

# **APPENDIX A**

## **HISTORIC RESOURCES EVALUATION**



## MEMORANDUM

**DATE:** November 22, 2021

**TO:** Maryanne Cronin, Planner  
City of Long Beach

**FROM:** Casey Tibbet, M.A.  
Associate/Architectural Historian

**SUBJECT:** Historic Resources Evaluation of 4101 Long Beach Boulevard for the City of Long Beach Fire Station No. 9 Project (LSA Project No. CLB1904.26)

LSA is under contract to the City of Long Beach to prepare an Environmental Impact Report (EIR) and technical analyses for the proposed City of Long Beach Fire Station No. 9 Project (project). The project would be located at 4101 Long Beach Boulevard (Assessor's Identification Number 7139-015-900) in the City of Long Beach, Los Angeles County, California. The property is currently developed with a commercial building that was constructed in 1951. Because the building is 50 years of age or older, in compliance with the California Environmental Quality Act (CEQA), it is required to be evaluated for historical significance as part of the environmental review process for the project.

In order to complete the required evaluation, an LSA architectural historian conducted archival research to determine the dates of construction and later alterations, identify persons and businesses associated with the property during the historic period (pre-1972), and develop appropriate historic contexts within which to evaluate the property. An intensive-level, pedestrian survey was conducted, during which the building was photographed and notes were made regarding its architectural style, construction materials, condition, and integrity. A brief reconnaissance-level (windshield) survey of the immediate vicinity was also completed to determine whether the property is within a potential historic district. Finally, the property was documented on Department of Parks and Recreation (DPR) 523 forms and evaluated using the criteria for listing in the California Register of Historical Resources (California Register) and City of Long Beach Landmark designation.

As a result of the research and field survey, it was determined that the building at 4101 Long Beach Boulevard has sustained at least three large additions and an exterior remodel. These modifications have impaired the building's integrity of materials, design, workmanship, feeling, and association to the degree that it no longer conveys an association with its period of significance (1951). Furthermore, no evidence was found that it is associated with any historically significant people or is the work of a master (see the attached DPR forms for more detail).

For the reasons discussed above, the building is not eligible for listing in the California Register or for designation as a local Landmark. It is not a historical resource for the purposes of CEQA.

Attachment: DPR 523 forms

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6 Resource Name or #: 4101 Long Beach Boulevard

**P1. Other Identifier:** Catalina Adventure Tours

**\*P2. Location:**  Not for Publication  Unrestricted \*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Long Beach, CA Date: 1978; S.B.B.M.

c. Address: 4101 Long Beach Boulevard City: Long Beach Zip: 90807

d. UTM: Zone: 11; \_\_\_\_\_mE/ \_\_\_\_\_mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, etc., as appropriate): Assessor Identification Number (AIN) 7139-015-900

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

This one-story, vernacular office building is located at the northwest corner of East Randolph Place and Long Beach Boulevard. Properties to the north, east, and south are developed with commercial buildings, while properties to the west and northwest are developed with single-family residences. The building is irregular in plan and surmounted by a flat roof with a parapet. The exterior walls are covered with stucco and stacked stone. The primary entrance is in the north elevation, which includes (from east to west) a metal shade structure attached to the building wall above two fixed windows, recessed aluminum-framed glass doors sheltered by a wall-mounted metal shade structure, an east-facing door, and a projecting three-car garage. The east elevation, which faces Long Beach Boulevard, has (from south to north) a walled patio/garden area, a pair of fixed windows, a projecting bay with stacked stone accents and a pair of vertically-oriented windows each composed of four horizontal windows with wide frames. The south elevation, facing East Randolph Place, has three fixed windows and a door accessed by a stone path and concrete stoop. The west elevation (from north to south) has a south-facing door and two pairs of fixed windows sheltered below a wall-mounted metal shade structure and eight fixed, horizontal-rectangular windows. Related features include parking lots on the north and west sides of the building, low stacked stone garden walls on the south and east sides of the property, and a metal fence and parking lot gate on the south side of the property.

Although the landscaping has been neglected recently, the building appears to be in good condition. Based on building permits and historic aerial photographs, the building has sustained three fairly large, modern additions, including the garage and additions to the east and west elevations. In addition, the stone wall cladding appears to be a relatively recent alteration. These alterations have significantly affected integrity of design, materials, workmanship, feeling, and association.

**\*P3b. Resource Attributes:** (List attributes and codes) HP6-1-3 story office building

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



**P5b. Description of Photo:** (View, date, accession #) East elevation, view west-southwest (11/5/21)

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
 1951 (Los Angeles County Office of the Assessor n.d.)

**\*P7. Owner and Address:**  
 City of Long Beach

**\*P8. Recorded by:** (Name, affiliation, and address)  
 Casey Tibbet, M.A.  
 LSA Associates, Inc.  
 1500 Iowa Avenue, Suite 200  
 Riverside, California 92507

**\*P9. Date Recorded:**  
 November 5, 2021

**\*P10. Survey Type:** (Describe):  
 Intensive-level CEQA compliance

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

**\*Attachments:**  NONE  Location Map  Sketch 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**

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4101 Long Beach Boulevard

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Medical office      **B4. Present Use:** Commercial

\***B5. Architectural Style:** Vernacular

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

No original building permits for this property were found and this area was not included in Sanborn Fire Insurance Maps for Long Beach. Until at least 1949, Long Beach Boulevard was named American Avenue, but no permits for this address were found using that street name (United States Geological Survey 1949). According to the Los Angeles County Office of the Assessor's Property Information System, the building was constructed in 1951 (Los Angeles County Office of the Assessor n.d.). This is supported by City Directory listings for this address that begin in 1951 and news articles that reference the office at this address in 1952 (Ancestry.com var.; *Long Beach Independent* 1952). The building is visible in its original configuration in 1953 historic aerial photographs, with no obvious alterations until after 1980 (Historicaerials.com var.). By 1995, an addition to the northeast end of the building is visible and building permits reveal that other additions/alterations were made in 2002 (Historicaerials.com var.; City of Long Beach var.). One permit (2002) and a list of projects that required inspections were found for this property (City of Long Beach var.). This information is listed below.

- 1985 – Inspection record for remodel of clinic and addition of a mechanical room to side.
- 1987 – Inspection record for demolition of garage, parking lot, sidewalks, and planters.
- 1988 – Inspection records for office building remodel, construction of an addition to the existing office building, a masonry trash enclosure, and a 10 × 6-foot masonry patio fence.
- 1990 – Inspection record for installation of an ATM and enclosure of partitions.
- 1999–2000 – Inspection record for a tenant improvement to subdivide one suite into two (Suites A and B).
- 2002 – Permit issued to owner LLC, 4101 Beach Boulevard to extend offices, warehouse, and enclose covered entry for offices. Based on the site plan attached to the permit, the garage was also added at this time. Contractor listed as 2H Construction.
- 2003 – Inspection record for installation of a 25 × 5½-foot trash enclosure.

\***B7. Moved?** No    Yes    Unknown    **Date:** \_\_\_\_\_    **Original Location:** \_\_\_\_\_

\***B8. Related Features:**

**B9a. Architect:** Not found      **b. Builder:** Not found

\***B10. Significance: Theme:** Post-World War II Commercial Development    **Area:** City of Long Beach

**Period of Significance:** 1951    **Property Type:** Office    **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This vernacular 1951 office building has been extensively altered and does not meet the criteria for listing in the California Register of Historical Resources (California Register) or for designation as a Landmark under the local criteria. It is not a historical resource as defined by the California Environmental Quality Act (CEQA). See *Continuation Sheet*

**Historic Context.** The City of Long Beach incorporated in 1888 with a population of approximately 800 people (Guinn 1915:448). Strengthened by developers' investments into infrastructure and commercial ventures, as well as the burgeoning tourist industry, the city continued to expand through the 1890s (Grobarty 2012:24). In 1905, the Los Angeles Dock and (see *Continuation Sheet*)

**B11. Additional Resource Attributes:** (List attributes and codes)

\***B12. References:** See *Continuation Sheet*

**B13. Remarks:**

\***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

\***Date of Evaluation:** November 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)  
  
Refer to Location Map

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 3 of 6 \*Resource Name or #: (Assigned by recorder) 4101 Long Beach Boulevard  
 \*Recorded by LSA Associates, Inc. \*Date: November 2021  Continuation  Update

**P5a. Photo** (continued from page 1)



South elevation, view north (11/5/21).



East and north elevations, view southwest (11/5/21). Note metal shade structure.

**\*B10. Significance:** (continued from page 2)

Terminal Company purchased the 800 acres of marshland that had been included in the original sale of the town to the Long Beach Development Company and began to improve the area in preparation for shipping (Guinn 1915:449). The harbor was dredged, a 1,400-foot turning basin and three channels were created, and a 500-foot municipal wharf was constructed (Sapphos Environmental, Inc. 2009:39). Over the next two decades, improvements to the new harbor continued and by 1930, Long Beach harbor was handling one million tons of cargo each year (White 2009:34).

While seaside tourism and shipping industries continued to grow, commerce in Long Beach shifted drastically after the discovery of oil in Signal Hill in 1921 (Grobaty 2012:24).

Ownership, production, and sale of oil came to dominate Long Beach's economy. Over the next five years, the City's population more than doubled due to an influx of people hoping to find work in the oil industry. This in turn caused a building boom, as well as a dependence on the City's port to export its resources (Sapphos Environmental, Inc. 2009:45). By the 1930s, oil production soared to over 225 million barrels (Schipske 2011:10).

Unlike most cities during the 1930s, Long Beach's steady growth and prosperity was only mildly tempered during the Great Depression thanks to its thriving oil, shipping, and manufacturing industries. However, on the evening of March 10, 1933, a 6.4-magnitude earthquake rocked the City (Grobaty 2012:149). "In the wake of the disaster, reconstruction was financed with federal grants and loans, which, coupled with the activity generated through rebuilding, rejuvenated the local economy" (Sapphos Environmental, Inc. 2009:47). The rise in the defense industry, which first established a strong presence in the area in 1919 when the United States Navy announced its decision to make the Port of Long Beach the official headquarters for its new Pacific fleet, also helped stabilize the local economy (Sapphos Environmental, Inc. 2009:159). In 1941, with the United States entry into the World War II (WWII) looming, the Roosevelt Naval Base, shipyard, and hospital were constructed, as well as an 8.9-mile breakwater, which created 30 square miles of protected anchorage (Sapphos Environmental, Inc. 2009:48). The military and war efforts created thousands of new jobs, attracting workers to Long Beach from all over the country (Sapphos Environmental, Inc. 2009:160).

At the end of WWII, nearly 13 million veterans returned to the U.S. looking to buy homes and start families. Residential development in Long Beach exploded, resulting in the annexation of an additional 9.8 square miles of land to the City for subdivisions (Sapphos Environmental, Inc. 2009: 49). In support of consumer demands associated with the expanding post-war population, commercial development in the city also increased greatly. The subject building was constructed in 1951, as part of a post-war trend of commercial development along Long Beach Boulevard (Historicaerials.com var.). Today, the properties along Long Beach Boulevard a few blocks north and south of the subject property are dominated by commercial buildings.



West elevation, view northeast (11/5/21). Note metal shade structure.

See Continuation Sheet



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 6 \*Resource Name or #: (Assigned by recorder) 4101 Long Beach Boulevard  
\*Recorded by LSA Associates, Inc. \*Date: November 2021  Continuation  Update

**\*B10. Significance:** (continued from page 3)

**People Associated with this Building.** Research indicates the building was occupied by Dr. Carlyle Louis Ahrens from 1951 until at least 1969 (Ancestry.com var.). Dr. Ahrens was born in 1893 in New York and died in 1978 in Los Angeles (Ibid.). Information from Ancestry.com and an online search of Los Angeles County news articles from 1920 to 1972 revealed the following information: In 1919, Carlyle Ahrens married Carolyn Green and subsequently continued his medical studies at Loma Linda Sanitarium (Ancestry.com var.). By 1923, Dr. Ahrens was the physician in charge of the Artesia hospital and in 1924, Ahrens, who was a surgeon, and Dr. A.C. Robbins opened a branch hospital in Seal Beach (*Press-Telegram* 1923, 1924a and 1924b). By 1924, the Ahrens had daughters Patsy and Jackie and son John William (*Los Angeles Times* 1924). In 1927, Dr. Ahrens received a degree of master of surgery after studying in Austria (Ancestry.com var.). In 1931, Dr. Ahrens, who still owned and operated the Artesia Hospital, married Margaret Marshall, a secretary (*Los Angeles Times* 1924; Ancestry.com var.; *Long Beach Sun* 1931). Through the 1940s and 1950s, there were several articles about Dr. Ahrens' golf game. In 1949, it was reported that he owned a mountain cottage in Arrowhead and that his new Ranch style home at 4255 Chestnut Avenue, which was designed by architect and movie director Henry Larrecq, was built around an electric organ (*Long Beach Press-Telegram* 1949a and 1949b). In 1950, it was reported that architect Louis S. Miller had designed a Ranch style residence for Dr. Ahrens at 4240 Virginia Road, just a few blocks north of the office at 4101 Long Beach Boulevard (*Long Beach Press-Telegram* 1950). Dr. Ahrens married actress Joyce Reynolds in 1951 and they divorced in 1953, having one son (*Mirror News* 1951). None of the articles found discussed the construction or operation of his business at 4101 Long Beach Boulevard and it does not appear that he made any significant contributions to the medical field. No information was found for any owners/occupants from 1970 to 1972.

**Significance Evaluation.** This property is being evaluated for historical significance in compliance with CEQA using the California Register criteria and the City's Landmark criteria (2.63.050). Because the two sets of criteria are nearly identical, they have been grouped together to avoid redundancy.

**California Register Criterion 1: 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.**

**Landmark Criterion A: Is associated with events that have made a significant contribution to the broad patterns of the City's history.**

This building was constructed in 1951 during the post- WWII development boom, which is an event that made a significant contribution to the broad patterns of local and regional history. However, as discussed above, the building has sustained significant alterations and no longer conveys its association with that period. Therefore, it is not individually significant for its association with this event and would not be a contributor to a potential historic district associated with the post-WWII development boom.

**California Register Criterion 2: Associated with the lives of persons important to local, California or national history.**

**Landmark Criterion B: It is associated with the lives of persons significant in the City's past.**

As discussed above, no evidence was found that this building is associated with any historically significant individuals.

**California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.**

**Landmark Criterion 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 values.**

This small commercial building has sustained at least three additions and exterior remodeling. It does not embody the distinctive characteristics of a style, period, region, or method of construction and is not a significant example of a property type (e.g. commercial building). No evidence was found that is the work of a master and it does not possess high artistic values.

**California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.**

**Landmark Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.**

The building was constructed in 1951 using common methods and materials and does not have the potential to yield important information in prehistory or history.

See Continuation Sheet

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 6 \*Resource Name or #: (Assigned by recorder) 4101 Long Beach Boulevard  
\*Recorded by LSA Associates, Inc. \*Date: November 2021  Continuation  Update

**\*B12. References:** (continued from page 2)

Ancestry.com

Var. A variety of records were accessed online in October and November 2021 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

City of Long Beach

Var. Building permits for 4101 North Long Beach Boulevard. Accessed online in October and November 2021 at: <https://citydocs.longbeach.gov/WebLink/CustomSearch.aspx?SearchName=SearchbyAddress&cr=1>.

Var. Inspection records for 4101 North Long Beach Boulevard. Accessed online in November 2021 at: <https://www.longbeach.gov/lbds/building/permit-center/status-inquiry/>.

Grobaty, Tim

2012 *Long Beach Chronicles: From Pioneers to the 1933 Earthquake*. Charleston, SC: The History Press.

Guinn, James M.

1915 *A History of California and an Extended History of Los Angeles and Environs, Volume 1*. Los Angeles: Historic Record Company.

Historicaerials.com

Var. Historic aerial photographs accessed online in November 2021 at: <https://www.historicaerials.com/viewer>.

*Long Beach Independent*

1952 Burglars Raid Offices of 7 L.B. Doctors. December 16, page 12.

*Long Beach Press-Telegram*

1949a At Arrowhead. May 8, page 25.

1949b Its Theme is Music. July 17, page 56.

1950 Residential Plans. August 20, page 61.

*Long Beach Sun*

1931 Married at Future Home. August 2, page 16.

Los Angeles County Office of the Assessor

n.d. Property Assessment Information System. Accessed online in October 2021 at: <https://maps.assessor.lacounty.gov/m/>.

*Los Angeles Times*

1924 Lifelong Quest Meets Success. August 27, page 16.

*Mirror News*

1951 Edith Gwynn's Hollywood. November 8, page 54.

*Press-Telegram*

1923 Los Alamitos. October 19, page 8.

1924a Artesia News. February 17, page 20.

1924b Pile Driver Worker At New Power Plant Hurt. July 11, page 23.

Sapphos Environmental, Inc.

2009 City of Long Beach Historic Context Statement.

Schipske, Gerrie

2011 *Images of America: Early Long Beach*. Arcadia Publishing.

United States Geological Survey (USGS)

1949 *Long Beach, California* topographic quadrangle. Published and field checked in 1949.

White, Michael D.

2009 *Images of America: the Port of Long Beach*. Arcadia Publishing.



State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

