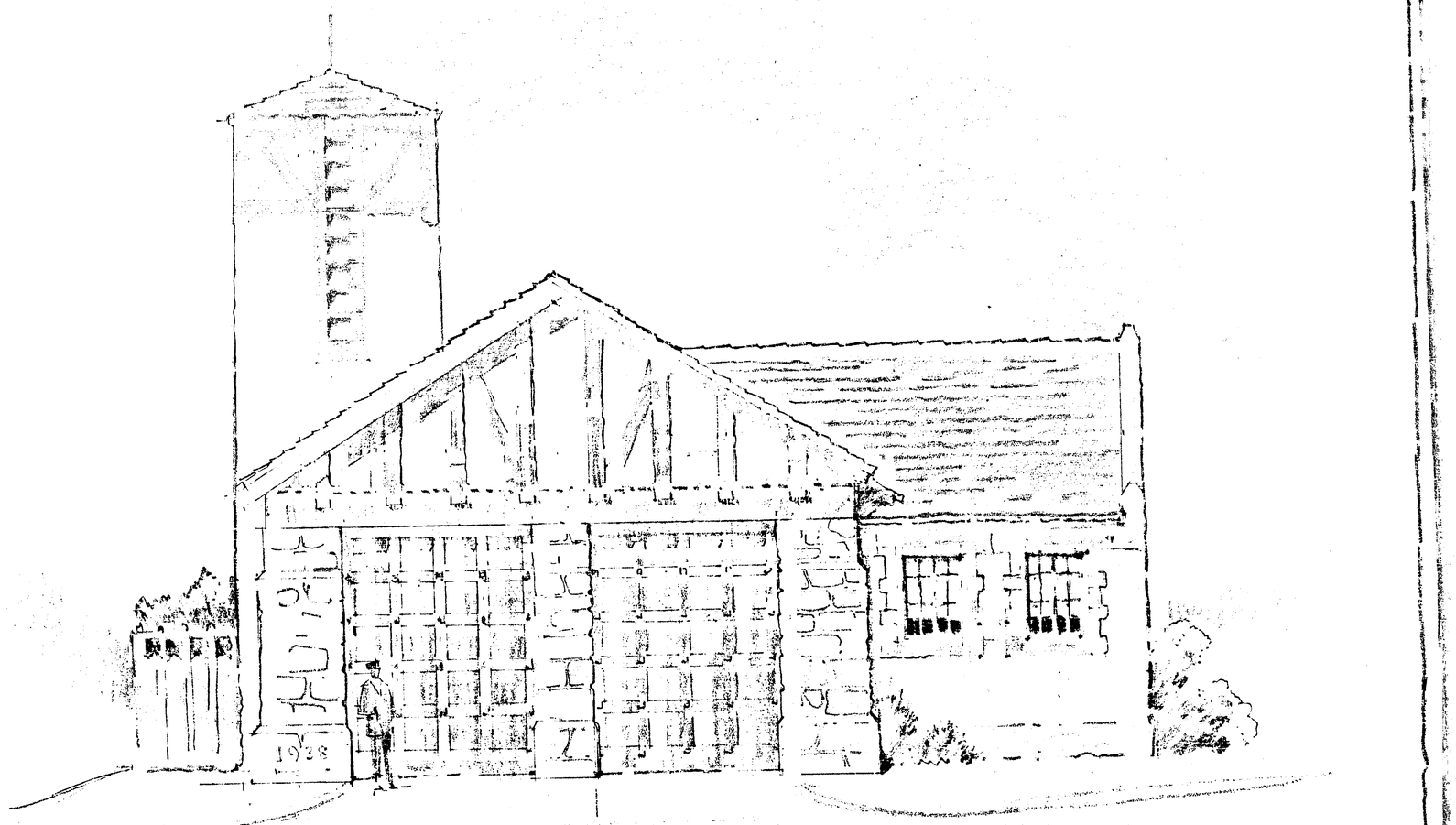


12-17-37 — EAST — ELEVATION —

W · HORACE · AUSTIN · A · I · A
· ARCHITECT ·
· LONG — BEACH ·

SHT. 1 OF 3 A-413 FIRE STATION #9

A-413 1/3



- W HORACE - AUSTIN - A I A -
- ARCHITECT -
- LONG - BEACH -

12-17-37 - WEST - ELEVATION -

SHT. 2 OF 3 A-413 F FIRE STATION #3

A-413 2/3

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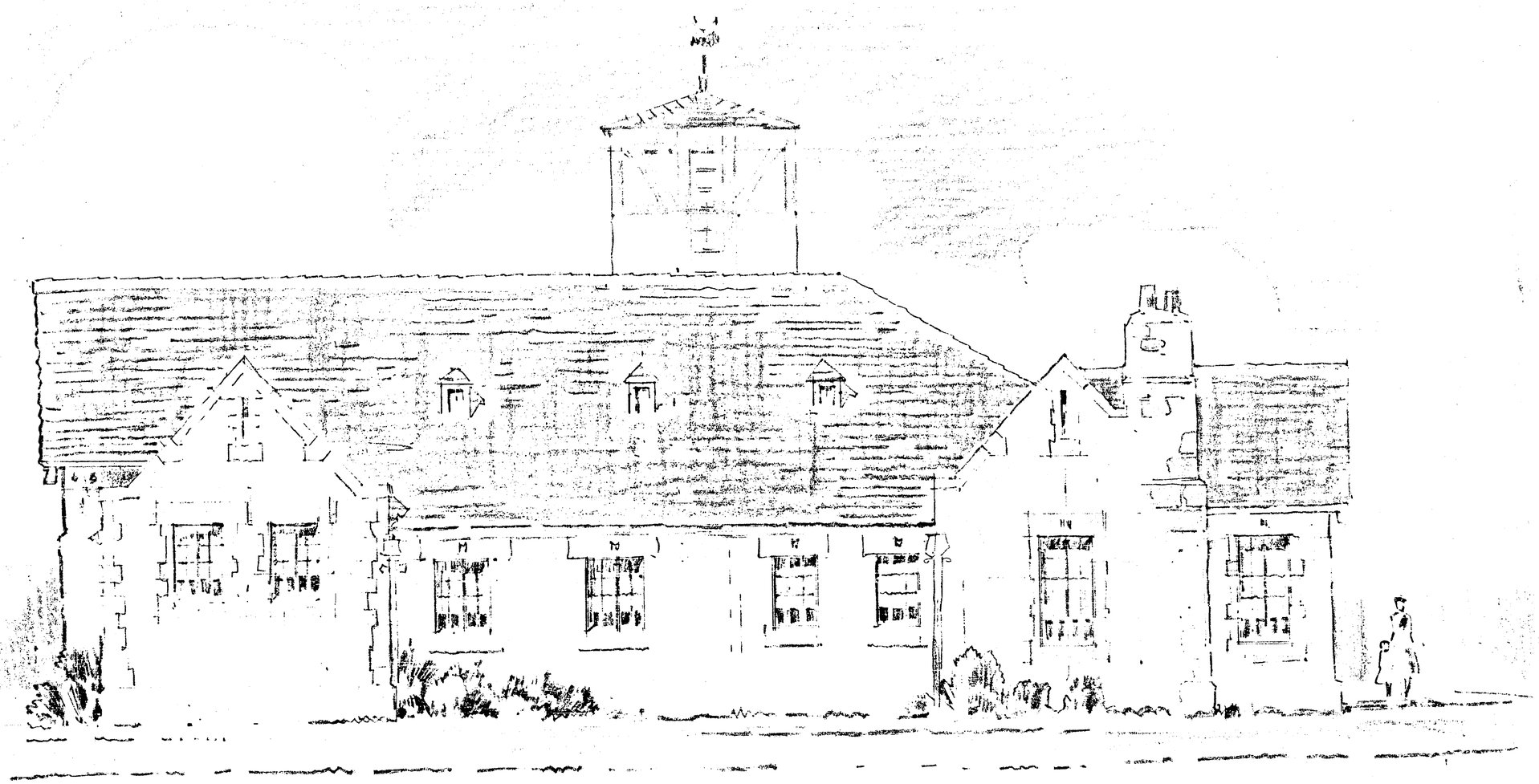
Camera Operator

Date Photographed 12-11, 1975



- SOUTH - ELEVATION -

12-17-37-

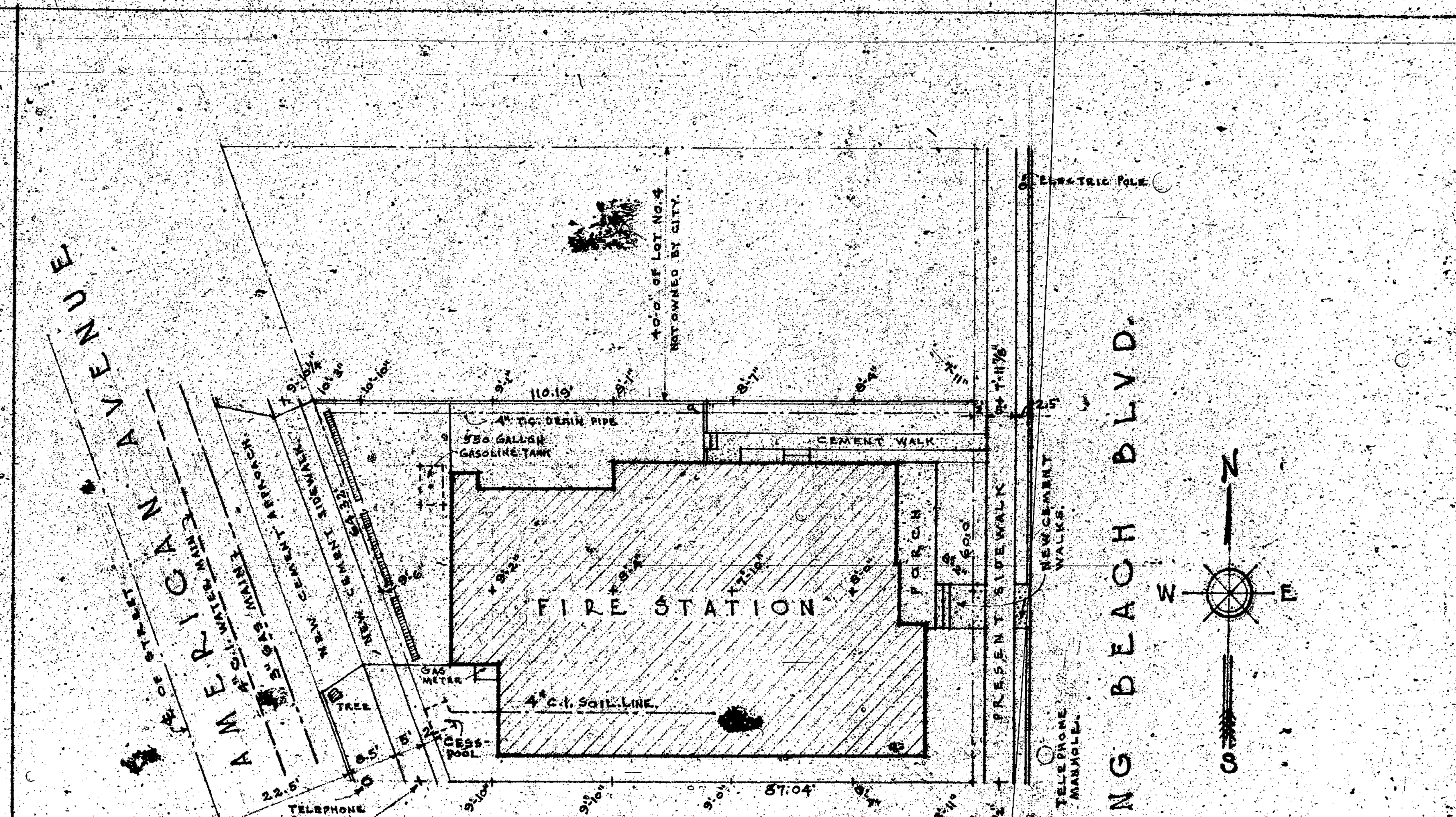
W. HORACE AUS
- ARCHITECT
- LONG - BEAC

SHT. 3 OF 3 A-413 F

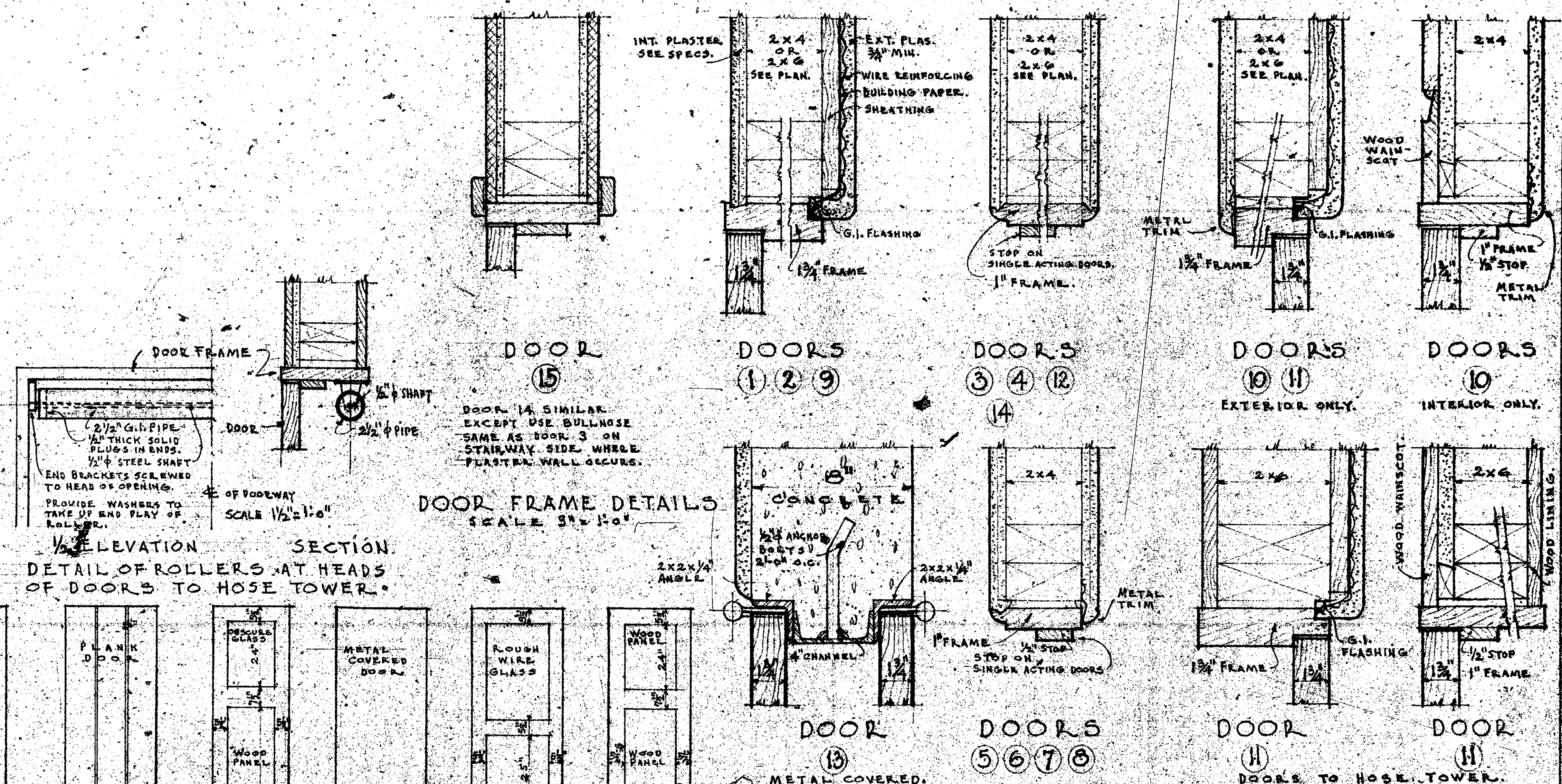
FIRE STATION #3

FINISH SCHEDULE

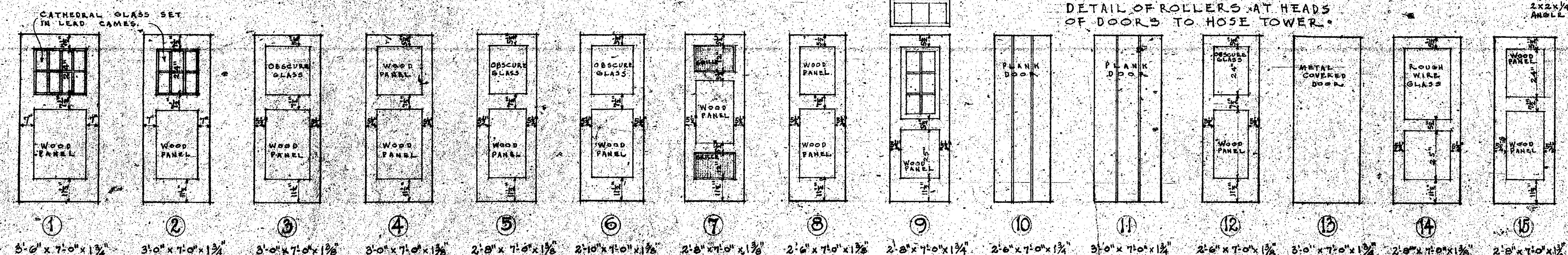
ROOMS	FLOORS	WALLS: WAINSCOT	WALLS: MATERIAL FOR BALANCE	CEILINGS	BASE	DOOR TRIM	WINDOW TRIM	PLATE HEIGHT	REMARKS
Nº 1 APPARATUS	CEMENT FLOOR	WOOD WAINSCOT OR EAST WALL GYP. PLAS. ON BALANCE	GYPSUM PLASTER	WOOD TRUSSES AND EXPOSED SHEATHING	6" CEMENT	SEE DETAILS ON THIS SHEET.	SEE DETAILS ON SHEET No. 4	VARIES SEE SECT.	SEE TRUSS DET. ON SH. 8. SEE EAST WALL ELEV. ON SH. 8.
Nº 2 DORMITORY	OAK FLOOR	GYPSUM PLASTER	"	GYPSUM PLASTER	FLUSH WOOD	"	"	9'-0"	
Nº 3 EMERGENCY LIGHTING SET	CEMENT FLOOR	T.&G. D.F.	T.&G. D.F.	T.&G. DOUG. FIR.	6" CEMENT	"	NONE	VARIES	
Nº 4 TOOLS	CEMENT FLOOR	T.&G. D.F.	T.&G. D.F.	T.&G. DOUG. FIR.	6" CEMENT	"	NONE	VARIES	
Nº 5 HOSE TOWER	CEMENT FLOOR	T.&G. D.F.	T.&G. D.F.	EXPOSED RAFTERS	18" CEMENT	"	NONE	SEE SECTION	
Nº 6 "A" SUPPLIES	CEMENT FLOOR	GYPSUM PLASTER	GYPSUM PLASTER	GYPSUM PLASTER	6" CEMENT	"	NONE	9'-0"	1X2 STRIPPING ON CLG.
Nº 7 "B" SUPPLIES	CEMENT FLOOR	"	"	" "	6" CEMENT	"	NONE	9'-0"	" " " "
Nº 8 WATCH BOOTH	CEMENT FLOOR	"	"	" "	6" CEMENT	"	NONE	9'-0"	" " " "
Nº 9 LOCKER RM.	OAK FLOOR	"	"	" "	FLUSH WOOD	"	SEE DETAILS ON SHEET No. 4.	9'-0"	
Nº 10 VAULT	CEMENT FLOOR	CEM. PAINT	CEM. PAINT	CEMENT PAINT	NO BASE	"	NONE	7'-10"	
Nº 11 STORAGE	CEMENT FLOOR	PUTTY COAT	PUTTY COAT	PUTTY COAT	6" CEMENT	"	NONE	9'-0"	1X2 STRIPPING ON CLG.
Nº 12 DRYING RM.	CEMENT FLOOR	CEM. PLAS.	CEM. PLAS.	CEMENT PLASTER	6" CEMENT	"	NONE	9'-0"	" " " "
Nº 13 SHOWER	TILE FLOOR	6'0" TILE	CEM. PLAS.	CEMENT PLASTER	TILE	TILE	NONE	9'-0"	
Nº 14 WASH RM.	TILE FLOOR	CEM. PLAS.	CEM. PLAS.	CEMENT PLASTER	6" TILE	SEE DETAILS ON THIS SHEET.	SEE DETAILS ON SHEET No. 4	9'-0"	
Nº 15 KITCHEN	LINOLEUM FLOOR	PUTTY COAT	PUTTY COAT	PUTTY COAT	FLUSH WOOD	"	SEE DETAILS ON SHEET No. 4.	9'-0"	1X2 STRIPPING ON CLG.
Nº 16 CAPTAIN'S RM.	OAK FLOOR	GYPSUM PLASTER	GYPSUM PLASTER	GYPSUM PLASTER	FLUSH WOOD	"	"	9'-0"	
Nº 17 CORRIDOR	OAK FLOOR	"	"	" "	FLUSH WOOD	"	NONE	9'-0"	1X2 STRIPPING ON CLG.
Nº 18 RECEPTION	OAK FLOOR	"	"	" "	FLUSH WOOD	"	SEE DETAILS ON SHEET No. 4.	9'-0"	SEE DETAIL OF MANTEL BOOK SHELVES, ETC.
Nº 19 RADIO RM.	V.G. DOUG. FIR	3'-0" HIGH GYP. PLAS.	INSUL. BD. OVER GYP. LATH.	INSULATION BOARD OVER GYP. LATH.	FLUSH WOOD	"	WOOD CASING, SEE DETAIL.	8'-0"	
Nº 20 STORAGE	V.G. DOUG. FIR	"	"	"	FLUSH WOOD	"	" "	8'-0"	
Nº 21 STAIRWAY		GYPSUM PLASTER	GYPSUM PLASTER	GYPSUM PLASTER	FLUSH WOOD		" "	VARIES	
Nº 22 LAVATORY	OAK FLOOR	"	"	" "	FLUSH WOOD	"	SEE DETAILS ON SHEET No. 4.	9'-0"	



PLOT PLAN
SCALE 1/16" = 1'-0"
LOT No. 5 AND SOUTH 10 FEET OF LOT No. 4.
TRACT No. 4332
LONG BEACH, CALIF.



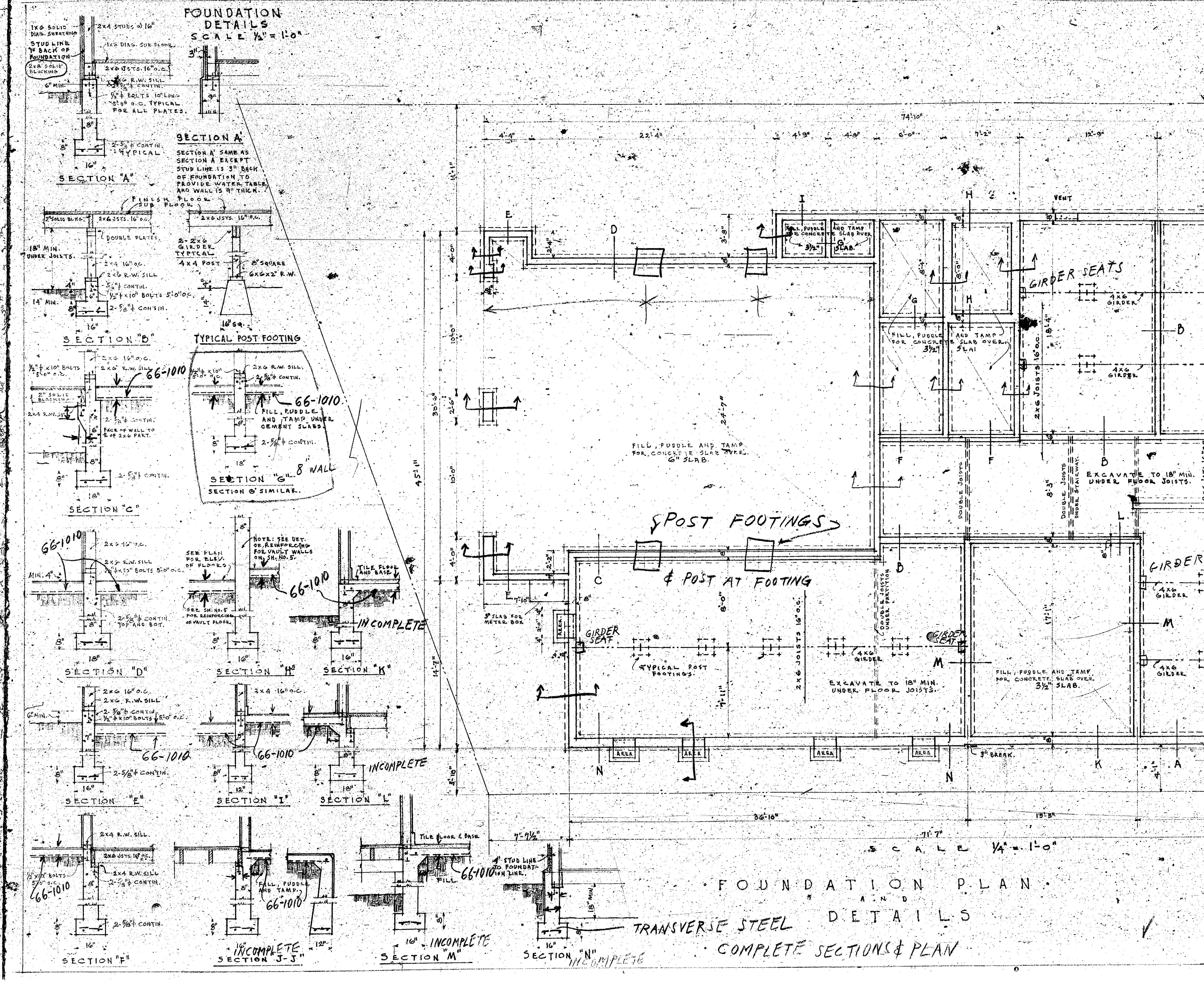
DOOR FRAME DETAILS
SCALE 3" = 1'-0"



DOOR SCHEDULE
SCALE 3/8" = 1'-0"

FIRE STATION NO 9
NO LONG BEACH BOULEVARD
FOR THE
CITY OF LONG BEACH
CALIFORNIA
W. HORACE AUSTIN A.I.A. ARCHITECT
LONG BEACH CALIFORNIA

INDEX NO 920
DATE
SHEET NO 1 OF 9


FOUNDATION DETAILS
SCALE ½" = 1'-0"
SECTION "A"
SECTION A'
SECTION "B"
TYPICAL POST FOOTING
SECTION "C"
SECTION "G" 8" WALL
SECTION G' SIMILAR.
SECTION "D"
SECTION "H"
SECTION "K"
INCOMPLETE
SECTION "E"
SECTION "I"
SECTION "L"
INCOMPLETE
SECTION "F"
INCOMPLETE SECTION J-J
SECTION "M" INCOMPLETE
SECTION "N" INCOMPLETE
66-1010
GIRDER SEATS
POST FOOTINGS
℄ POST AT FOOTING
FILL, PUDDLE AND TAMP FOR CONCRETE SLAB TYPE 6" SLAB.
EXCAVATE TO 18" MIN. UNDER FLOOR JOISTS.
FILL, PUDDLE AND TAMP FOR CONCRETE SLAB OVER. 3½" SLAB.
TYPICAL POST FOOTINGS.
TRANSVERSE STEEL
SCALE ¼" = 1'-0"
FOUNDATION PLAN AND DETAILS
COMPLETE SECTIONS & PLAN

FIRE STATION NO. 9
NO. LONG BEACH BOULEVARD
FOR THE
CITY OF LONG BEACH
CALIFORNIA
W. HORACE AUSTIN A.I.A. ARCHITECT
LONG BEACH CALIFORNIA

INDEX NO. 920
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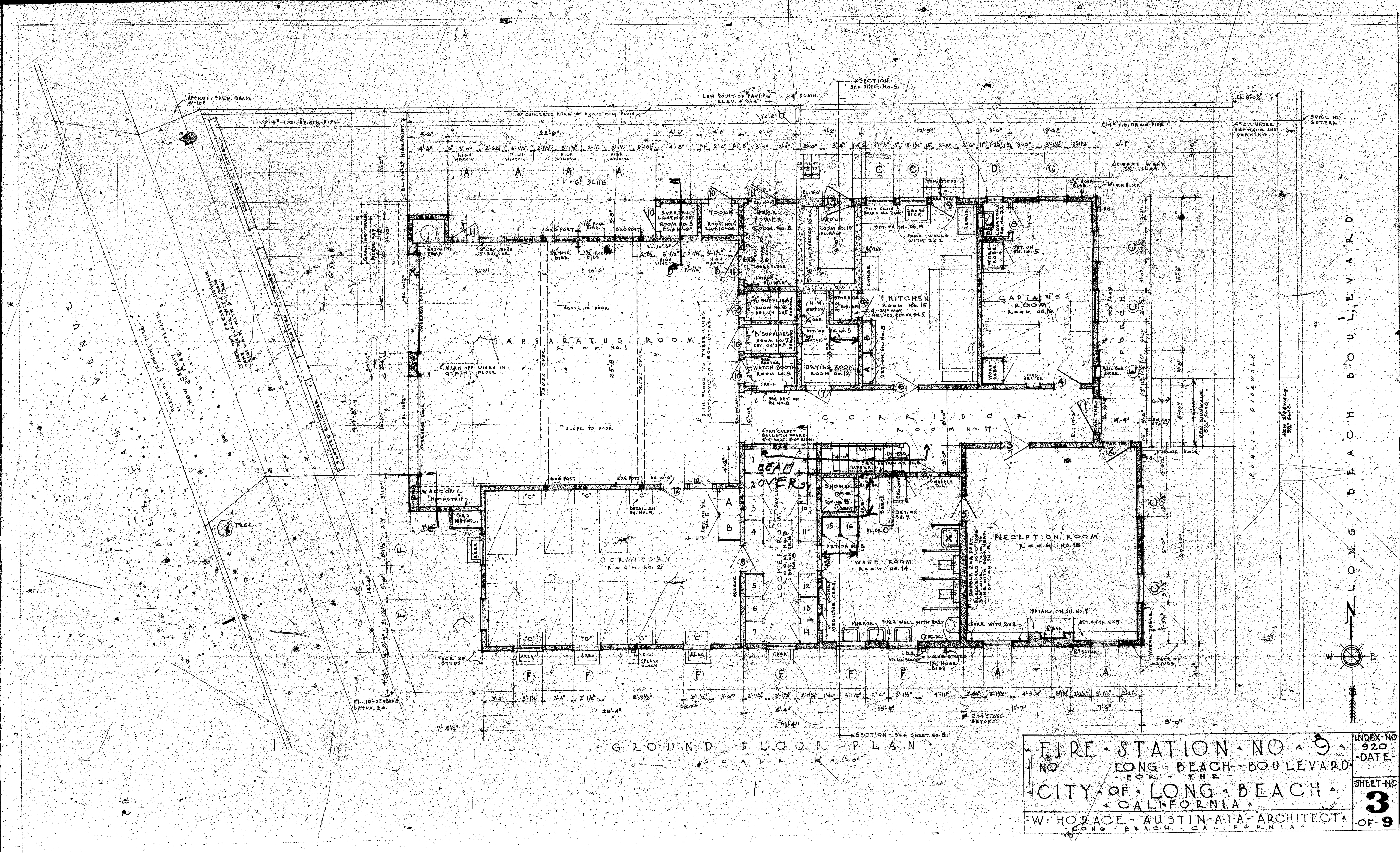
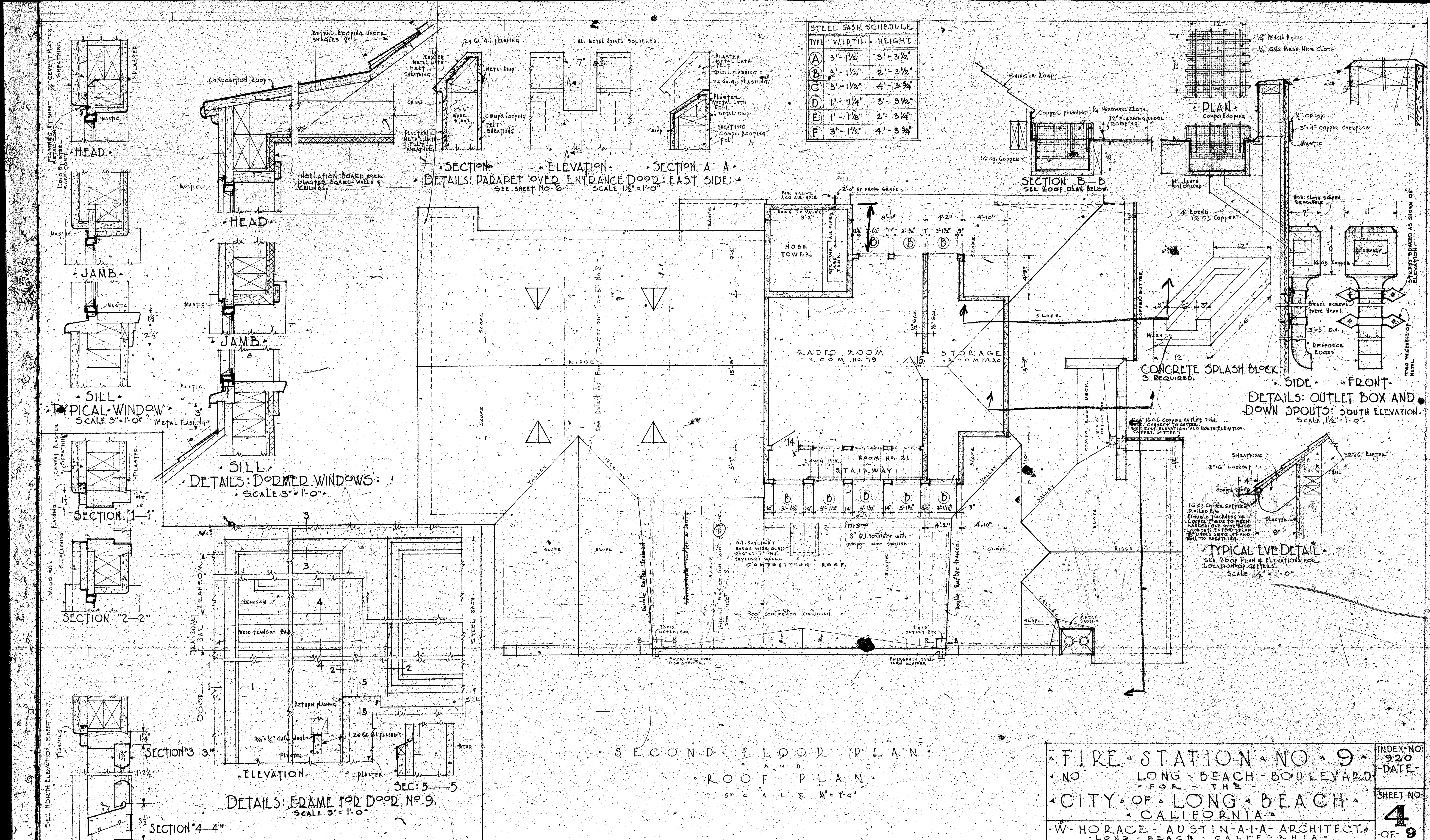
SHEET NO. 2 OF 9

B-1545 2/9


GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"
APPARATUS ROOM ROOM NO. 1
DORMITORY ROOM NO. 2
KITCHEN ROOM NO. 15
CAPTAIN'S ROOM ROOM NO. 16
CORRIDOR ROOM NO. 17
RECEPTION ROOM ROOM NO. 18
WASH ROOM ROOM NO. 14
LOCKER ROOM
DRYING ROOM
WATCH BOOTH
VAULT ROOM NO. 10
TOOLS
EMERGENCY LIGHTING SET
PORCH
PUBLIC SIDEWALK
LONG BEACH BOULEVARD
CANAL AVENUE
BEAM OVER
FIRE STATION NO. 9
NO LONG BEACH BOULEVARD
FOR THE
CITY OF LONG BEACH
CALIFORNIA
W. HORACE AUSTIN A.I.A. ARCHITECT
LONG BEACH CALIFORNIA
INDEX NO. 920
DATE
SHEET NO. 3
OF 9



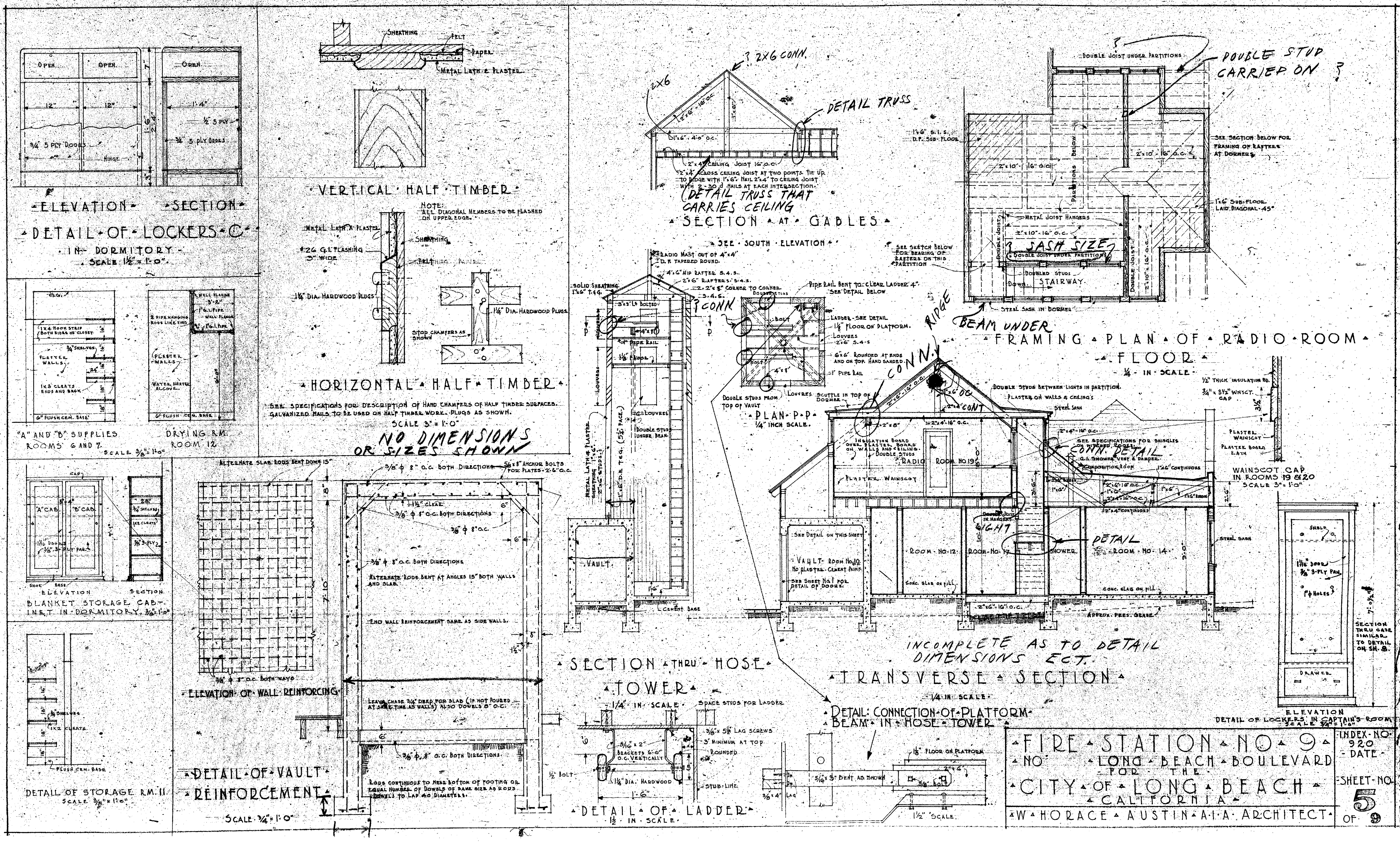
DETAILS: PARAPET OVER ENTRANCE DOOR: EAST SIDE:
SEE SHEET NO. 6.
SCALE 1½" = 1'-0"
SECTION
ELEVATION
SECTION A—A
HEAD
JAMB
SILL
TYPICAL WINDOW
SCALE 3" = 1'-0"
DETAILS: DORMER WINDOWS
SCALE 3" = 1'-0"
SECTION "1—1"
SECTION "2—2"
SECTION "3—3"
SECTION "4—4"
ELEVATION
SEC: 5—5
DETAILS: FRAME FOR DOOR NO. 9.
SCALE 3" = 1'-0"
SECTION B—B
SEE ROOF PLAN BELOW.
PLAN
CONCRETE SPLASH BLOCK
3 REQUIRED.
SIDE
FRONT
DETAILS: OUTLET BOX AND DOWN SPOUTS: SOUTH ELEVATION.
SCALE 1½" = 1'-0"
TYPICAL EVE DETAIL
SCALE 1½" = 1'-0"
HOSE TOWER
RADIO ROOM
ROOM NO. 19
STORAGE
ROOM NO. 20
ROOM NO. 21
STAIRWAY
COMPOSITION ROOF.
SECOND FLOOR PLAN
AND
ROOF PLAN
SCALE ¼" = 1'-0"

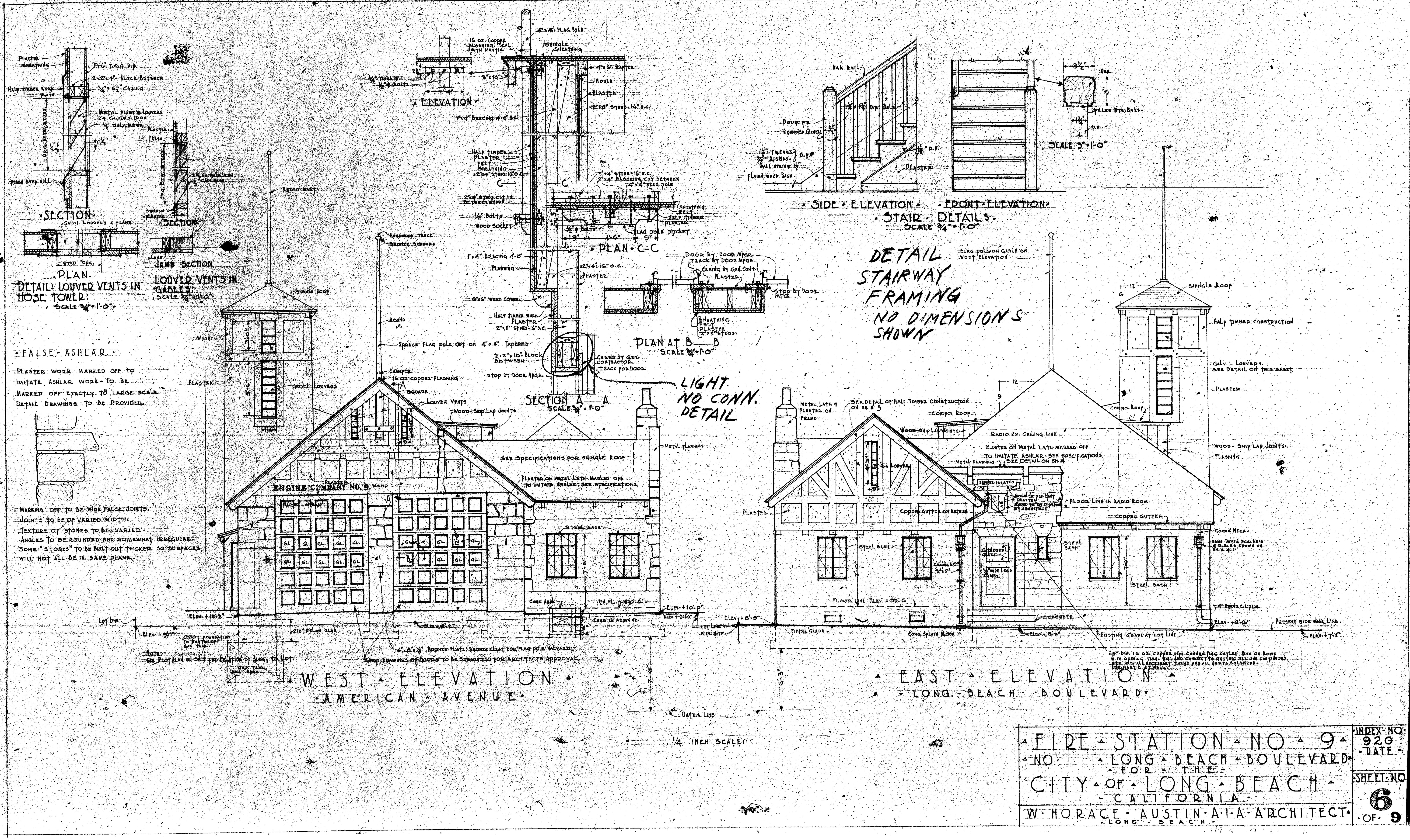
STEEL SASH SCHEDULE		
TYPE	WIDTH	HEIGHT
A	3'-1½"	3'-3½"
B	3'-1½"	2'-3½"
C	3'-1½"	4'-3¾"
D	1'-7¼"	3'-3½"
E	1'-1⅛"	2'-3¼"
F	3'-1½"	4'-3¾"

FIRE STATION NO 9
NO LONG-BEACH-BOULEVARD
FOR THE
CITY OF LONG BEACH
CALIFORNIA

W. HORACE AUSTIN A.I.A. ARCHITECT
LONG BEACH CALIFORNIA

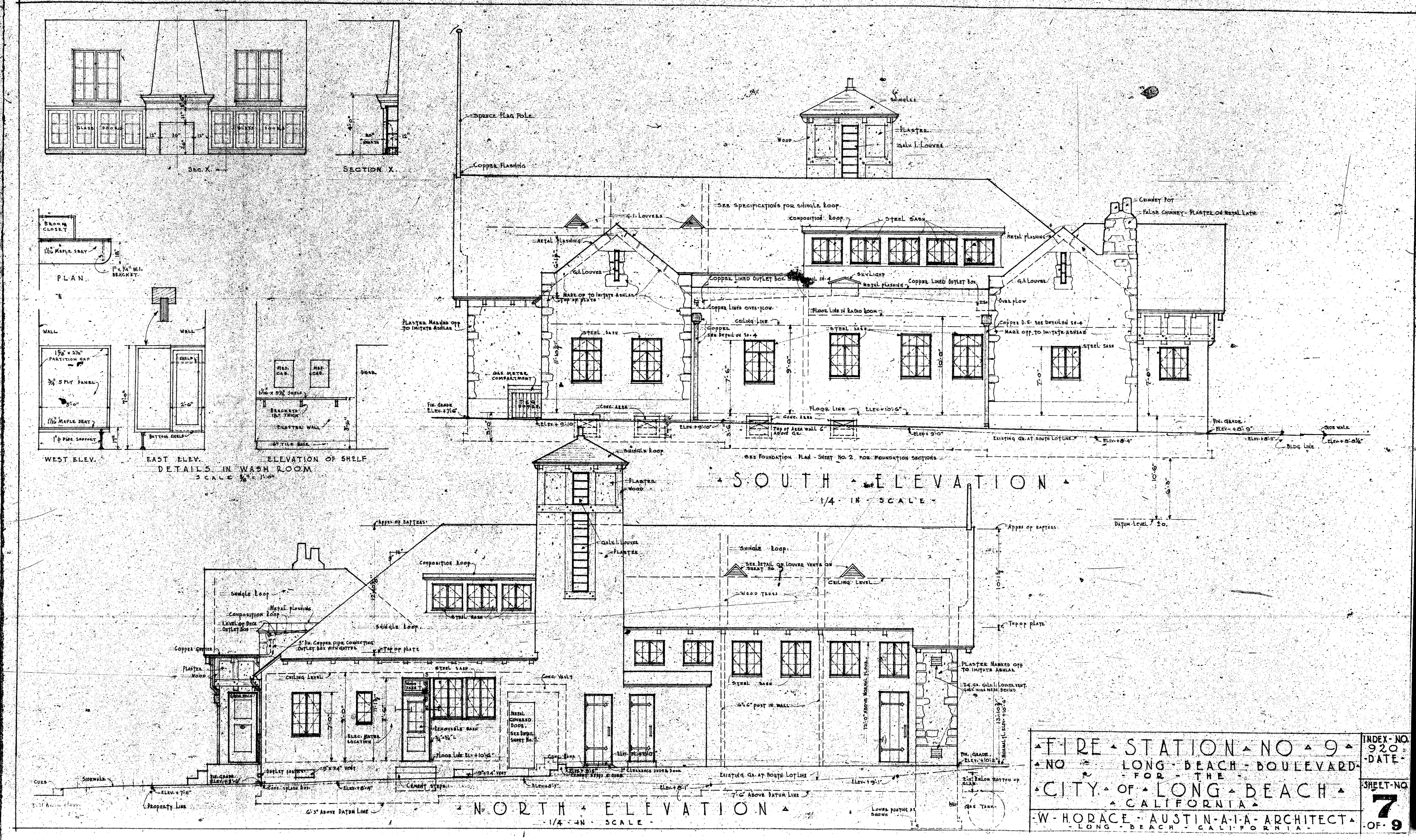
INDEX NO 920
DATE
SHEET NO 4 OF 9





FIRE STATION NO 9
NO LONG BEACH BOULEVARD
FOR THE
CITY OF LONG BEACH
CALIFORNIA
W. HORACE AUSTIN A.I.A. ARCHITECT
LONG BEACH

INDEX NO. 920
DATE
SHEET NO. 6 OF 9


SEC. X.
SECTION X.
PLAN.
WEST ELEV.
EAST ELEV.
ELEVATION OF SHELF
DETAILS IN WASH ROOM
SCALE ½"=1'-0"
SPRUCE FLAG POLE
COPPER FLASHING
SEE SPECIFICATIONS FOR SHINGLE ROOF.
COMPOSITION ROOF
STEEL SASH
CHIMNEY POT
FALSE CHIMNEY - PLASTER OR METAL LATH
SOUTH ELEVATION
1/4 IN. SCALE
NORTH ELEVATION
1/4 IN. SCALE
FIRE STATION NO 9
NO LONG BEACH BOULEVARD
FOR THE
CITY OF LONG BEACH
CALIFORNIA
W. HORACE AUSTIN A.I.A. ARCHITECT
LONG BEACH CALIFORNIA
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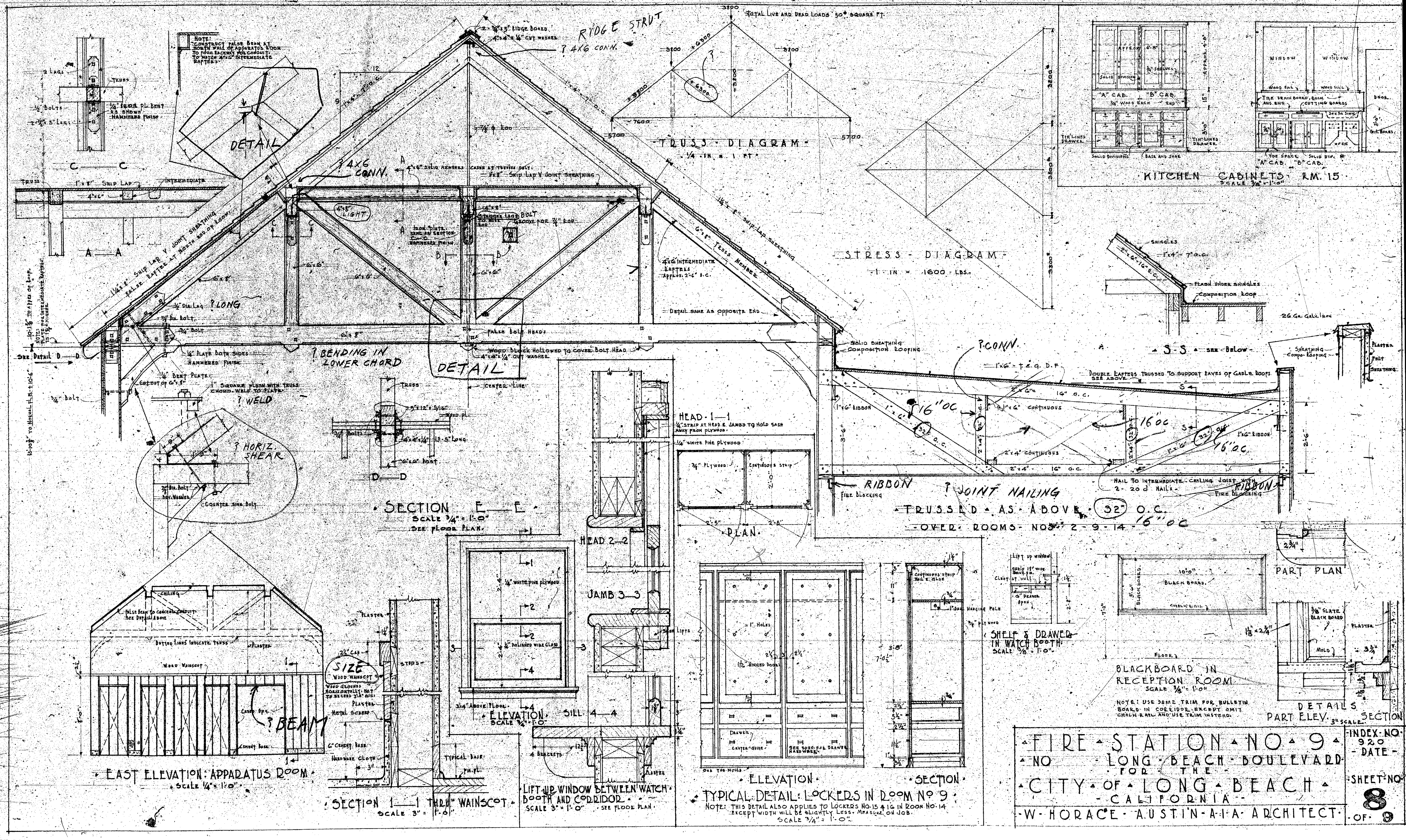
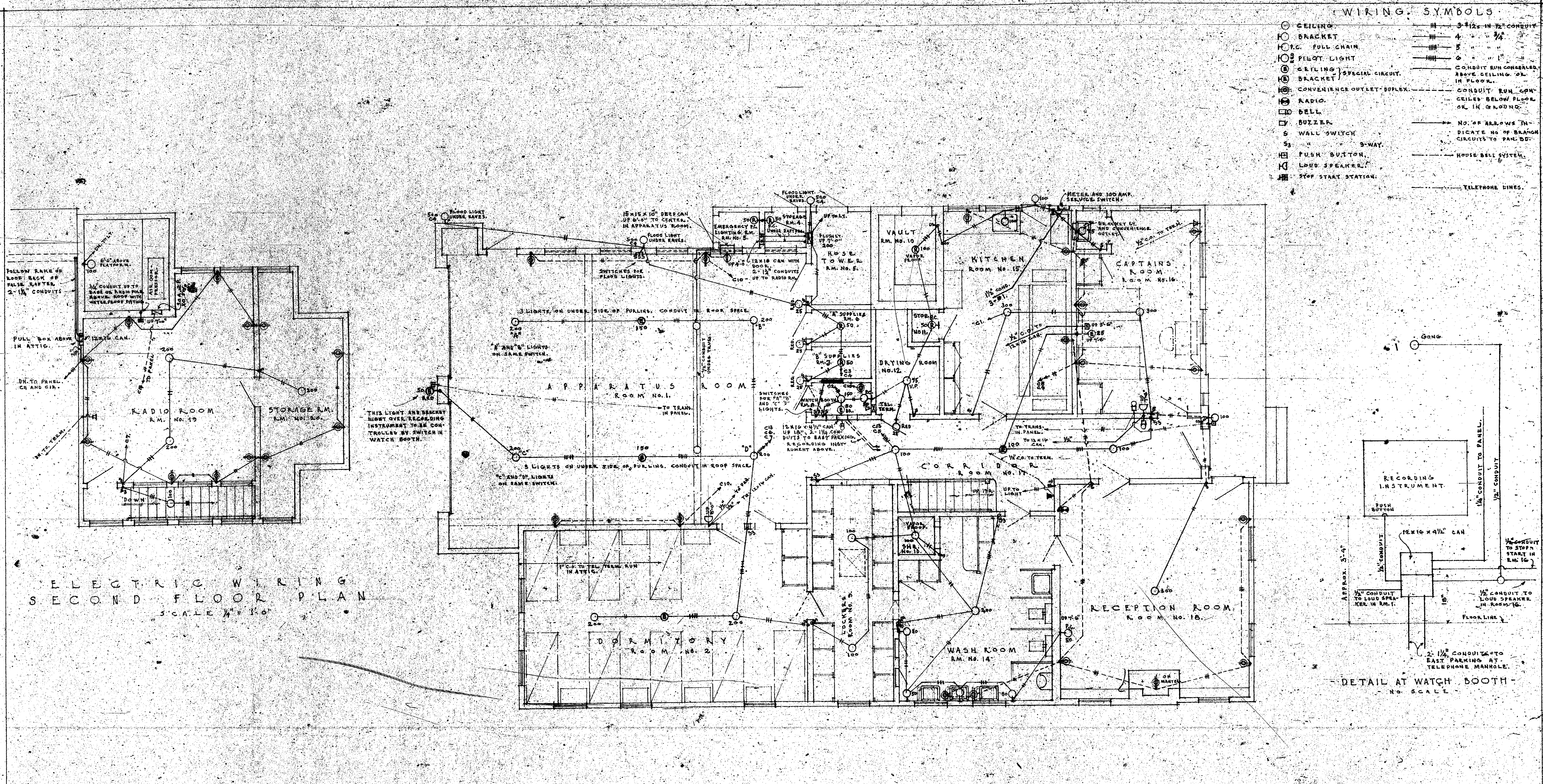
SHEET NO. 7
OF 9


TRUSS DIAGRAM
STRESS DIAGRAM
KITCHEN CABINETS RM. 15
SECTION E—E
SCALE 3/4" = 1'-0"
SEE FLOOR PLAN
TRUSSED AS ABOVE 32" O.C.
OVER ROOMS NOS. 2-9-14
EAST ELEVATION: APPARATUS ROOM
SCALE 1/4" = 1'-0"
SECTION 1—1 THRU WAINSCOT
SCALE 3" = 1'-0"
LIFT UP WINDOW BETWEEN WATCH BOOTH AND CORRIDOR
SCALE 3" = 1'-0" SEE FLOOR PLAN
TYPICAL DETAIL: LOCKERS IN ROOM No 9
NOTE: THIS DETAIL ALSO APPLIES TO LOCKERS NO. 13 & 16 IN ROOM NO. 14 EXCEPT WIDTH WILL BE SLIGHTLY LESS. MEASURE ON JOB.
SCALE 3/4" = 1'-0"
SHELF & DRAWER IN WATCH BOOTH
SCALE 3/8" = 1'-0"
BLACKBOARD IN RECEPTION ROOM
SCALE 3/8" = 1'-0"
NOTE: USE SAME TRIM FOR BULLETIN BOARD IN CORRIDOR, EXCEPT OMIT CHALK RAIL AND USE TRIM INSTEAD.
DETAILS
FIRE STATION NO 9
NO LONG BEACH BOULEVARD
FOR THE
CITY OF LONG BEACH
CALIFORNIA
W. HORACE AUSTIN A.I.A. ARCHITECT
INDEX NO 920
DATE
SHEET NO 8 OF 9


WIRING SYMBOLS
CEILING
BRACKET
P.C. PULL CHAIN
PILOT LIGHT
CEILING } SPECIAL CIRCUIT.
BRACKET
CONVENIENCE OUTLET-DUPLEX.
RADIO.
BELL.
BUZZER.
WALL SWITCH
3-WAY.
PUSH BUTTON.
LOUD SPEAKER.
STOP START STATION.
CONDUIT RUN CONCEALED ABOVE CEILING OR IN FLOOR.
CONDUIT RUN CONCEALED BELOW FLOOR OR IN GROUND.
NO. OF ARROWS INDICATE NO. OF BRANCH CIRCUITS TO PAN. BD.
HOUSE BELL SYSTEM.
TELEPHONE LINES.
RADIO ROOM RM. NO. 19
STORAGE RM. RM. NO. 20
DOWN
APPARATUS ROOM ROOM NO. 1
HOSE TOWER RM. NO. 5
VAULT RM. NO. 10
KITCHEN ROOM NO. 15
CAPTAINS ROOM ROOM NO. 16
DRYING NO. 12
CORRIDOR ROOM NO. 17
DORMITORY ROOM NO. 2
LOCKERS ROOM NO. 13
WASH ROOM RM. NO. 14
RECEPTION ROOM ROOM NO. 18
RECORDING INSTRUMENT
GONG
DETAIL AT WATCH BOOTH NO SCALE

ELECTRIC WIRING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

ELECTRIC WIRING GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

FIRE STATION NO. 9 NO. LONG BEACH BOULEVARD FOR THE CITY OF LONG BEACH CALIFORNIA	INDEX-NO. 920 DATE
W. HORACE AUSTIN A.I.A. ARCHITECT	SHEET-NO. 9 OF 9

Appendix C – List of Long Beach Fire Department Stations

Long Beach Fire Department Stations[40]				
Build Date	**Station**	**Location**	**Type**	**Status**
1906	Station No. 1	210 W. 3rd St.	Urban	Demolished, 1933
1907	Station No. 2	526 E. Anaheim St.	Bungalow	Demolished
1907	Station No. 3	1929 Appleton St.	Bungalow	Demolished
c.1910	Chemical No. 3	2926 E. 65th St.	Bungalow	Demolished
1910	Station No. 4	411 Loma Ave.	Bungalow	Demolished, 1964
1920	Station No. 5	Anaheim & Newport Ave.	Urban	Demolished, 1933
1922	Station No. 6	1355 W. 1st St.	Urban	Demolished, 1960s
1924	Station No. 7	2290 Linden Ave.	Urban	Demolished, 1933
c.1925	Fire College	1417 N. Peterson Ave.	Urban	Demolished
1925	Station No. 9	229 Belmont Ave.	Urban	Demolished, 1933
1925	Station No. 10	1445 N. Peterson Ave.	Bungalow	Extant, local Landmark, substantially altered
1929	Station No. 8	5365 E. 2nd St.	Urban	Extant, local Landmark
1929/ 1936	Station No. 12	6509 Gundry Ave.	Bungalow	Extant, local Landmark
c.1929/1957	Station No. 18 (originally Station No. 13)	3361 Palo Verde Ave. (moved from 2475 Adriatic Ave. in 1957)	Bungalow	Extant
1938	Station No. 9	3917 Long Beach Blvd.	Bungalow	Extant
1940	Station No. 7	2295 Elm Ave.	Bungalow	Extant, substantially altered
1941	Station No. 14	3369 Cherry Ave. / 1838 E. Wardlow Rd.	Bungalow	Extant, local Landmark
1948	Station No. 5	3500 E. Anaheim St	Postwar	Extant, substantially altered
1949	Station No. 3	1222 Daisy Ave.	Postwar	Extant
1950/ 1963	Station No. 17	2241 Argonne Ave.	Postwar	Extant
1951	Station No. 15	Pier F Berth 202	Postwar	Extant
1953 / c.1970	Station No. 16	2890 E. Wardlow Rd.	Postwar	Substantially altered or re-built
1953/ 1964	Station No. 2	1645 E. 3rd St.	Postwar	Extant
c.1954	Station No. 20	401 Pier D Ave.	Postwar	Extant
1956	Station No. 21	225 Marina Dr.	Postwar	Extant
1957	Station No. 13	2475 Adriatic Ave.	Postwar	Extant
1959	Station No. 22	6340 Atherton St.	Postwar	Extant
1959	Station No. 1	100 Magnolia Ave.	Postwar	Extant
1962	Station No. 6	835 Windham Ave.	N/A	N/A
1963	Station No. 19	3559 Clark St.	Postwar	Extant
1963	Station No. 11	160 E. Market St.	Postwar	Extant
1964	Station No. 4	411 Loma Ave.	Postwar	Extant
1967	Station No. 5	7575 E. Wardlow Rd.	Postwar Ranch	Extant

[40] Dates of construction and demolition from *Long Beach Fireman's Historical Museum Photographs Collection*, Department of Archives and Special Collections, University Library, California State University, Dominguez Hills, accessed September 9, 2019, https://oac.cdlib.org/findaid/ark:/13030/kt0f59r6k1/entire_text/.

Long Beach Fire Department Stations[40]				
Build Date	**Station**	**Location**	**Type**	**Status**
1967	Station No. 10	1417 N. Peterson Ave.	Postwar	Extant
1971	Station No. 14	5200 Eliot Ave.	Postwar	Extant
2000s	Fire Headquarters	3205 Lakewood Blvd.	Contemporary	Extant
2013	Station No. 12	1199 E. Artesia Blvd	Contemporary	Extant
2014	Beach Operations	2100 E. Ocean Blvd.	Contemporary	Extant
2000s	Station No. 24	111 Pier S Ave.	Contemporary	Extant
2002	Station No. 6	330 Windsor Way	Contemporary	Extant

Appendix D – DPR 523 Forms

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 7 ***Resource Name or #:** (Assigned by recorder) Long Beach Fire Station No. 9
P1. Other Identifier: 3917 Long Beach Blvd

*P2. **Location:** ☐ **Not for Publication** ☑ **Unrestricted**
*a. **County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ ☐ **of** __ ☐ **of Sec** __; _____ **B.M.**
c. Address 3917 Long Beach Blvd City Long Beach Zip 90807
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 7139-013-900

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is occupied by Fire Station No. 9, which was constructed in 1938. The building is one-and-a-half stories in height and generally rectangular in plan. It has a predominately gabled and hipped roof clad in asphalt shingles with a flat roof on the south elevation clad in rolled asphalt. The roof perimeter has shallow eaves with barge boards on the street-facing (east and west) gable ends. The north- and south-facing gable ends are articulated by parapets and at the center of the north portion of the roof is the three-story hose tower. The exterior is mostly covered in cement plaster.

(See continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) (HP14) Government building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) View looking west, taken 10/07/2019

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1938; City of Long Beach, Public Works Department

***P7. Owner and Address:**
City of Long Beach
411 W. Ocean Boulevard
Long Beach, CA 90802

***P8. Recorded by:** (Name, affiliation, and address)
Audrey von Ahrens
GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

***P9. Date Recorded:** 10/07/2019

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Evaluation Report for 3917 Long Beach Boulevard, Long Beach, California," September 2019

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Long Beach Fire Station No. 9 ***NRHP Status Code** 5S3
Page 2 **of** 7

B1. Historic Name: Long Beach Fire Station No. 9
B2. Common Name: Long Beach Fire Station No. 9
B3. Original Use: Fire Station B4. Present Use: Vacant
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Fire station constructed 1938; window replacements, application of stucco cladding, and roof replacement completed at unknown date.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None

B9a. Architect: W. Horace Austin b. Builder: WPA
***B10. Significance: Theme** Institutional Development and the Work Progress Administration **Area** Long Beach
Period of Significance 1938 **Property Type** Government building, fire station **Applicable Criteria** A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was evaluated for potential listing in the National Register of Historic Places, and California Register of Historical Resources, as well as for designation as a Long Beach Historic Landmark.

(See continuation sheet)

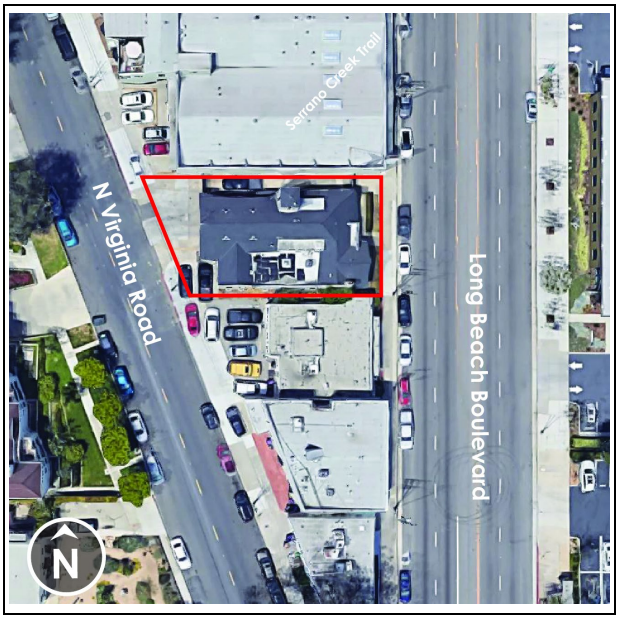
B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:**

See report for full bibliography.

B13. Remarks:

None

***B14. Evaluator:** Audrey von Ahrens
***Date of Evaluation:** October 2019



(This space reserved for official comments.)

P3a. Description (cont.)

The east elevation facing Long Beach Boulevard abuts the sidewalk and is asymmetrically arranged. It is generally divided into three bays. The south bay consists of a projecting front-facing gable with the center and north bays slightly set back from the main entrance porch. The center bay is articulated by a flat roof with a crenelated parapet that projects above the hipped roof plane of the north bay. The main entrance is located in the center bay and is accessed by three concrete steps that lead to the concrete porch, which extends the length of the north bay. The center bay is clad in cement plaster scored to imitate ashlar cut stone. The main entrance door is wood paneled with a single-light in the upper panel and is obscured by a non-original metal security door. Centered above the main entrance is a cast plaster coat of arms that reads "SEMPER PARATUS" and "LBFD." A narrow, single-light, steel sash casement window is located just north of the door.

A secondary entrance is situated on the north-facing wall of the south bay. This entrance consists of a wood paneled door with three-over-three divided lights with cathedral glass in the upper panel. Fenestration on the two outer bays is evenly spaced. Each bay has two non-original metal casement windows set within original openings behind non-original metal security bars. A long, narrow, louvered vent is centered beneath the gable peak. The gable has a slight overhang and the end features decorative half-timbering.

The north elevation is set back from the adjacent building and overlooks a narrow side yard paved in concrete. When originally constructed, this elevation was visible from Long Beach Boulevard. The most prominent feature on this elevation is the hose tower. Located near the center, the square tower has a hipped roof. Decorative half-timbers frame the top of the tower. Narrow, louvered wood vents are centered on each elevation of the tower. On the ground floor of the north elevation are multiple side entrances. The westernmost is the kitchen entrance. It is accessed by two concrete steps and consists of a wood paneled door with three divided lights in the upper panel. A metal security door was added at an unknown date. A wood framed transom has been infilled with a wood board and air conditioning unit. A metal door opens to the original vault room. At the base of the tower, a non-original wood paneled door with metal louvered vent is within an original opening. West of the tower is a rectangular projection with shed roof. The north and south exterior walls of the storage room have wood plank doors. At the far west end of the elevation is another opening with non-original wood and louvered metal door providing access to the apparatus room. Fenestration consists of non-original, single-light metal sash windows within original wood frames. A flat dormer projects from the roof plane east of the tower. Although the location and volume of the dormer is original, it was recently reconstructed with all new materials. Three sliding metal sash windows are evenly spaced across the dormer where the original windows would have been. West of the tower, fenestration consist of six, evenly spaced clerestory windows. Non-original metal sashes are within original wood casings.

The west elevation overlooks Virginia Road and is set back from a scored concrete driveway. The elevation is asymmetrically arranged. Two large garage doors are centered beneath the projecting front-facing gable bay on the north. Non-original metal roll-up doors are within the original openings flanked by pilasters clad in scored cement plaster. The gable end has decorative half timbering with a corbelled overhang at the attic level. Beneath the peak, the metal flag pole terminates at a decorative wood sill flanked by narrow, louvered metal attic vents. South of the projecting gable, the elevation is set back. Originally, two window openings were evenly spaced. However, the northernmost opening has been infilled with stucco.

The south elevation overlooks the adjacent property and has a shallow setback. It is the least visible of the four elevations. At the far east end is a chimney. Two prominent gables articulated by decorative cement plaster quoins and stepped parapets flank the elevation. Centered within each gable are narrow attic vents. Fenestration is evenly spaced. The windows were all recently replaced, and openings appear to be resized. A flat dormer projects from the roof plane. Originally, the dormer consisted of five evenly spaced window openings. The three center windows have been replaced with vinyl windows but retain the original wood casings. The outermost window openings have each altered with a roof access door (west) and smaller window opening (east).

B10. Significance (cont.)

National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The contexts considered in this evaluation were Civic and Governmental Infrastructure and the WPA. Although the two contexts are closely related, the property is evaluated below within each context individually.

The first context considered under Criterion A was Civic and Governmental Infrastructure. The property was constructed in 1938 as the second Fire Station No. 9. The first had been demolished as a result of the 1933 Long Beach earthquake. The new Fire Station No. 9 was constructed in the Los Cerritos and Bixby Knolls neighborhoods at a time when the City had a lack of permanent fire stations as a result of the 1933 earthquake, but limited funding to address these deficiencies during the Great Depression. However, according to *National Register Bulletin #15*, "mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." Although Fire Station No. 9 was the first fire to be constructed after the earthquake, this association is best evaluated in the context of the WPA. To be eligible under Criterion A within the context of Civic and Government Infrastructure, the fire station would need to be particularly important in fire station history, such as the first fire station constructed in Long Beach. No information was found indicating that Fire Station No. 9 played a significant role in the history of the Fire Department. Therefore, the property does not appear to be significant under Criterion A within the context of Civic and Government Infrastructure.

The second context considered under Criterion A was the WPA. Throughout the 1910s and 1920s, Long Beach fire stations had been constructed using revenue generated by the City. However, with almost half of the city's fire stations demolished in the aftermath of the 1933 Long Beach earthquake and lack of city coffers during the Great Depression, the City of Long Beach appealed to the federal government for help. Relief was found in the WPA, which supported the development of civic, recreational, and educational facilities. According to information available today, two fire stations were constructed by the WPA program in Long Beach. These were the subject property, Fire Station No. 9, and Fire Station No. 7, completed in 1940 at 2295 Elm Avenue. Though extant and still in use, Fire Station No. 7 has been substantially altered from its 1940 appearance. The property appears to be significant under Criterion A in the area of Institutional Development as it represents the partnership between the City and WPA created to rebuild and add public services after the 1933 earthquake.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with lives of persons significant in our past. Fire Station No. 9 was constructed by the WPA for the City of Long Beach Fire Department. Since its construction, the building has remained under public ownership as Fire Station No. 9. Many individuals worked at the property since its construction in 1938; however, collaborative efforts like these are typically best evaluated under Criterion A. Therefore, the property does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Fire Station No. 9 was evaluated as an example of the Tudor Revival style designed by prolific Long Beach architect, W. Horace Austin.

Fire Station No. 9 possesses most of the basic features associated with the Tudor Revival style, including its predominately stuccoed exterior; steeply pitched, multi-gabled roofs and dormers; decorative half-timbering; decorative quoin detailing; stepped and castellated parapets; wood paneled and planked doors, one of which retains leaded cathedral glass; and tall, narrow vents beneath the gable peaks. However, the building is lacking in the qualities that are associated with finer examples of the Tudor Revival style, such as slate roof shingles, and brick or stone detailing. Finer examples of the Tudor Revival style also typically retain casement windows with diamond panes and wood paneled doors. The majority of the building's steel sash windows have been replaced with at least one opening enclosed and multiple openings resized. Furthermore, the exterior has been re-stuccoed and the original wood roof shingles have been replaced with asphalt.

Fire Station No. 9 does not fully embody the distinguishing features of the Tudor Revival style and is not an important example in this context. Furthermore, the building followed an established trend in fire station design as a typical example of a Bungalow Station and was not an important or pioneering example of its type. Thus, the property does not appear to be significant under these aspects of Criterion C.

William Horace Austin Jr. (1881–1942) is noted as the architect on the original drawings. Austin was born in Kansas in 1881. He moved to Long Beach with his family in 1895 and began working in the building trades. He was educated in architecture at the University of Pennsylvania and returned to Long Beach to establish his career, eventually becoming one of the city's most prolific commercial and institutional architects.

While Austin is considered a master architect in Long Beach, *National Register Bulletin #15* states, "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft." During the Great Depression, Austin sought work through the WPA, as was typical for many architects across the country at the time. Three known WPA projects were completed by Austin, including the subject building (Long Beach Fire Station No. 9), Santa Ana City Hall (former), and Long Beach Airport Terminal Building. Austin had a prolific career and had already fully developed into a well-known architect by the time he designed Fire Station No. 9, which was constructed toward the end of his career. Thus, it would not be considered a particularly important phase in the

development of his career, an important aspect of his career, or a particular idea in his or her craft. Therefore, the property does not appear to be significant under this aspect of Criterion C.

The last aspect of Criterion C, the possession of high artistic values, refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A building eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend high artistic value. While Fire Station No. 9 does possess some of these architectural features, it does not rise to the level of significance to be considered eligible under this aspect of Criterion C. Nor does it represent a significant and distinguishable entity whose components lack individual distinction, which generally applies to historic districts. The property is primarily surrounded by low-rise commercial buildings constructed between the late 1940s and 1990s.

In conclusion, the property does not appear to be significant under Criterion C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources. There also is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the property appears significant under Criteria A, as an important example of a WPA fire station in Long Beach, the period of significance is the date of construction, 1938.

The building has not been moved; therefore, it retains integrity of location. No additions have been made to the building. Therefore, the original form remains intact. The building generally retains its original floorplan. However, two interior spaces have been substantially altered. These include the first-floor dormitory and upper floor radio room. No other alterations appear to have been made the building's form, plan, space, or structure. Although some original doors and almost all original windows have been replaced, the building retains its original primary and secondary entrance doors on the west elevation and almost all original openings. The building retains the overall integrity of design.

The immediate setting of the building has been altered. Thus, the integrity of setting has been diminished. The broad setting has also noticeably changed. Therefore, the overall integrity of setting is only moderately intact. The building materials have been altered over time. Major alterations include the replacement of the original wood shingle roof with composition shingles, re-stuccoing of the exterior, replacement of all but one original window, and reconfiguration of the window openings on the south elevation. Due to these major alterations on the exterior, the integrity of materials is only moderately intact. The techniques used in the construction of the building have been diminished as original materials have been removed and/or replaced, such as original multi-light steel sash windows. Therefore, the building only retains a moderate level of integrity of workmanship.

The building conveys integrity of feeling as a Tudor Revival style fire station, constructed in the late 1930s. Physical characteristics that convey its historic qualities include its single-family residential scale, overall massing with asymmetry, and its Tudor Revival style architectural details, such as half-timbering and other wood details combined with cement plaster exterior finishes. Therefore, this aspect of integrity is retained. The property retains sufficient combined integrity of setting, location, design, workmanship, materials, and feeling to convey integrity of association.

Fire Station No. 9 appears to be significant under National Register Criteria A. However, it may not retain sufficient integrity to be eligible for listing on the National Register as a result of the diminished integrity of setting, workmanship, and materials.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, Fire Station No. 9 may not be eligible for listing in the California Register for the same reasons outlined above.

Long Beach Cultural Heritage Ordinance

The City of Long Beach criteria vary slightly from the National and California Register criteria, but generally mirror the aspects of significance evaluated under the National Register criteria at the local level of significance. Thus, Fire Station No. 9 appears to be significant under local Criterion A for the same reasons outlined under the National Register evaluation above. Although some aspects of integrity have been diminished to the degree the property may not be eligible for the National or State registers, the property does retain sufficient integrity to be considered eligible for listing as a Historic Landmark. Aspects of integrity that have been diminished include setting, workmanship and materials. Furthermore, the integrity of Fire Station No. 9 is comparable to, and arguably more intact than the integrity of Station No. 12, which is listed as a Historic Landmark.

Conclusion

The property appears to be eligible for designation as a Historic Landmark. 3917 Long Beach Boulevard appears to be significant under Criterion A in the area of Institutional Development as an example of a WPA project which specifically addressed a lack of permanent fire stations in Long Beach after the 1933 earthquake. The recommended Status Code is 5S3, appears to be individually eligible for local listing or designation through survey evaluation.

Historic Building Documentation Report

Fire Station No. 9, Long Beach, California

prepared for

City of Long Beach
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Long Beach, California 90802
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April 2020

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This report was prepared in accordance with the general guidelines of Historic American Building Survey-like (HABS)-level III guidelines as detailed by the National Park Service in the *Historic American Building Survey Guidelines for Historical Reports* (October 2000).

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Madsen, Alexandra and Steven Treffers.

2020 *Historic Documentation Report, Fire Station No. 9, Long Beach, California*. Rincon Consultants Project No. 19-08656.

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HISTORIC AMERICAN BUILDINGS SURVEY

LONG BEACH FIRE STATION NO. 9, LONG BEACH, CALIFORNIA

Location: Long Beach Fire Station No. 9 is located at 3917 Long Beach Boulevard, Long Beach, County of Los Angeles, California; APN: 7139-013-900.

Long Beach Fire Station No. 9 is located at latitude 33.829760, longitude -118.189547. These coordinates represent the building's northeast corner. This coordinate was obtained on December 13, 2019 using Google Earth Pro. The datum is WGS84. Long Beach Fire Station No. 9's location has no restriction on its release to the public.

Present Owner: Long Beach Fire Station No. 9 is owned by the City of Long Beach.

Present Use: The property is vacant.

Significance: Long Beach Fire Station No. 9 reflects the collaborative relationship between the Works Progress Administration (WPA) and the City of Long Beach which occurred in the aftermath of the 1933 Long Beach Earthquake. The WPA was a government agency tasked with developing public works projects during the Great Depression, including civic, recreational, educational, and institutional facilities. The WPA also served as a source of manpower in the face of natural disasters such as hurricanes, floods, fires, and earthquakes. Long Beach Fire Station No. 9 was constructed as part of a larger effort to rebuild and add public services after the 1933 earthquake and represents an important crux of institutional development and natural disaster relief in the history of Long Beach.

Historian(s): This report was prepared by Rincon Architectural Historian Alexandra Madsen and Rincon Senior Architectural Historian Steven Treffers.

Part I. Historical Information

A. Physical History

1. **Date of erection:** 1938

2. **Architect:** The architect of the Tudor Revival-style Long Beach Station No. 9 was the prolific William Horace Austin. Born in Kansas in 1888, Austin moved with his family to Long Beach at the age of 14. He later studied architecture at the University of Pennsylvania before rejoining his family in Long Beach and beginning work as an architect.

   Austin was active in Long Beach from 1906 to 1942 and was deemed the "Dean of Architects of Long Beach" in his obituary. In 1920, Austin was elected to the American Institute of Architects and in 1923 he founded the Long Beach Architectural Club (Sapphos Environmental, Inc. 2009). Austin practiced both independently and collaboratively in Long Beach, often partnering with other notable architects such as Harvey H. Lockridge, John C. Austin, Frederick M. Ashley, and Edward Leodore Mayberry Jr. (GPA 2019). Austin was known for his residential and civic designs, which employed a wide range of architectural styles. Several of his buildings have been designated Long Beach Historic Landmarks, including the Ambassador Apartment Building, Pacific Tower, and Long Beach Airport Terminal Building. During the Great Depression, Austin completed at least three WPA projects: Long Beach Fire Station No. 9, the Santa Ana City Hall, and the Long Beach Airport Terminal Building (GPA 2019).

3. **Original and subsequent owners, occupants, uses:** The fire station was built in 1938 and operated by the Long Beach Fire Department until 2019 when it was vacated due to the presence of toxic mold. Today, the fire station is vacant and owned by the City of Long Beach.

4. **Builder, contractor, suppliers:** The WPA was responsible for the construction of the building. The specific builders, contractors, and suppliers were not ascertained.

5. **Original plans and construction:** As designed and constructed, the subject property is a Tudor Revival-style building, consisting of a single 1.5-story building. The fire station is irregular in plan with an asymmetrical façade and varied massing. Although the building has been subject to some alterations, it retains its overall design and original footprint.

6. **Alterations and additions:** The building was re-stuccoed and the original roof wood shingles were replaced with composition shingles at an unknown date. It appears that almost all original windows and some original doors, including the garage doors, were replaced.

B. Historical Context

The following historical context was excerpted from the 2019 evaluation of the subject property completed by GPA and adapted from the *City of Long Beach Historic Context Statement.*

1. Long Beach

3917 Long Beach Boulevard is located on the border between the Los Cerritos and Bixby Knolls neighborhoods in the City of Long Beach. The area is located south of the Southern Pacific railroad tracks between Atlantic Avenue and the Los Angeles River and the Los Altos area in southeast Long Beach. The area remained agricultural into the 1920s with subdivisions of small lots used for farming. By the 1920s, industry became the primary economic force in the area. The discovery of oil lead to a population and construction boom and the agricultural land was subdivided, sold, and developed for residential, commercial, and industrial expansion. During the 1920s, the area was one of the fastest growing in Long Beach. The middle class grew tremendously in size and affluence due to wealth created by the stock market as well as the booming oil and lumber industries.

Residential building construction in the form of single-family houses, apartment buildings, and bungalow courts was at a record high to meet the growing demand. Residences were designed in more traditional architectural styles such as Tudor Revival, Colonial Revival, and Spanish Colonial Revival.

In 1937, the Jotham Bixby Company announced its plans to develop a neighborhood of custom homes called Bixby Knolls. Hundreds of new residences were planned in neighborhoods throughout Long Beach and surrounding areas as a result of population growth during the mid-1930s. A substantial portion of the residential development during this period was situated on land that was formerly associated with Rancho Los Cerritos, owned by the Bixby family. Bixby Knolls quickly established itself as a unique community with several housing developments. Importance was placed on the neighborhood's aesthetic, with everything from architectural styles to street details requiring approval from a design committee.

Following the end of World War II, nearly 13 million veterans returned to the United States, ready to buy homes, begin families, and settle down into suburban life away from the city center. Residential development spread throughout North Long Beach, with a number of new subdivisions appearing throughout the Bixby Knolls area. In addition to single-family homes, thousands of new multiple family properties—including duplexes, garden apartments, and "dingbat" apartments—were built after the war.

By the late 1950s, the impact of the automobile began to be reflected in the built environment, as the economic potential from commercial establishments along heavily traveled highways and thoroughfares prompted roadside development. Suburban shopping centers appeared adjacent to new developments (GPA 2019:7; Sapphos Environmental, Inc. 2009:49).

2. Long Beach Fire Department

The Long Beach Fire Department was established in 1897 when a group of prominent citizens met to organize a fire defense system for the City. The first cavalry consisted of two hand-drawn hose carts and a ladder wagon, all operated by volunteers. Equipment was stored in a shed near the original City Hall. A large bell was attached to a tower near the shed, which alerted the nearby volunteers when their services were needed. In 1902, the City Board of Trustees elected J.F. Corbet, a local businessman, as the first fire chief.

By 1906, construction was underway on the City's first fire station, at the corner of 3rd Street and Pacific Avenue. Fire apparatus bonds in the amount of $30,000 paid for the construction of the new building, as well as for fire alarm boxes, equipment, a steam fire engine, a hose wagon, and a ladder truck. The volunteer fire department was replaced by a full-time, professional one, led by station chief, J. Schewsbury, and assistant chief, G. Craw. The following year, two substations were added to the department: Station No. 2, located at 526 E. Anaheim Street, and Station No. 3, located at 1929 Appleton Street. These stations were constructed as simple bungalows, featuring living quarters for the officer-in-charge and his family, as well as bachelor quarters for the firefighters.

In the 1920s, the Fire Department experienced rapid expansion. The discovery of oil in Signal Hill led to a swift growth in population. To keep pace with the related increased demand for public services, the City mandated that oil revenues be utilized to build new infrastructure and new public buildings. At least ten new fire stations were constructed during the 1920s. One of the last fire stations to be constructed during this period was Station No. 12, completed in 1930. However, following the stock market crash of 1929, it was not immediately occupied by the

Fire Department due to an overall decrease in City funding for staff. As a result, the expansion of the Fire Department came to a halt.

In March 1933, the Long Beach earthquake devastated the city and led to a decrease in the department's resources. Several fire stations, including Stations No. 1, 5, 7, and 9, along with many other buildings throughout Long Beach, were severely damaged by the earthquake and subsequently demolished.

Immediately following the earthquake, the various fire stations were housed in small tents until the vacated, severely damaged buildings were demolished and larger tents secured from the Barnum Circus were erected on the lots. Eventually, simple wood-framed buildings, rectangular in plan with hipped roofs, were constructed. These were more durable than tents, though still only temporary remedies. Of the approximately ten stations constructed during the 1920s, only two are extant.

The impending war brought much-needed funding back into the Fire Department's budget. In 1941, the City began an emergency ambulance service, with a single truck. By 1947, 16 fire stations provided service and protection to the City's 244,000 residents situated within its 34.7 square miles.

As a result of the City's postwar boom, the demand for Fire Department services increased dramatically, and the department was stretched to maintain the same level of service over a far greater area. Additional stations were built in areas where service was lacking. A set of standards was devised to identify areas in need of a fire station; the standards recommended that a fire station be situated within ¾ of a mile from all commercial and industrial areas and within 1 ½ miles from all residential areas. As explained in the City's first Preliminary Master Plan (1958),

In the science of firefighting, technical training, experienced personnel and modern equipment are often negated by time and distance. These two criteria, time and distance, are of the utmost importance in the planning of fire station locations and the periodic relocation of existing fire stations in order to keep abreast of changing conditions.

The 1958 Master Plan singled out the area east of Lakewood Boulevard, generally known as Los Altos, as being particularly deficient in fire services. The Master Plan noted that, due to the development in the region having occurred in piecemeal fashion, with little or no oversight, the community was lacking any real services. To correct the deficiency, a number of safety improvements were made during the postwar era, including the addition of new equipment, personnel, fire stations, and new hydrants. Since the 1950s, improvements to the fire prevention infrastructure have commenced in concert with the City's population growth (GPA 2019:16-20; Sapphos Environmental, Inc. 2009:146-148).

3. Works Progress Administration / Public Works Administration, 1930-1941

Following the stock market crash of 1929 and subsequent years of the Great Depression, the U.S. government initiated a series of programs designed to provide financial aid to states, municipalities, and individuals, in an effort to revitalize the nation's economy and provide relief to the hundreds of thousands of struggling families through the provision of employment. Initiated by newly elected President Franklin D. Roosevelt, the New Deal served to provide the nation with much-needed jobs, infrastructure, and assurance. Under the New Deal's two main infrastructure and employment programs, the WPA and the PWA, some of the nation's most remarkable civic improvement projects were completed.

In 1932, Long Beach received $500,000 from the Reconstruction Finance Corps (later known as the PWA) to provide employment to 1,250 men and women. Following the 1933 earthquake, support from the New Deal programs was largely in the form of grants, loans, and jobs that flowed into the area to aid in the City's rebuilding efforts. The issuing of City permits for new construction increased dramatically. New jobs were created, and a general sense of optimism began to emerge. New school building safety regulations were initiated throughout the state to replace all unreinforced masonry school buildings with reinforced concrete. With nearly two-thirds of the City's school buildings damaged beyond repair, dozens of new school buildings were constructed throughout Long Beach.

Many of the public buildings constructed during this period used a similar vocabulary, which came to be known as the PWA style of architecture. The style drew from Beaux Arts Classicism and Art Deco architecture and could be recognized by its symmetrical monumental appearance. Many PWA buildings had stylized, symbolic figural relief sculptures on their facades, as well as main entrances flanked by towering piers. The style is also sometimes referred to as PWA Moderne.

Funds were also provided to complete a number of new civic improvement projects. In the early 1930s, Marine Stadium was constructed to host the rowing events for the 1932 Olympic Games. It is listed as a California Point of Historical Interest, a California Historical Landmark, and a Long Beach Historic Landmark. Other funding for improvements came in the form of two new fire stations (No. 7 and No. 9) and repairs to the 1921/1922 City Hall, which had been damaged in the 1933 earthquake. Following repairs and remodeling by architect Cecil Schilling and engineer C.W. Walles, the building was given a PWA Moderne appearance.

The WPA is also credited with distinguishing Long Beach with several remarkable pieces of public art. In 1938, one of the greatest local achievements of

the WPA, the mural adorning the front of the new Municipal Auditorium, was completed. Located in an arch that dominated the facade of the building, the mosaic tiled mural was the creation of artists Henry Allen Nord, Albert Henry King, and Stanton MacDonald-Wright. Depicting beach recreation, the mural was funded through the WPA and measured 38 feet in height and 22 feet in width. A crew of 47 was necessary to complete the mural, which was the largest in the world at the time of its construction. Also funded under the WPA Federal Art Project, three mosaic murals, created by artist Grace Clements, were completed in the 1941 terminal building at the Long Beach Municipal Airport. The Municipal Auditorium along with the murals was destroyed in 1975, while the terminal building is a designated Long Beach Historic Landmark and the murals remain intact (GPA 2019: 20-22; Sapphos Environmental, Inc. 2009:157-159).

4. Tudor Revival, 1900-1942

The Tudor Revival style was popular in the early twentieth century in the United States, predominantly in the 1920s and 1930s. It was initially associated with the Arts and Crafts movement in England and later became popular in the United States through lifestyle catalogs and pattern books. The style took inspiration from the vernacular architecture of medieval Europe and harkened back to a time before widespread industrialization and romanticized country life and traditionalism. A more practical component of the style's appeal was the asymmetrical nature of its buildings forms that allowed for convenient, organic expansion over time.

As usage of the style progressed into the Period Revival era beginning in the 1920s, its popularity increased exponentially. It was around this time that new technologies such as brick veneering made architectural styles like Tudor Revival more accessible to the middle class, and the style was no longer limited to large, landmark homes for the wealthy.

In Long Beach, the Tudor Revival style was nearly as popular as the ubiquitous Spanish Colonial Revival style during the 1920s and 1930s. Local architect Hugh R. Davies designed several single-family Tudor Revival homes in the Bluff Park area, including one for his brother-in-law; Long Beach architects W. Horace Austin and Joseph Roberts were so fond of Tudor Revival, they applied the style to their personal studios. Throughout the city, Tudor Revival is seen in several pre-World War II neighborhoods, ranging in size from cottages in Wrigley Area and California Heights to grand mansions in Bluff Park (GPA 2019: 22-23; Sapphos Environmental, Inc. 2009:203-204).

5. Property History

The fire station was designed by W. Horace Austin as a WPA project in 1938. The building cost $35,419 and was intended to serve the Los Cerritos, Bixby Heights, Bixby Knolls, and California Heights neighborhoods (*Independent* 1959). The building was not the first Long Beach Fire Station No. 9; the original station was built on Broadway and Belmont. It was demolished after sustaining damage from the 1933 Long Beach earthquake. The building continued to serve as a fire station until 2019 when it was vacated due to the presence of toxic mold.

Part II. Architectural Information

A. General Statement

1. **Architectural character:** The subject building consists of a 1.5-story building featuring many of the character-defining features of the Tudor Revival style of architecture, including: an asymmetrical façade, steeply pitched roof, decorative half-timbering, and stucco exterior.

2. **Condition of fabric:** The subject building is aesthetically in good condition but is infested with hazardous mold.

B. Description of Exterior

1. **Overall dimensions:** Long Beach Fire Station No. 9 is a 1.5-story, approximately 5,548 square foot building with a generally rectangular plan and varied massing. In general, its dimensions are approximately 76’ by 46’. It features a three-story hose tower along the north façade.

2. **Foundations:** The fire station has a concrete foundation.

3. **Walls:** Most of the fire station’s exterior is clad in stucco; it was re-stuccoed at an unknown date. Decorative half-timbering is featured beneath the gables. Certain bays of the building have cement plaster exteriors that are scored to imitate ashlar stone.

4. **Structural system, framing:** The fire station is wood-framed.

5. **Porches, stoops, balconies, porticoes, bulkheads:** The primary entrance features three concrete steps and a partial-width concrete porch.

6. **Chimneys:** The building had a chimney that was likely removed at an unknown date; a fireplace is situated in the former reception room.

7. **Openings:**

    a. **Doorways and doors:** The primary entrance is set within a central bay along the primary, east façade and exhibits an original, solid wood-paneled door with a single light, which is covered by a metal security screen. A second entrance is situated within the projecting bay immediately south of the primary entrance. This secondary entrance faces north and features a wood-paneled door with six lights. A wood-plank door with an iron door handle was originally used to access the hose tower on the north façade but is no longer functional. Two additional wood doors on this façade provide entry to utility

spaces. One wood-paneled and six-light door with a metal security gate leads from the kitchen to the north side of the building. Additional points of entry include doors on the north and south façades, and two garage doors on the west façade.

b. **Windows and shutters:** Fenestration is comprised of non-original single-light metal sash windows and vinyl windows. The original wood surrounds were replaced and some original window openings have been infilled or resized. Almost all windows are covered by metal grate security screen coverings. Louvered vents are located beneath gables on the various façades and along the perimeter of the hose tower. A skylight is located on the roof to provide natural light for the second story.

8. **Roof**

a. **Shape, covering:** The building features a complex gabled and hipped roof that is clad in asphalt shingles. A secondary flat roof with a crenellated parapet is located above the primary entrance on the east façade.

b. **Cornice, eaves:** The building features slightly overhanging gables with bargeboards and shallow, exposed eaves on the east and west façades. Gables on the north and south façades have parapets. The hose tower has open eaves beneath its hipped roof with exposed rafter tails.

c. **Dormers, cupolas, towers:** The building has a hose tower that is located along the northern region of the building.

C. Description of Interior

1. **Floor plans:** The fire station's floorplan on the first story exhibits a central entrance corridor that branches to the captain's room (office space), kitchen, and control room to the north, apparatus room and dormitory to the west, and reception room (gymnasium) and washroom to the south. The washroom also provides access from the apparatus room to the dormitory. The dormitory was reconfigured from an open floorplan to four separate individual rooms connected by a hallway at an unknown date. The second story originally included a radio room that was reconfigured as living space at an unknown date.

2. **Stairways, balcony, pulpit, steps:** The stairway is located at the end of the corridor and leads to the radio room (living space) on the second story. The stairs are carpeted, have a wood handrailing along the wall, and a wood balustrade with squared wood balusters. An original wood ladder provided access to the hose

tower; this tower has since been sealed and remodeled to serve as additional living space on the second story.

3. **Flooring:** The carpet, tile, and linoleum flooring do not appear to be original. The apparatus room features an original concrete floor.

4. **Wall and ceiling finish:** Most of the building if finished with drywall, which does not appear to have been majorly altered. The apparatus room retains its original wood truss ceiling.

5. **Openings:**

    a. **Doorways and doors:** Many interior doors are original to the building. An original solid wood-paneled door provides entrance to the captain's room. Wood-paneled swinging doors with single frosted glass lights open to both the reception room and washroom from the central corridor. A wood-framed glass door embossed with the Long Beach Fire Department logo in gold and featuring 6-light sidelights provides entrance from the apparatus room to the central corridor. An original, paneled wood door covers the storage closet in this room. Restroom stalls in the washroom appear to be original and are constructed of wood. Unoriginal doors are evident in the four bedrooms in the dormitory. A door leads from the second story dormitory to the roof. Doors on the second story appear to be unoriginal but are set within original wood frames.

    b. **Windows:** All original windows appear to have been removed from the exterior of the building. One small window next to the primary entrance was enclosed, although the original wood sill is extant. Three wood window openings span the length of the stairwell on the second story, allowing natural light to enter the space. These window openings have wood surrounds but no glass panes.

6. **Decorative features and trim**: Seven wood lockers in the hallway between the washroom and dormitories appear to be original. The original fireplace in the reception room features a tapered mantel and is flanked by original wood built-ins. Original wood closets are located in the apparatus room and the washroom. The second story features crown molding in the central common space.

7. **Hardware**: Many original doors and cabinets appear to have their original hardware, including brass doorknobs and hinges. The original mail slot on the east façade is extant and functional. Original lockers retain their brass handles, knobs, and locks.

8. **Mechanical equipment:**

    c. Fire Equipment: Remnants of the fires department's historic equipment remain in the apparatus room, such as an original pressure reader, Silicon diode reader, speakers, and bell alarms.

9. **Original furniture:** Original wood bathroom stalls are in the downstairs washroom. The metal screen and bench used to separate the showers from bathroom stalls features thin metal legs that match those of the stalls.

D. Site

A historic photograph dating to 1939 depicts the landscaping surrounding the clubhouse as a combination of low grass, shrubs, and saplings. Some of these plantings remain along the east elevation; others along the west elevation were removed and much of the planted areas were paved with concrete for additional parking at an unknown date.

Part III. Sources of Information

A. **Architectural Drawings:** Original plans on file with City of Long Beach.

B. **Early Views:** From the Long Beach Fireman's Historical Museum Photographs Collection, Long Beach

C. Bibliography:

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2009 *City of Long Beach Historic Context Statement.* Prepared for the City of Long Beach.

Part IV. Project Information

The Historic Building Documentation Report was prepared in February 2020 by Rincon Consultants Inc., on behalf of the City of Long Beach, as partial mitigation for impacts resulting from the demolition of the Long Beach Fire Station No. 9 at 3917 Long Beach Boulevard, Long Beach, California. Steven Treffers, Architectural Historian, served as the project lead and managed the preparation of this report. Alexandra Madsen, Architectural Historian, assisted in the preparation of this report. Rachel Perzel, Architectural Historian, assisted in photographing the subject building on January 29, 2020. The location map was prepared by Audrey Brown, GIS Analyst. Principal and Architectural Historian Shannon Carmack reviewed this report for quality control.

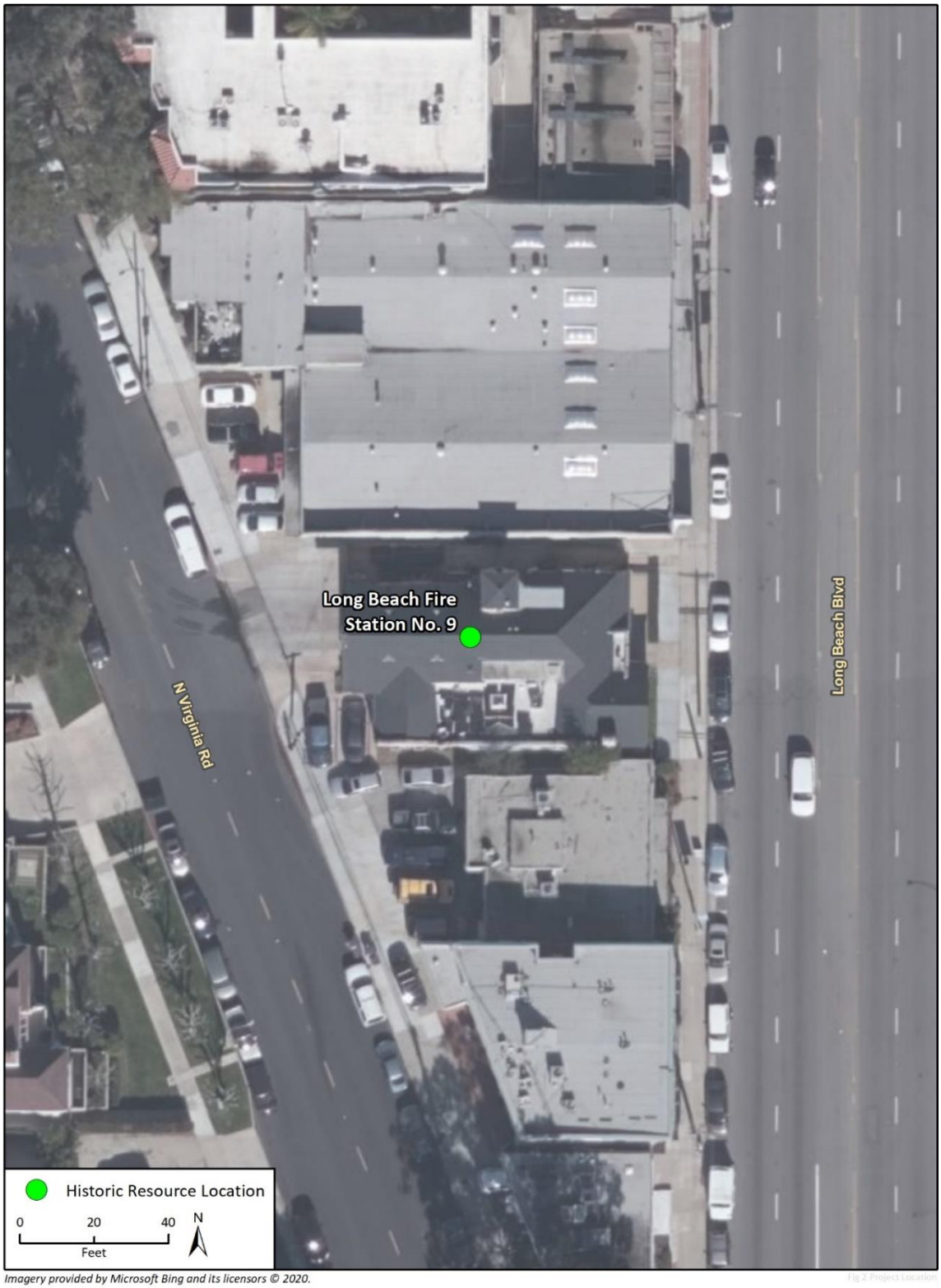

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Fig 2 Project Location

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Fig X Photo Pointst

Figure 1: Exterior, view to the southwest, 1939. Photograph from Long Beach Fireman's Historical Museum Photographs Collection. ID # 439. California State University, Dominguez Hills, Archives and Special Collections. Calisphere.org.

Figure 2: Exterior, captain and crew stand with Ahrens Fox engine, view to the east, 1940. Photograph from Long Beach Fireman's Historical Museum Photographs Collection. ID #2676_27. California State University, Dominguez Hills, Archives and Special Collections.Calisphere.org.

Figure 3: Exterior, view to the northeast, 1951. Photograph from Long Beach Fireman's Historical Museum Photographs Collection. ID # 2726_1. California State University, Dominguez Hills, Archives and Special Collections.Calisphere.org.