APPENDIX E

Historic Resource Analysis Report

Michael Baker INTERNATIONAL

We Make a Difference

January 17, 2024

Alejandro Plascencia
Planner, Community Development, Planning Bureau
City of Long Beach
411 West Ocean Boulevard
Long Beach, CA 90802
Email: Alejandro.Plascencia@longbeach.gov

RE: PEER REVIEW – URBANA PRESERVATION & PLANNING, LLC (DECEMBER 2023) HISTORIC RESOURCES ANALYSIS REPORT FOR 5900 CHERRY AVENUE, LONG BEACH, LOS ANGELES COUNTY, CALIFORNIA

Dear Mr. Plascencia:

At your request, Michael Baker International (MBI has completed a peer review of the December 2023 report by Alexandrea Baker, Douglas Kupel, and Wendy L. Tinsley of Urbana Preservation & Planning, LLC, entitled *Historical Resource Analysis Report, 5900 Cherry Avenue, Long Beach, A. 90805*. The report was prepared for Link Logistics, Irvine California, and the City of Long Beach, Community Development Department, Long Beach, California.

The City of Long Beach required the Historical Resources Analysis Report to evaluate the subject property at 5900 Cherry Avenue for eligibility under the City of Long Beach Criteria for Designation of Landmarks and Historic Districts (Local Register) and the California Register of Historical Resources (CRHR). The evaluation was necessary to analyze the potential for impacts to historical resources by the proposed demolition or removal of the existing buildings and structures at the property to construct a building for office and warehouse uses and associated parking (Project). The Project is subject to the City of Long Beach Municipal Code and the California Environmental Quality Act (CEQA).

The main objective of the peer review is to assess whether the report's conclusions and recommendations are adequately supported by information contained in the report, including adequacy of methods, results, and management recommendations—and whether the report appears to provide information sufficient for a defensible administrative record for the project. Susan Wood (PhD, Senior Architectural Historian, Architectural History Lead) completed the review and prepared this report; see attached resumé.

The report is comprehensive and professionally written. It describes the Project, including the anticipated demolition and removal of buildings and structures. It details the regulatory framework, methods, cultural background, and historic themes associated with the Project area, property history, and architectural overview of all buildings and structures. The report presents a well-supported evaluation of the subject property and regulatory conclusions. The report also

includes a thorough bibliography and appendices for the subject property photographs, DPR 523 record forms, and preparer qualifications.

As previously mentioned, our review indicates that report is thorough, comprehensive, and professionally written and appears sufficient as a defensible administrative record for the Project. We concur with the findings that the subject property at 5900 Cherry Avenue in Long Beach, California, appears historically significant under CRHR Criterion 3/Local Register Criterion C as an International style commercial building designed by Master Architect Kenneth Wing, Sr. FAIA. We also concur with the analysis that the incremental design alterations and loss of original materials has degraded the integrity of the property to the extent that it can no longer evidence its historical significance and is, therefore, not eligible for the CRHR or Local Register. We concur that as a result, the subject property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5 and is not considered eligible for listing in the Local Register.

We recommend one point of organization in the Significance Evaluation & Regulatory Conclusions section (Chapter VII) for clarity purposes. We recommend that the discussion of integrity be removed from the historical significance evaluation for CRHR Criterion 3/Local Register Criterion C (pages 64-66). The integrity discussion should be restricted to the Integrity section (pages 66-67) to clearly separate and support the analysis and conclusion that while the subject property has historical significance under CRHR Criterion 3/Local Register Criterion C, it lacks the necessary integrity for recommendation as eligible for the CRHR or Local Register.

If you have any questions, need more information, or wish to discuss, please feel free to contact me by email at Susan.Wood@mbakerintl.com, or by phone at 626-428-0707.

Sincerely,



Susan Wood, PhD
Senior Architectural Historian, Architectural History Lead

SENIOR ARCHITECTURAL HISTORIAN, ARCHITECTURAL HISTORY LEAD

Susan M. Wood

Ms. Wood is a senior architectural historian experienced in historic preservation and cultural resource management in California. She meets the Secretary of the Interior's Professional Qualification Standards for architectural history, history, and archaeology. Ms. Wood's professional activities include resource evaluations, integrity assessments, effects analysis, mitigation documentation, design review, archival and historical research, architectural and archaeological field surveys, and project management.

As an architectural historian, she has performed numerous historical property assessments and evaluations, as well as several historic district and multiple property nominations for the National Register of Historic Places (NRHP). Her archaeological expertise includes site significance assessments and determination of project impacts pursuant to Section 106 of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA). Ms. Wood has conducted years of ethnohistorical research on decolonization and prehistoric archaeology in the San Bernardino National Forest and the history of anthropology in California. She has organized and curated several historical and anthropological interoperative events for the Los Angeles County Fair in collaboration with tribal elders. In this capacity, she has worked extensively throughout Southern California.

Michael Baker
INTERNATIONAL

Years with Michael Baker
< 1

Years of Experience
11

Education
Ph.D., History, University of California, Riverside, 2018

M.A., Public History, University of California, Riverside, 2010

B.S., Anthropology, California State Polytechnic University, Pomona, 2006

Professional Affiliations
California Preservation Foundation

Society for California Archaeology

Society for Historical Archaeology

RELEVANT EXPERIENCE

Michael Baker Project Experience

Historic Resources Evaluation for the Parcel K Site Transfer Project, Wilmington, Los Angeles, California. *Los Angeles Department of Water and Power.* Senior Architectural Historian. 2023. Ms. Wood coauthored a cultural resources identification memorandum to support Michael Baker International's California Environmental Quality Act (CEQA) review of a proposed land swap with the Port of Los Angeles. Ms. Wood completed a literature and historical map review; built environment survey summary; National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Los Angeles Historic Cultural Monument (LAHCM) evaluation of a parcel of land containing two historic-age warehouses; and archaeological site sensitivity analysis to determine if the project area contained historical resources as defined in CEQA Guidelines.

Cultural Resources Identification Report for the Jonathan Club Land Exchange Project. *Allen Matkins*. Senior Architectural Historian. 2023. Ms. Wood coauthored a cultural resources identification memorandum to support Michael Baker International's CEQA review of a proposed three-way land exchange in Santa Monica, California. The report included the results of a South Central Coastal Information Center (SCCIC) records search; literature, historical map, and aerial photograph review; Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search; historical society outreach; built environment survey; archaeological site sensitivity analysis; and evaluation of one individual resource for listing in the California Register of Historical Resources (CRHR). The purpose of these tasks was to determine whether historical resources, as defined by CEQA Section 15064.5(a), were located within the project site. In the memorandum and on a DPR 523 form set, Ms. Wood presented detailed site and building descriptions, a historic context, and a CRHR evaluation for the Mediterranean Revival-style residence in the project area. Ms. Wood recommended the property ineligible for listing in the CRHR.

Phase 1 Cultural Resources Assessment, Garden Grove Civic Center Project. *City of Garden Grove*. Senior Architectural Historian. 2023. Ms. Wood coauthored a cultural resources identification memorandum to support CEQA review of a proposed multilevel public safety facility development project in Garden Grove, California. The report included the results of a SCCIC records search; literature, historical map, and aerial photograph review; NAHC SLF search; historical society outreach; built environment survey; archaeological site sensitivity analysis; and evaluation of three resources. The purpose of these tasks was to determine whether the proposed project could result in significant impacts to historical or archaeological resources as defined by CEQA Section 15064.5(a). In the memorandum and on separate DPR 523 form sets, Ms. Wood evaluated the Garden Grove Civic Center, the Garden Grove Public Safety Building, and the Garden Grove Civic Center Park for inclusion on the CRHR. Ms. Wood recommended all three resources ineligible for listing in the CRHR.

Cultural Resources Identification Study and Finding of No Historic Properties Affected, Casa de Novo Phases 1 and 2 Project. *Allied Housing, Inc*. Senior Architectural Historian. 2023. Allied Housing, Inc. proposed the Casa de Novo Phases 1 and 2 project, which would include two affordable housing developments on two adjacent parcels at 2188 and 2194 The Alameda in San José, California. The proposed project would be funded in part by the United States Department of Housing and Urban Development. The project constituted an undertaking requiring compliance with NHPA Section 106. In support of the project, Michael Baker International staff prepared a cultural resources identification study of the Area of Potential Effect (APE). Ms. Wood evaluated 25 residential and commercial properties for inclusion on the NRHP and the CRHR. None of the properties within the APE were found eligible for listing on the NRHP or CRHR under any significance criteria. The evaluations, along with individual architectural descriptions and historic contexts, were presented on DPR 523 forms. Ms. Wood was the lead author on the associated technical memorandum that included Northwest Information Center records search results; literature review, historical map, and aerial photograph review; NAHC SLF search results, local interested party consultation information, and an archaeological sensitivity assessment. Upon completion of the study, Ms. Wood drafted and sent a letter to the California Office of Historic Preservation requesting concurrence with the finding of no historic properties affected.

Cultural Resources Inventory and Evaluation for the P590 Community and Airfield Flood Protection Project, Naval Base Ventura County Point Mugu, California. *Naval Facilities Engineering Systems Command Southwest, San Diego, California.* Senior Architectural Historian. 2023. Ms. Wood coauthored a Section 106 cultural resources inventory for a proposed Flood Protection Project on Naval Base Ventura County Point Mugu. Ms. Wood completed a literature and historic map review, historical society consultation, analysis of the built environment survey of the APE, historical context, architectural descriptions, and evaluated five historic age built environment water conveyance and control resources for the National Register of Historic Places (NRHP).

Phase 1 Cultural Resource Assessment for the Orangewood Avenue Improvements Project, Anaheim, Orange County, California. *Army Corps of Engineers, Los Angeles Office; City of Anaheim*. Senior Architectural Historian. 2023. Ms. Wood was the lead author preparing a cultural resources identification study technical report to address requirements of Section 106 of the National Historic Preservation Act and the California Environmental Quality Act (CEQA) in support of Michael Baker International's civil, structural, and environmental engineering services in the cities of Anaheim and Orange. Ms. Wood completed a literature review, historic map, and aerial photograph review and an analysis of the built environment survey of the project area. She evaluated an existing historic-age automobile bridge within the project boundaries for NRHP and CRHR eligibility.

Non-Michael Baker Project Experience

On-Call Services Contract. *Port of Los Angeles*. Senior Architectural Historian/Archaeologist/Project Manager. 2019-2022. Ms. Wood participated in three task orders including a compilation of a Historic American Engineering Record document on the San Pedro Boat Works, a reevaluation of the Vopak MODEM (Berths 187 through 191), and a reevaluation and design review for the United States Customs House Building.

On-Call Services Contract. *Metropolitan Water District (MWD) of Southern California*. Senior Architectural Historian/Historical Archaeologist. 2019-2022. Ms. Wood participated in two task orders under MWD on-call services contract 168180 including TO04 (AR1) preparation of an assessment of an archaeological site/historical structure ruins at Gilman Springs Portal; and TO05 (JD-1) preparation of a technical report memorandum on the CEQA impact analysis for the Physical Security Improvement Project at Union Station, a National Register Property.

Historic Structures Report for the University of California, Santa Barbara, Santa Barbara County, California. *University of California, Santa Barbara.* Senior Architectural Historian/Historian. 2021-2022. Ms. Wood conducted research to document and evaluate 6 historic built environment resources within the project area and was the lead author for the cultural resource report for the project.

Artesia 1 Residential Project, City of Artesia, Los Angeles County, California. *City Ventures.* Senior Architectural Historian/Archaeologist/Project Manager. 2021-2022. Ms. Wood conducted research to document and evaluate five industrial and one residential built environment resources within the project area. She conducted archaeological survey of the undeveloped sections of the project area and prepared the cultural resource report for the project.

Port of Long Beach Master Plan Update. *Leidos/Port of Long Beach.* Architectural Historian/Archaeologist. 2019-2021. Ms. Wood conducted a windshield survey for historic built environment resources and produced the cultural resource section of the Programmatic EIR. She responded to comments from the Port of Long Beach and the public on the EIR. She conducted archival research and prepared a technical report and updated the Master Plan for the project.

East Mountain Drive Low Water Crossing Replacement Project, County of Santa Barbara, Department of Public Works, Santa Barbara County, California. *Santa Barbara County Department of Public Works/California Department of Transportation, District 5.* Senior Architectural Historian. 2019-2020.Conducted research to evaluate historic built environment resources and prepared the Historic Resources Evaluation (HRER), the Finding of Effect (FOE), and the Environmentally Sensitive Area (ESA) action plans reports for two sites. This project required the documentation and evaluation of a pedestrian trail and the home of a locally significant person.

Historical Resource Analysis Report

5900 Cherry Avenue

Long Beach, CA 90805

Prepared For/ Submitted To:

Link Logistics
3333 Michelson Dr. Suite 725
Irvine, California 92612 USA

+

City of Long Beach
Community Development Department
411 West Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Prepared By:
Urbana Preservation & Planning, LLC
7705 El Cajon Boulevard, Suite #1
La Mesa, CA 91942
www.urbanapreservation.com

December 2023

EXECUTIVE SUMMARY

This Historical Resource Analysis Report (HRAR) was prepared by Urbana Preservation & Planning, LLC (Urbana) to evaluate the subject property at 5900 Cherry Avenue in Long Beach, California for eligibility under the City of Long Beach Criteria for Designation of Landmarks and Historic Districts (Local Register) and the California Register of Historical Resources (CRHR), and to further analyze the potential for impacts to historical resources by the proposed demolition or removal of the existing buildings and structures at the property in order to construct a 300,000 square foot building intended for office and warehouse uses, with associated surface parking for vehicles and trucks and trailers (Proposed Project). The subject property and Proposed Project site comprise roughly 14.16 acres located on Los Angeles County Assessor's Parcel Number (APN) 7119-018-033 and includes nine historic-era buildings and structures and one identified as contemporary-period. For clarification purposes, in this HRAR, "historic-era" means at least 45 to 50 years old (built earlier than 1978) but not necessarily evaluated as significant. A "contemporary period" property is one that was built after 1978 or is less than 45 to 50 years old.

The Richfield Oil Company began in the 1910s through a series of oil company mergers and saw success in the 1920s following the First World War and the rise in automobiles. The company opened a refinery in what would become Long Beach, in the 1920s. In 1928, Richfield acquired the West Hynes property which included the subject property and the property immediately north (APNs: 7119-018-001, 7119-018-002, 7119-018-034, and 7119-018-033). A tank farm was installed on the northern portion of the West Hynes property in 1929, but the subject property at 5900 Cherry Avenue remained vacant. Between 1928 and 1953, pipelines were installed across the West Hynes property for the transportation of petroleum products to and from Richfield's East Hynes property across the railroad tracks. In the post-WWII period the oil industry was booming, and Richfield opened several local offices in Southern California, including 5900 Cherry Avenue in 1953. The property was conveniently located west of Richfield's Long Beach refinery and included the Richfield Oil Office Building, constructed in the International style, and nine ancillary structures: the Laboratory building, Garage, Pump Shop/Fitness Center, Change Building/Computer Building/Assembly Center, Storehouse/Shipping and Receiving, Electrical Shop, Store Rack, Wash Rack, and Carport. These buildings were completed in 1953. There have been some alterations to the property over time, including an addition appended to the west wing of the office building and enclosure of the building's original central courtyard and breezeways, a major character-defining feature that anchored the International style building. The Computer Building was also altered with a substantial addition and the carport was demolished. Contemporary structures include a guard shack and a prefabricated structure.

The site was used for gasoline storage and distribution by Richfield between ca. 1954 and 1977. In 1978 the property was acquired by Four Corners Pipeline Company, who operated there until 1987. During this time, the property was used to store heavy hydrocarbon-based products and to ship crude oil, fuel oil, diesel, gas oil, and jet fuel. The property was acquired by Arco Terminal Services in 1987, who operated there until 1998. In 1998, Arco contributed the West Hynes Terminal to the Pacific Pipeline System LLC. At this time, Pacific Pipeline, a subsidiary of Plains All American, acquired the subject property. In 2001, Arco sold off its interest in the Pacific Pipeline System, LLC, resulting in the Pacific Pipeline System Holding Company having 100% interest in the property. Pacific Pipeline was the most recent occupant of the property, owning it up to 2022; Plains All American Pipeline continue to operate the property north of the project site. The subject property is currently unoccupied and in a general state of disrepair with remnant office materials left behind when the last occupant moved out of the property.

Report preparers are Alexandrea Baker, MCP, Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator, and Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Site work and field survey activities occurred in September and November 2023. Background research and reporting occurred from September to November 2023. Historic and current views of the property are included in **Appendix A**; Department of Parks and Recreation (DPR) 523 series forms are included in **Appendix B**; and preparer qualifications are included in **Appendix C.**

This HRAR was prepared to comply with the requirements of the City of Long Beach Municipal Code and the California Environmental Quality Act (CEQA). As part of this HRAR, the 5900 Cherry Avenue property is opined not eligible for listing on the Local Register and the CRHR. The property is one of many Richfield offices built during the company's existence and in the mid-century period and has not been directly associated with a specific event or person. It is not significant under CRHR / Local Register Criterion 1/A and 2/B. The International style office building that fronts the property has been altered such that it does not physically convey significance under CRHR / Local Register C/3 for the embodiment of the International style or for the work of Master Architect Kenneth Wing, Sr., FAIA. It has not been found significant under CRHR / Local Register Criterion 4/D as it has not yielded and does not have the potential to yield information important on local, regional, state, or national history. In its current appearance, the 5900 Cherry Avenue property does not meet the definition of a historical resource. Accordingly, future discretionary projects would not appear to cause a significant impact to historical resources.

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I. INTRODUCTION

This HRAR was prepared by Urbana to evaluate the subject property at 2900 Cherry Avenue in Long Beach, California for eligibility under the Local Register and CRHR criteria and to further analyze the potential for impacts to historical resources at the property from the Proposed Project involving removal or demolition of existing buildings and structures and construction of over 300,000 square feet of storage, office, and parking uses. The subject property and Proposed Project site comprise 14.16 acres on Los Angeles County Assessor's Parcel Number (APN) 7119-018-033. The property is in the southwest portion of a larger industrial / commercial area bound by Cherry Avenue on the west, additional industrial uses at APN 7119-018-034 to the north, Union Pacific railroad tracks to the east, and commercial properties to the south.

The property was developed for use by the Richfield Oil Corporation in 1953 and was used to support the Long Beach Richfield refinery located east of the subject property. The site was used for the storage and distribution of gasoline. The property also included a large office building for administrative use, and several axillary buildings. The site was also the home of Richfield's exploration team which scouted out potential oil discoveries. The site was occupied by the Richfield Oil Company from ca. 1954 to 1977. Four Corners Pipeline Company operated the site between 1977 to 1987. It was operated by Arco Terminal services between 1987 to 1998. In 1998, Pacific Pipeline, a subsidiary of Plains All American, acquired the property. Pacific Pipeline was the most recent occupant of the property, owning it up to 2022; they continue to operate the property north of the project site. The subject property is currently unoccupied. It maintains all historic structures, except the carport.

Methodological Approach and Report Organization

The methodological approach undertaken for this HRAR consisted of three major tasks – contextual and property specific research, a site visit and field survey, and technical analysis. The technical analysis for the subject property is included in this HRAR Section VII Significance Evaluation.

Research

Contextual and property-specific historical research included Los Angeles County regional newspapers from the California Digital Newspaper Collection at the University of California Riverside and via Genealogy Bank, Newspapers.com, Ancestry.com, and permits for the subject property from City of Long Beach available electronically. Other individuals and locations contacted for information on the Richfield Oil Co. Offices at 5900 Cherry Avenue, Long Beach included Ben Kersh at the Architecture & Design Collection of the Art,

Design, & Architecture Museum at the University of California Santa Barbara, Signal Hill Public Library, Historical Society of Long Beach, author and historian Claudine Burnett, Signal Hill Historical Society, Jeff Whalen at the Long Beach Collection of the Long Beach Public Library, Huntington Library Maynard L. Parker digital photograph collection, Los Angeles Public Library Security Pacific National Bank digital photo collection, Special Collections at Cal State University Long Beach, and Gerth Archives and Special Collections at Cal State University Dominguez Hills.

Site Visit/Field Survey

Urbana's Alexandrea Baker, MCP, conducted the site visit in September 2023, with an additional site visit completed in November 2023 that was attended by Ms. Baker, Urbana Principal Wendy L. Tinsley Becker, RPH, AICP, and members of the property ownership team. During the site visits, the property and its environs was observed and photographed to understand and identify the architectural styles, character-defining features, alterations, and level of integrity present, and to observe larger development patterns associated with the area. Historic and current views of the property are included in **Appendix A**.

Technical Analysis

The purpose of this HRAR is to evaluate the 5900 Cherry Avenue property for eligibility under the criteria of the Local Register and the CRHR, and to assist the project applicant and city staff in the decision-making process related to current and future proposed discretionary projects at the 5900 Cherry Avenue property. This report was prepared pursuant to the City of Long Beach Municipal Code and the CEQA Guidelines. Accordingly, this HRAR includes a discussion of the subject property – its history, the architectural origins and current appearance of the buildings and structures, an evaluation of significance under the eligibility criteria of the Local Register and CRHR, and a historical resource impacts analysis and regulatory conclusion under CEQA. Department of Parks and Recreation (DPR) 523 series forms, with a CRHR status code assigned, are included in **Appendix B**.

Report preparers are Alexandrea Baker, MCP, Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator, and Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager. All Urbana personnel meet *The Secretary of the Interior's Professional Qualification Standards* in the disciplines of history and architectural history. Personnel resumes are included in **Appendix C**.

II. PROPOSED PROJECT DESCRIPTION

The study area is defined by the Proposed Project boundary, a 14.16 acres site generally addressed as 5900 Cherry Avenue and identified as APN 7119-018-033 in the northern part of Uptown/North Long Beach. The 5900 Cherry Avenue property is in the southwest portion of a larger industrial/commercial area bounded by Cherry Avenue on the west, industrial use parcel, APN 7119-018-034, to the north, the Union Pacific railroad tracks to the east, and additional commercial properties to the south. The Proposed Project involves demolition or removal of all existing buildings and structures at 5900 Cherry Avenue and construction of a 303,972 sq. ft. concrete tilt-up warehouse building with 9,000 sf of office space, 338 vehicle parking stalls, and 79 truck/trailer parking stalls. Truck-only access would be at the southwest drive approach to the parcel. Landscaping is proposed along the front and most of the perimeter of the site. Refer to location maps in Figures 1-3 on the following pages.

Figure 1. Location Map of 5900 Cherry Avenue and the West and East Hynes areas.

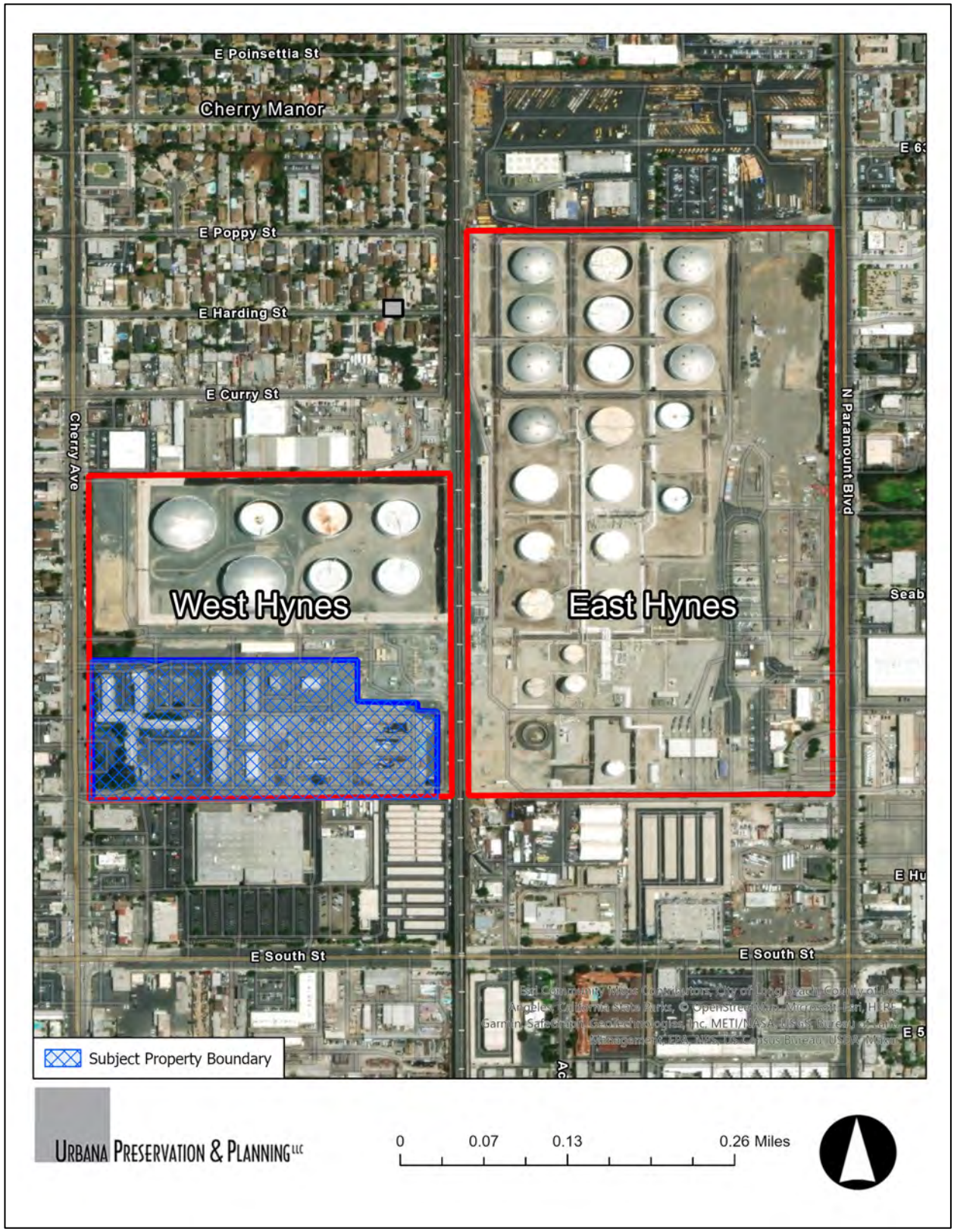
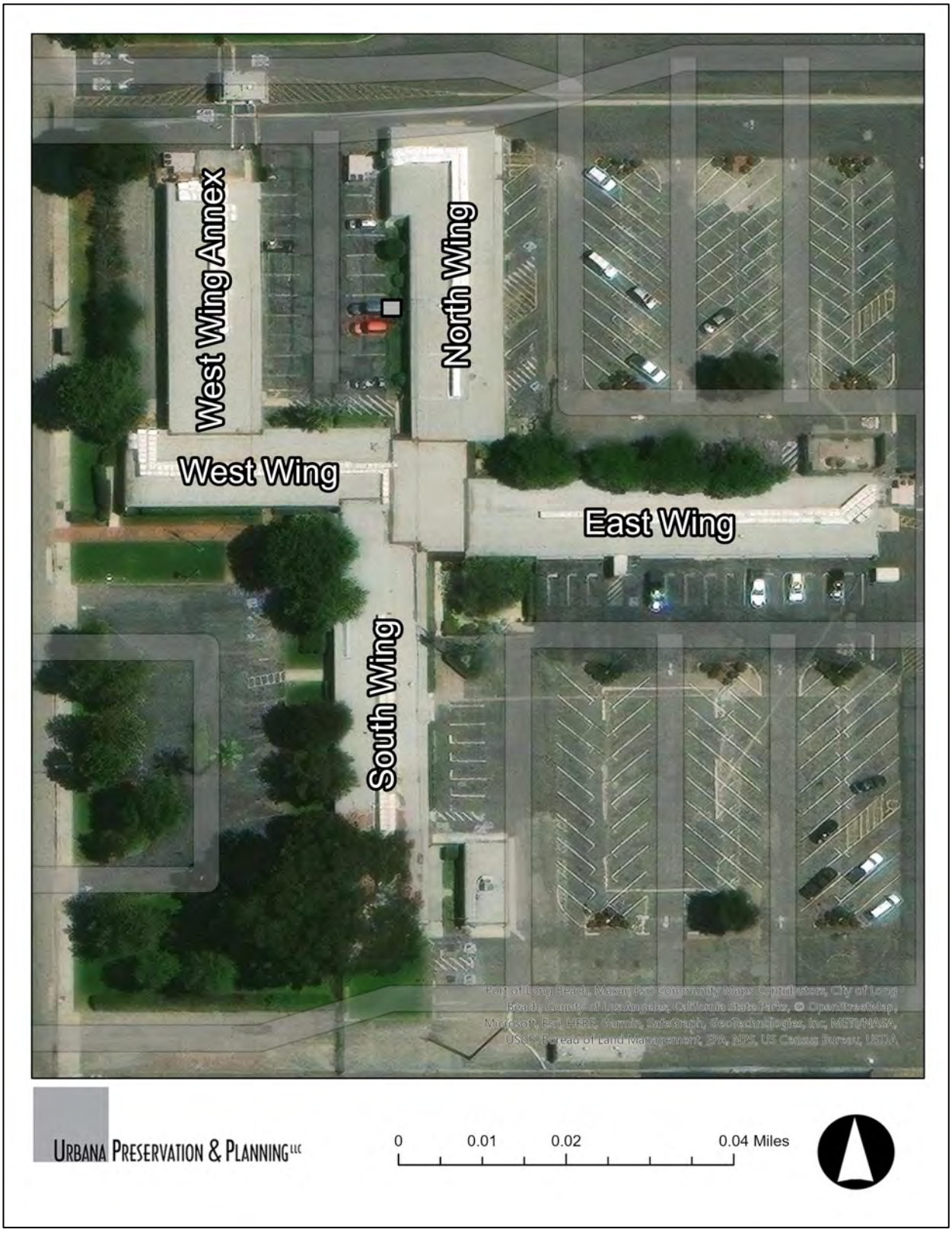


Figure 2. Study Area Map



Figure 3. Detail View of 5900 Cherry Avenue Office Building



III. PRESERVATION PLANNING REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed within the 5900 Cherry Avenue project boundaries.

California Environmental Quality Act (CEQA) & Historical Resources

The criteria for the California Register of Historical Resources (CRHR) were designed to parallel those for the National Register of Historic Places (NRHP); therefore, the registration programs are very similar. Historical resources are defined as "a resource listed or eligible for listing on the California Register of Historical Resources" (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term "historical resources" includes the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1).

(2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in California's past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Pursuant to the California Office of Historic Preservation:

> The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).
>
> The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.[1]

Integrity and the CRHR

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain

enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. The CRHR program requires a resource to have "enough integrity" (14 CCR Section 4852(c)) to convey its historic significance. Therefore, a resource without sufficient integrity under the NRHP program may still have enough integrity to meet the CRHR program requirements.

City of Long Beach General Plan Historic Preservation Element

The Long Beach General Plan Historic Preservation Element (adopted 2010) specifies designation criteria to determine significance. Findings of significance are based upon the following criteria:

A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the City, the Southern California region, the state or the nation; or
B. It is the site of an historic event with a significant place in history; or
C. It is associated with the life of a person or persons significant to the community, city, region or nation; or
D. It portrays the environment in an era of history characterized by a distinctive architectural style; or
E. It embodies those distinguishing characteristics of an architectural type or engineering specimen; or
F. It is the work of a person or persons whose work has significantly influenced the development of the City or the Southern California region; or
G. It contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
H. It is a part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif; or
I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic; or
J. It is, or has been, a valuable information source important to the prehistory or history of the city, the Southern California region or the state; or

K. K. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type.

City of Long Beach Criteria for Designation of Landmarks and Landmark Districts

Pursuant to Municipal Code Section 2.63.050 A cultural resource qualifies for designation as a 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 patterns 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 values; or
D. It has yielded, or may be likely to yield, information important in prehistory or history.

Municipal Code Chapter 2.63 was last modified in 2015, five years after the Historic Preservation Element was adopted. Table 1, below, reconciles the differing eligibility criteria listed in the Historic Preservation Element and Municipal Code.

Table 1. CRHR and Long Beach Designation Criteria Reconciliation

CRHR Criteria	General Plan Criteria Equivalent	Municipal Code Criteria Equivalent
1	A, B	A
2	C, F	B
3	D, E, F, G, H, I, K	C
4	J	D

IV. HISTORIC THEMES ASSOCIATED WITH THE PROJECT AREA

The property was examined for historical eligibility under the themes of local history and the development of the oil industry, the Richfield Oil Corporation, the International style of architecture, and the works of Architect Kenneth Wing.

Long Beach and the Development of the Oil Industry

Long Beach is a port city in Los Angeles County, anchored by the Pacific Ocean to the south, and surrounded by multiple municipalities at the west, north, and east including Los Angeles, Carson, Compton, Seal Beach, Cypress, and Lakewood. The region was originally occupied by the Gabrielino Native Americans. The group occupied much of the basin and coastline that would become Los Angeles and Orange counties. The Gabrielino were named after the Mission San Gabriel and were one of the largest Native American groups in Southern California. Early Spanish accounts indicate that the Gabrielo lived in permanent villages with a population ranging from 50 to 200 individuals, and that in 1770 the local Gabrielino population within the Los Angeles Basin exceeded 5,000 people.[2]

The area that would later become Long Beach was first settled by Europeans in the late 18th century, with the arrival of Sanish explorers and missionaries. Mission San Gabriel Arcangel, founded near what is now Montebello, was awarded jurisdiction over much of the region. During the Spanish and subsequent Mexican reign in California, land ownership was determined by a series of land grants. Often land grants were given to former soldiers or others associated with the government. In 1784, the Spanish governor of California, Pedro Fages, granted 300,000 acres to Manuel Nieto, a Spanish soldier, as a reward for his military service. The land was known as Los Coyotes and was reduced in size to 167,000 in 1790. Nieto raised cattle, sheep, and horses on the land and built an adobe home on a hilltop near what is now known as Anaheim Road.[3]

In 1804, Nieto passed away with the property passing to his heirs. The land was divided into five smaller ranchos, including Rancho Los Alamitos and Rancho Los Cerritos. These two ranchos encompassed the majority of what now comprised the City of Long Beach, with a portion of the 28,500 acres Rancho Los Alamitos on the east and a portion of the 27,000 acre Rancho Los Cerritos on the west. Alamitos Avenue marks the dividing line between the two former ranchos.[4]

Rancho Los Alamitos was purchased by Governor Jose Figeroa in 1834. In 1842, Don Abel Stears, a prominent American-born ranchero from New England purchased the land, and began improving the original adobe home for use as his summer home. Stearns raised cattle on the ranch, but the property was lost to San Francisco mortgage holder Michael Resse in 1866, following a severe drought. [5]

Rancho Los Cerritos passed to Nieto's daughter Manuela Cota and her husband, Guillermo Cota. The couple built at least two adobes on the land, and raised cattle and grew crops on the property. Following Manuela's death in 1843, her children sold Rancho Los Cerritos to John Temple, a Massachusetts-born entrepreneur with real estate and ranch investments in Los Angeles. Temple was married to Nieto's granddaughter, which granted him Mexican citizenship. Temple used the land to raise cattle and sheep, while maintaining a lucrative business shipping hides to San Pedro harbor. In 1844, Temple constructed a two-story Monterey-style adobe house on the property. At the peak of production, the ranch possessed 15,000 head of cattle, 7,000 sheep, and 3,000 horses.[6]

California became a territory of the United States in 1848 and a state in 1850. The California Gold Rush kicked off in the 1840s. Both events accelerated migration to the state. The Gold Rush gave a boost to the Southern California cattle industry as beef was supplied to the new mining population. Both Stearns and Temple benefited from this new arrangement, however, both suffered due to the severe droughts of the 1860s and subsequent economic decline of the 1870s. [7] In 1866, Temple sold Rancho Los Cerritos to brothers Thomas and Benjamin Flint, and their cousin Lewellyn Bixby (Flint, Bixby & Co.). The trio had originally come to California in the 1840s to seek their fortune in the gold rush. After taking over the rancho, they raised approximately 30,000 sheep. Bixby's brother Jotham (John) Bixby would eventually buy into the property and form his own company. By the late 1870s, both Rancho Los Alamitos and Rancho Los Cerritos were under control of the Bixby family. Both ranches continued to operate as ranches into the early 20th century, operating as dairy farms, and growing beans, barley, and alfalfa. By the 1870s, portions of land from both ranchos were being sold. Jotham Bixby began selling lots along the Los Angeles River, in an area that is now west Long Beach, in 1879. This early settlement was known as the Cerritos Colony, and consisted of farms, homes, and the area's first schoolhouse, Cerritos School.[8]

A second area of development in the nineteenth century was the American Colony. Developed by William Erwin Willmore and centered on a townsite called Willmore City, this was the first to focus on the beach and seaside amenities. Early plans did not succeed, and The American Colony and Willmore City were reorganized as the Long Beach Land and Water Company in 1884. The completion of a railroad line by the Atchison, Topeka, and Santa Fe Railroad spurred growth in Southern California generally and Long Beach

during the late 1880s. Long Beach was incorporated in 1888. Following a brief downturn by the economic crisis of 1893, by 1900 Long Beach was a small and popular beach resort.[9]

From 1902 when the Pavilion and Bath House were completed to 1921 when oil was discovered at Signal Hill, Long Beach developed into a prosperous community and a popular destination for visitors. Interurban streetcars such Henry Huntington's Red Cars and the Pacific Electric line connected Long Beach to the broader Southern California community. The arrival of the of the San Pedro, Los Angeles, and Salt Lake Railroad in 1904 brought seasonal visitors and permanent residents form points further east. In 1911, the Port of Long Beach opened and brought new economic ventures beyond tourism. Port construction was timely with the advent of World War One and the completion of the Panama Canal. These commercial ventures were supported by agriculture in the surrounding area outside the city and a growing mix of urban and suburban residences. At the start of the "Roaring Twenties" Long Beach was a pleasant town ready for continued growth.[10]

The discovery of oil at Signal Hill in 1921 forever changed the trajectory of growth in Long Beach. The population more than doubled from 55,000 in 1920 to 135,00 in 1925 as workers flocked to the oil fields. Property owners and investors became millionaires in a short time. This money was spent on homes and high-rise apartments. The development of the Port of Long Beach was a key to exporting oil resources. The City itself possessed oil fields of its own and invested heavily in port and harbor construction. By the end of the 1930s harbor and oil revenues were able to finance continued harbor expansion without additional taxpayer funds.[11]

While the depression decade of the 1930s curtailed demand for oil and resulted in less revenue for investors and the City, these setbacks were not permanent. Even the added damage of a severe earthquake in 1933 and a disastrous oil field fire the same year did not curtail the expansion of the oil industry. In 1936 oil was struck at the Wilmington Oil Field near Long Beach Harbor which further assisted revenues and development. Long Beach, with its port and oil industry, greatly assisted in the war effort during World War II.[12]

In the post-WWII era the oil industry in Long Beach had highs and lows. On the positive side, in 1949 city voters authorized the expenditure of $1 million in oil revenues to purchase lands along Bellflower Boulevard for a permanent Cal State University campus at Long Beach. On the negative side, subsidence caused by the pumping of oil resulted in damage to properties in a path from the Wilmington Oil Field across Long

Beach and to Signal Hill. The subsidence area eventually covered more than 20 square miles. The damage was extensive.[13]

Despite these drawbacks the oil industry remained a strong part of the Long Beach economy through the 1950s. The Richfield refinery on Paramount Avenue was termed the most modern plant in the western United states in 1955 after a $40 million expansion program. In 1953 Richfield constructed a new office at 5900 Cherry Avenue to serve primarily as the offices for the company's exploration department as well as supervisory personnel for Richfield's Los Angeles Basin, Harbor, and coast production districts. The office building served as headquarters for exploration in the Los Angeles and offshore areas and for pipeline department personnel in charge of Richfield's southern division crude oil and product lines.[14]

Richfield Oil Corporation / Atlantic Richfield Company

The Richfield Oil Company formally began in 1911 as a refining company financed jointly by the Kellogg Oil Company (formed in 1905) and the Los Angeles Oil and Refining Company (formed in 1909). The companies initially focused on the refining aspect of the oil industry. The three companies merged under the Richfield name in 1915. This was an opportune time with heavy demand for oil products brought on by World War One and the discovery of ample oil supplies in California.[15]

In the 1920s Richfield successfully perfected distilling the lighter "tops" from oil and achieved high levels of octane in gasoline. The company sponsored race car drivers who utilized its gasoline and Richfield became known as the "gasoline of power." The Roaring Twenties were the advent of the automobile age in the United States and in California. In the later part of the decade, Richfield sponsored aviators and developed aviation fuel. In addition to these fuels, it added "Richlube" which was a lubricating product. Ever mindful of the importance of advertising, Richfield combined the aviation and automobile aspects of its projects with the construction of a series of beacon towers along the west coast that served to guide aerial flights and were combined on the ground with automobile service stations. Richfield capped off the 1920s with the construction of the Richfield Building in downtown Los Angeles, completed in 1929. This was considered an architectural marvel of its day and upon completion was the second-tallest building in the city (second only to City Hall).[16]

Other developments for Richfield in the 1920s included the acquisition of Richfield by United Oil Company. Essentially a merger, United's acquisition of Richfield in 1923 gave the refiner access to additional supplies of crude oil. This also gave the combined entity access to a large supply of capital from United's bulk sales of

oil. Because of Richfield's high profile with it advertising efforts. The combined entity kept the Richfield name. One of the first efforts was the construction of a new refinery at Hynes near Long Beach. The small community of Hynes, now subsumed within the boundaries of Long Beach, was located about four miles north of Signal Hill. This was the perfect location of a 10,000 barrel refinery because of the close location to the huge Signal Hill production area.[17]

Other Richfield developments in the mid-1920s included construction of a storage depot and operating base in Oakland, California, in 1924, the purchase of tankship to transport finished products from the port in Long Beach to the Oakland market in 1925, the expansion of the Hynes refinery from 10,000 barrels a day to 50,000 barrels per day in 1926, and the completion of dock improvements to the Long Beach port financed by municipal oil revenues in 1926.[18]

The stock market crash of 1929 triggered the Great Depression and hit the oil industry hard. It was particularly difficult for Richfield which had acquired Pan American Western Petroleum in 1928 and overextended itself. However, there was a period of transition that allowed Richfield to expand into the east coast market by organizing the Richfield Oil Corporation of New York in 1930. The ill-advised over extension and the deepening depression led to bankruptcy for Richfield and the appointment of a receiver in 1931.[19]

It took Richfield until 1937 to emerge from these difficult years. It did so by merging with another venerable western oil corporation, Rio Grande Oil Company originally founded in Texas in 1915. The 1937 merger, completed just a few years before the world was plunged into the Second World War, could not have come at a better time for the company or the nation. Through the way rears Richfield joined other oil companies in providing the needed oil and gas to supply the war effort.[20] One of the biggest fruits of the merger was the completion of a new refinery at Watson in the town of Carson, about four miles west of Signal Hill. Completed at a cost of $5 million, the Watson refinery rendered the other Richfield refineries obsolete and were closed. The old refinery at Hynes was converted into a fuel loading facility for the Union Pacific Railroad. The refinery machinery at the site was dismantled and the acreage used solely as a tank farm to support pipeline and railroad transport.[21]

In the immediate post-WWII period Richfield focused on exploration to maintain a steady supply of oil for its new refinery. It established an exploration team that worked in California and then extended its reach. This was one reason for establishing the new Richfield offices at 5900 Cherry Avenue. The site housed the offices of the company's exploration department. One of the key members of this team was Joseph Le Conte (1908-1992). Le Conte's grand uncle, John Le Conte, was the first president of the University of California

and his father, Joseph N. Le Conte, was a professor of geology. Other notable members of the exploration team led by Frank Morgan were Harold Hoots, Rollin Eckis, and Mason Hill. All were prominent members of the American Association of Petroleum Geologists. The team made giant discoveries every ten years starting with the Elwood field (by Rio Grande Oil co. under Frank Motan in 1928, North Coles Levee in 1938, Cuyama in 1948, Swanson River in 1957, and Prudhoe Bay (the largest) in 1967.[22] Richfield began drilling in in Alaska in 1956 and, in 1957, discovered the Swanson River Field on the Kenai Peninsula, the first commercial oil field in Alaska. The well reached a depth of 11,000 feet and produced 900 barrels a day. By 1961 the field was producing about 30,000 barrels per day. The find at Swanson River was credited by many for being the economic justification for Alaska Statehood in 1959.[23]

Reflective of the company's expansion efforts and programming, the Long Beach office at 5900 Cherry was one of several office-type buildings being constructed in the mid-1950s. There was about one constructed per year in 1953, 1954, and 1955. Research and development activities in the mid-1950s were handicapped by a serious shortage of space and facilities. In 1953 Richfield opened a new headquarters for its Coast District on Highway 150 between Santa Paula and Ojai, California. The Long Beach office followed, called a "camp" in the 1954 Richfield Annual Report, it housed personnel for Richfield's operations in the Los Angeles Basin. The following year, Richfield added a 17,000 square foot office building for engineering personnel at the Carson refinery. It also added a new administration building as part of an expansion program at its marine terminal in the Long Beach Harbor. Toward the end of 1955, Richfield neared completion of a new Research Center in Anaheim, California, about 27 miles southeast of Los Angeles. The 20-acre tract, located away from the refinery near Long Beach, was designed to separate research and development activities from routine laboratory work. Outside of California, ARCO later operated a significant research and development center in Plano, Texas. starting in 1964. It was closed after the acquisition of ARCO by BP in 2000.[24]

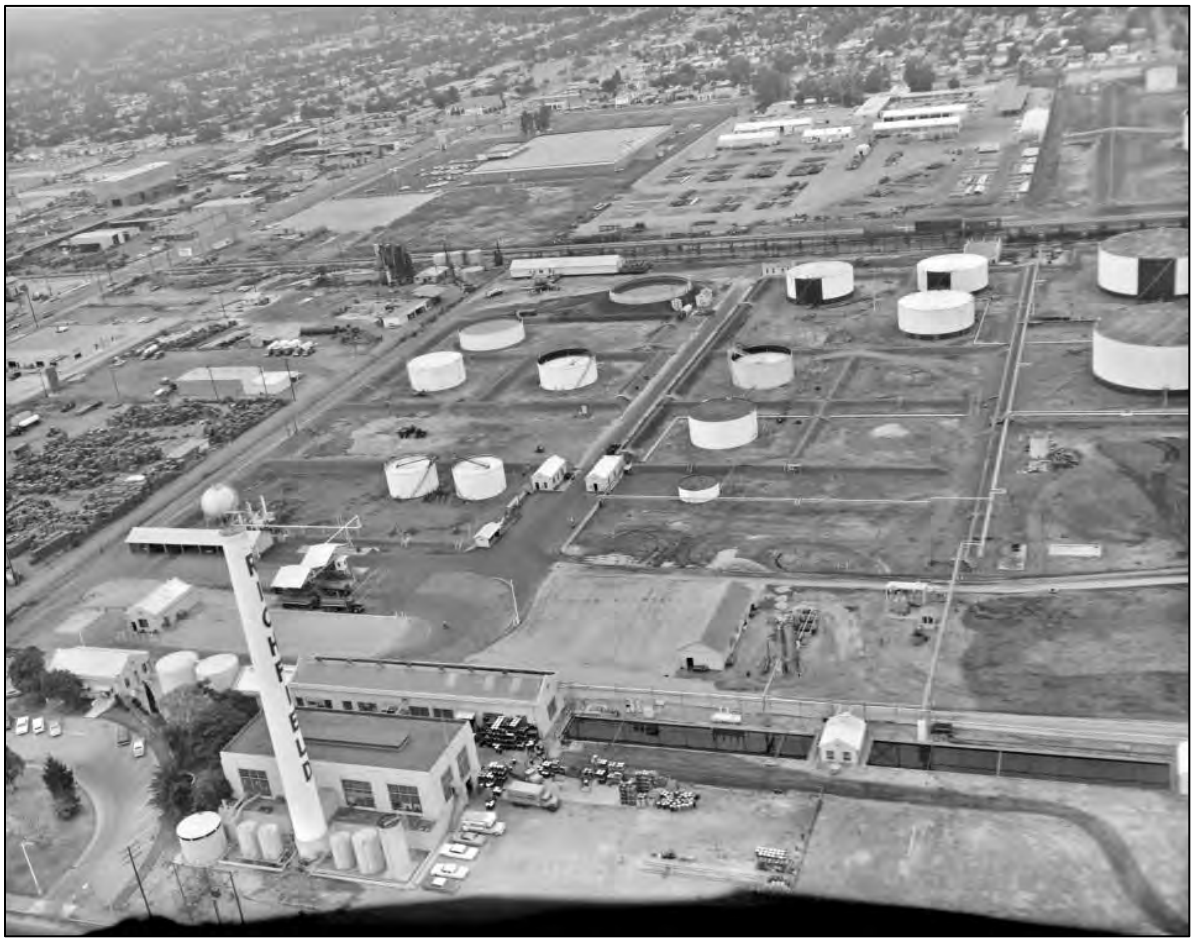


Image of the East Hynes property owned by Richfield Oil Company, in the foreground, and the subject property at the top right of the image. Date: 1969.
Source: California State University Dominguez Hills Archives Digital Collection.

The success and profitability of Richfield made it an attractive candidate for acquisition or merger. The expansion into Alaska resulted in interest from many, given the relatively low Richfield stock price in comparison to company value. The successful suitor was Atlantic Refining Company. Atlantic had been incorporated in 1870 and was a product of several predecessor firms that dated to the 1850s. By 1892, Atlantic Richfield had become one the eastern companies of the Standard Oil Trust. After the U.S. Supreme Court's dissolution of the Standard Oil group in 1911, Atlantic Refining was again independent, with its headquarters in Philadelphia. The merger formed the Atlantic Richfield Company (ARCO). The company was the result of the merger between Richfield Oil Corporation and Atlantic Refining Company. The corporation was headquartered in Los Angeles at the 1938 Richfield Building. The official date of the merger was January 3, 1966.[25] The merger proved timely. Prior work by Richfield in the North Slope of Alaska bore

fruit in 1968 when Atlantic Richfield detected the fabulous Prudhoe Bay Field. Prudhoe Bay was the largest oil field ever discovered in North America.[26]

Atlantic Richfield became known as ARCO and became the biggest federal leaseholder in Alaska. Its corporate footprint expanded again in 1969 when it merged with Sinclair Oil Corporation. It moved its headquarters from New York City where the Atlantic Refining Company had been based to Los Angeles in 1972. This proved to be propitious since the oil embargo of 1973 vastly increased the price of oil and made ARCO's Alaskan holdings even more valuable. The completion of the Trans-Alaskan pipeline in 1977 brought this oil to a ready market. Arco owned twenty-one percent of the pipeline.[27]

The company constructed a new headquarters called ARCO Plaza in Los Angeles to replace its landmark Art Deco building constructed in 1929. Its oil and gas division was headquartered in Dallas, in a 46-story building designed by architect I.M. Pei. Completed in 1983, it was originally called Arco Tower.[28]

This financial success led to restructuring as ARCO decentralized and created wholly-owned subsidiaries to focus on petrochemicals and coal production after a merger with Anaconda Copper Mining Company in 1977. This resulted in a lessening dependence on oil, exemplified by a reduction in employees from 1985 to 1987 and the divestment of more than 1,000 ARCO service stations east of the Mississippi. In spite of the diversification, ARCO still needed access to oil supplies and to pursue those it expanded its foreign footprint in the 1990s. Toward the end of the decade diversification came full circle in 1998 when ARCO sold its majority interest in ARCO Chemical and spun off its US coal assets.[29]

These late 1990s developments made ARCO an attractive candidate for acquisition and in 2000 it was purchased by British Petroleum (BP). The merger required ACRO to divest itself of ARCO Alaska (sold to Phillips Petroleum) and the ARCO Pipeline Company (sold to TEPPCO). The ARCO brand name continues as it is owned and used by Marathon Petroleum for service stations in the United States and Mexico. The brand name is also used by BP.[30]

International Style of Architecture / Universal Modernism

With European origins, the emergence of the new Universal Modernism was initially pioneered by members of the Deutscher Werkbund (the German Association of Craftsmen) and architects of the Bauhaus school of design. Architectural historian Henry Russell Hitchcock described the modern aesthetic as a distinct branch of Modernism influenced by De Stijl cubist and neoplasticist painting which advocated for abstraction and universality by a reduction of forms and colors. The aesthetic of Universalist architects was dubbed as the International Style in the 1932 exhibition at the new Museum of Modern Art in New York conceived by Philip Johnson and Henry Hitchcock which brought together the work of approximately 50 architects from 16 countries throughout the western world. The 1932 exhibit highlighted aspects of modern architecture that were taking hold in America and included the works of Walter Gropius, the first Chair of the Bauhaus School, Swiss-French architect Le Corbusier, and Finnish architect Alvar Aalto. The 1932 exhibition espoused three principles.

- *Architecture as Volume* – This dealt with a skeletal building of columns in opposition to the mass of a building, wherein creating space by floors supported by piers of metal or reinforced concrete (*pilotis*) allowed for flexibility in plan. The expression of volume was considered immaterial with space being defined geometrically and the surface of a building needing to be smooth with an unbroken skin stretched tightly over a building's skeletal frame. Windows were to be placed on the outside part of the vertical wall surface (as opposed to 'punched' or recessed). The roof would usually be flat. Surfaces were always smooth with glass sheets or metal plates preferred, however concrete and stone were also utilized at notable examples like Le Corbusier's Villa Savoye and Ludwig Mies van der Rohe's Tugendhat House.
- *Regularity and the Structural Order of a Building* – This concerned the repetition of structural columns and the resulting design adjustments, wherein regularity could be considered monotonous but the degree of repetition and how it was handled was the real determinant of monotony. Johnson and Hitchcock posited that modern architects knew how to achieve interest while still complying with classical restraint in their building compositions. This principle called for asymmetry in the composition of buildings.
- *Avoidance of Applied Decoration* – This reinforces the attempt to eliminate superficiality in materials and is based in opposition to the period revival architecture of the 19th Century. Minimal details could be incorporated in a building to add richness; however, the decoration should be subservient to the clarity of the whole building. Windows of fixed metal were preferred and projecting roofs (pitched beyond the wall plan and extending out in eave form) were discouraged in order to prevent facade interruptions.[31]

American architects and builders further introduced the new International Style in the 1933 Century of Progress Exposition, in Chicago, Illinois where designers followed the ideology of sparse ornamentation and functional designs with streamlined features and forms indicative of automobiles and airplanes – all things that embodied efficiency and speed. The American version of the International Style however, did not fully address social or functional concerns as its European counterpart had in the earliest projects, and instead focused more on the formal aspects of design. The International Style continued to popularize and evolve in the post-WWII period with additional exhibits and publications including a 1947 exhibit on the work of Ludwig Mies van der Rohe, the second Chair of the Bauhaus school and the Dean of the Architecture program at the Illinois Institute of Technology, with a monograph by Philip Johnson, who two years later would help to visualize the new iteration of the International Style in his design for the Glass House, his private residence at New Canaan, Connecticut. By the 1960s Johnson had redefined the International Style from its early Streamline Moderne appearance to the present-day understanding by architectural historians and preservationists – structural honesty, repetitive modular rhythms, clarity expressed by large expanses of glass, flat roofs, the box as the container, and no ornamentation.

Stylistic features of the Streamline Moderne style include:

- Asymmetrical cubist form,
- Smooth white stucco walls void of ornamentation,
- Rounded corners,
- Steel casement windows, occasionally installed in a ribbon pattern along principal elevations and installed at corners,
- Flat roofs, some with broadly overhanging eaves (Moderne) and some without eaves (International Style),
- Horizontal articulations including incised grooves, balustrades, steel bands at windows, and
- Glass block as a secondary material at windows / facade openings.

Architect Kenneth S. Wing, Sr., FAIA

Kenneth Smith Wing was the architect for the Richfield Oil Long Beach office building at 5900 Cherry Avenue. Wing was a well-known architect based in Long Beach credited for the designs of many Long Beach civic / public and privately owned buildings including the Long Beach City Hall and Arena and many private homes throughout the city. His 1986 obituary in the Long Beach *Press-Telegram* called him a prominent architect and civic leader. Four commissions designed by Wing are designated as Long Beach Landmarks. In 2006, Wing was described as "one of the most influential Long Beach architects" in a cultural resources

report prepared for his final office in the Artaban Garage at 40 Atlantic Avenue. Mr. Wing was the first architect in Long Beach to be appointed as a Fellow of the American Institute of Architects and the first graduate of the University of Southern California (USC) School of Architecture to be so honored.[32]

Wing was born in 1901 in Colorado Springs, Colorado to parents Clark and Louise "Lulu" Smith.[33] His family moved to Long Beach in 1917. Wing graduated from high school in Long Beach and began working in low level position in the office of local architect Horace W. Austin.[34] While working with Austin, Wing helped design the Terminal Building at Long Beach Airport in 1923.[35] Wing attended the USC School of Architecture, graduating in 1925. Upon graduation, Wing was hired by the firm Meyer and Holler, where he was assigned to design the pagoda and prepare preliminary sketches for one of the interior murals for the Grauman's Chinese Theatre in Los Angeles. He was later hired as the chief designer at Lincoln Mortgage Company, while simultaneously working for the *Los Angeles Times* designing a weekly sketch of a floor plan of a home for newspaper's home section.[36]

Wing opened his own practice, Wing and Associates, in 1930 in Long Beach. The business started small, operating out of Wing's home with a friend working as a draftsman and his wife, Mildred Georgia Winters, taking on typing. After an earthquake in 1933, Wing saw an increase in business. By the end of the 1930s, Wing's practice had taken off; he had moved into an office building and had about eight employees. He primarily designed single family residences, however, he also designed schools, churches, and other public buildings.[37] 830 Santiago Avenue, Long Beach is an early example of Wing's work. The residence was constructed in 1937, the Colonial Revival style building represents Wing's signature, simple but sophisticated style.[38] In 1944, Wing was tasked with the remodel of the historic Harnett House (730 Sunrise Blvd, Long Beach). The home was originally constructed in 1918 and is the only individually designated Landmark in the Sunrise Boulevard Historic District in Long Beach.[39]

During World War II, Wing, in association with a Los Angeles based architect, designed the Gold Star Mother's Home. He is credited with designing Stephens and Franklin Junior High Schools. Wing served on the State of California Architectural Board of Examiners. During World War II, he was involved with the War Housing Administration in Los Angeles. In that role, he served as the head of the War Housing Departments in Long Beach and Los Angeles where he was responsible for listing housing vacancies and referring them to people in need.[40]

In 1951, four Wing-designed homes were awarded by the Long Beach Junior Chamber of Commerce. He additionally designed the First Baptist Church in Long Beach. The building was notable as it featured a stairway that allowed access to the balcony from the sanctuary, bypassing the lobby. Following this, Wing was later commissioned to design other Baptist churches with this same feature. Wing designed many of the buildings in the Bixby Knolls shopping center, including the Auto Club, Security Bank, and the Horace Green Hardware story. He is credited with designing the interior of the Jotham Bixby Company offices in the Security Bank Building. Wing had a relationship with the Jotham Bixby Company and was recommended to those that bought land from the company. He designed Llewellyn Bixby's home on the peninsula, in addition to several other homes and apartments in the area. Examples of his work include a Cap Cod style home in Naples and a second residence off Country Club Drive for the Fellows family, and a residence for the Hamman family off Country Club Drive. In 1952, he designed several homes in the Park Estates neighborhood. Throughout his career, Wing designed homes in the Virginia Country Club and Bixby Knolls area, as well as in Rolling Hills and Palos Verde Estates. He is also credited with the design of the Guild House Shoes and Accessories Store, Pasadena City College, the Long Beach Arena, Long Beach City Hall/Library Complex, Long Beach Memorial Hospital, and the Pacific Terrace theater complex.[41]

In 1953, Wing became a Fellow of the AIA. The prestigious honor recognizes roughly 2 percent of AIA members. Wing was the first Long Beach architect and the first USC School of Architecture graduate to become a Fellow.[42] Wing served as the first president of the University Club in Long Beach, after having been nominated by Fred Bixby. The University Club was later renamed as the International City Club. Wing was a founding member of the organization and designed the club building. He additionally served on the Long Beach Planning Commission and the Board of Examiners and Appeals. He was one of five architects tasked with designing Long Beach City Hall.[43]

Wing designed the Los Angeles Courthouse (415 West Ocean Blvd, Long Beach) in association with Francis J. Heusel. The building was completed in 1960, and was designed in the Corporate International Style, an architectural style that gained prominence in Southern California in the early 1960s. The eleven-story building was designed with curtain walls, set with panels of glass and blue porcelain enamel corresponding to each floor and floor plate. Distinguishing features of the building's design include the recessed first floor set behind the columns of the structural framing, the transparent quality of the glass-enclosed staircase of the building's southwest section, and terrazzo paving and raised concrete planters. The building was a notable example of Wing's work and of mid-century architecture in Long Beach. The building was demolished in 2016 as part of the redevelopment of the Long Beach Civic Center.[44]

Wing was one of three architects that designed the Long Beach Memorial Hospital, and later the associated Children's Hospital. Wing designed the high-rise Edison Building and worked on the United California Bank building. He also designed the Van Camp's Sea Food Cannery on Pier A in Long Beach. He is also associated with the construction of the City Hall in Signal Hill and a Juvenile Hall in Sylmar.[45]

In ca. 1967, Wing and Associates moved into their third and final office at 40 Atlantic Avenue. While the building was constructed in 1922, it was remodeled several times over the years, notably in 1967, with construction likely done by Wing's firm. The present facade is noted as typical of Wing's architectural designs from the period. The building has an attractive Modern-style, with a centered, recessed entrance with aluminum-framed, tinted glass doors and windows. The north and south portions of the façade are covered with blue tiles, and the middle portion above the entrance has a smooth, white surface. The building is strongly associated with Kenneth S. Wing, Sr. and his son, Kenneth Wing Jr., also an architect. It was the third and final office space utilized for Wing's practice; he continued to use the space until his death in 1986, and his son continued to work in the building until his death in 1995.[46]

An incomplete list of buildings attributed to Kenneth S. Wing, Sr., FAIA are included in Table 2 in the following pages. The list is generally compiled from Mr. Wing's obituary in the *Long Beach Press-Telegram*, the 2009 Long Beach Historic Context Statement, the Pacific Coast Architecture Database, and general contextual research.

Table 2. Incomplete List of Buildings Attributed to Kenneth S. Wing, Sr., FAIA.

Year Built	Address	Historic Identifier	Description	Registration Status	Extant	Source
1930	211 Cherry Ave., Long Beach	Harriman Jones Medical Clinic		Long Beach Local Register	Yes	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986 Long Beach Historic Landmarks
1939	1000 E Via Wanda, Long Beach, CA	Carmelitos Housing Project	Designed with C. Shilling and R. Cornell	No	Yes	L.A. Times Archives, "Oldest Public Housing Complex Refurbished," Los Angeles Times, 12 July 1987 2009 Long Beach Historic Context Statement
1940	4291 Country Club Drive, Long Beach	Don Spring House (formerly 4302 Country Club Drive)		No	Yes	https://usmodernist.org/killingsworth.htm
1941	4100 E. Donald Douglas Dr., Long Beach	Long Beach Terminal Building	In association with W. Horace Austin	Long Beach Local Register	Yes	2009 Long Beach Historic Context Statement Long Beach Local Register
1941	4100 Donald Douglas Dr, Long Beach	New terminal at Long Beach Airport	Designed with Horace W. Austin	No	Yes	2009 Long Beach Historic Context Statement
1947	Long Beach	Irene Burke Store	One-story commercial	No	Not Identified	Pacific Coast Architecture Database
1947	Long Beach	Guild House Shoes and Accessories Store		No	Not Identified	Pacific Coast Architecture Database
1948/1949	Pine Avenue and 10th Street, Long Beach	First Baptist Church of Long Beach	Modernist style church	No		2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986

ca. 1950s	210 E. Ocean Blvd, Long Beach	Breakers Hotel Sky Room Lounge	Designed with Killingsworth. Located within Historic Breakers Hotel.	Long Beach Local Register (Breakers Hotel)	Yes	Killingsworth, Brady, and Smith National Register Listing
1953	5370 East El Prado Avenue, Long Beach	The William S. and Julia A. Cheney House	Designed with Killingsworth	No	Yes	https://usmodernist.org/killingsworth.htm
1953	5401 East El Cedral Street, Long Beach	Len L. Cowley House	Designed with Killingsworth	No	Yes	https://usmodernist.org/killingsworth.htm
1956	9025 E. Parkcrest St., Long Beach, CA	Cecil B. DeMille School		No	No – Demolished 2010	https://lbpost.com/news/op-ed-should-we-really-be-tearing-down-our-old-schools/
1958	Long Beach	Superior Court of Los Angeles, County Courts Building #1	In association with Francis J. Heusel	No	No – Demolished in 2016	Pacific Coast Architecture Database
1958-1960	Long Beach	Long Beach County Courthouse	In association with Francis J. Heusel and Edward Killingsworth	No	No - Demolished 2016	Pacific Coast Architecture Database
1959	100 Long Beach Boulevard, Long Beach, CA	Southern California Edison Building	Identified as Long Beach City Hall East before acquisition in 2000. Currently Edison Lofts.	No	Yes	2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
ca. 1960s	40 Atlantic Ave., Long Beach	Remodel of former Artaban Garage	Conversion into Wing's office	No	Yes	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
1960	1438 E. Anaheim Street, Long Beach	Community Rehabilitation Industries		No	Yes	Independent (Long Beach), 3 December 1960
1962	300 E Ocean Blvd, Long Beach, CA	Long Beach Arena	Convention and entertainment venue	No	Yes	2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986

1963	5649 East Sorrento Drive, Long Beach	Herman Ridder House	Designed with Killingsworth	No	Yes	https://usmodernist.org/killingsworth.htm
1973-1977	411 W Ocean Blvd, Long Beach, CA	Long Beach City Hall and Library complex	In association with Allied Architects	No	No	2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	Not Identified	Physical Education Building and Cafeteria at California State University, Long Beach		No		2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified		Signal Hill City Hall		No		"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	2265 E 103rd St, Los Angeles	David Star Jordan High School in Los Angeles		No	Yes	2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	164 Rowland Hall University of California, Irvine	Physical Science building at the University of California, Irvine		No	Yes	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	4600 Virginia Rd, Long Beach, CA	Restoration of the historic Bixby Rancho in Los Cerritos		No	Yes	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	Long Beach	United California Bank		No	Not Identified	p. 5.7-13 and Ann Andriesse, "Kenneth Wing Interview," Long Beach Community Builders Oral History, California State University Archives, Long Beach, December 7,

						1983; accessioned 2020. 2009 Long Beach Historic Context Statement
Not Identified	Long Beach	Nuclear Medicine Facility		No	Not Identified	2009 Long Beach Historic Context Statement
Not Identified	Long Beach	Long Beach Community Hospital		No	Not Identified	2009 Long Beach Historic Context Statement
Not Identified	1830 W Columbia St, Long Beach, CA	William Logan Stephens Junior High School		No	Yes	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	Pier A, Long Beach	Van Camp Sea Food buildings		No	Not Identified	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	501 Junipero Ave, Long Beach, CA	Luther Burbank School		No	Not Identified	2009 Long Beach Historic Context Statement
Not Identified	Long Beach	Miscellaneous residences within Virigina Country Club		No	Not Identified	2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	Long Beach	Miscellaneous residences within Bixby Knolls area		No	Not Identified	2009 Long Beach Historic Context Statement "Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	300 E Ocean Blvd #300, Long Beach, CA	Terrace Theater and Exhibit Center	In association with Allied Architects	No	Yes	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986
Not Identified	Long Beach	Memorial Medical Center of Long Beach (original main building)		No	Not Identified	"Kenneth Wing, architect, dies at 85," Long Beach Press-Telegram, December 31, 1986

V. PROPERTY HISTORY

The Richfield Oil Company was established in the 1910s through a series of oil company mergers. The company realized success in the 1920s after World War I and due to the increased demand for automobiles. The company began to expand, opening new refineries, including one in unincorporated Los Angeles, in an area that would become Long Beach. Richfield acquired the West Hynes property, which included the subject property, in 1928 and installed a tank farm on the northern portion in 1929. The subject property at 5900 Cherry Avenue remained vacant until 1953 when Richfield constructed the existing office building and ancillary structures.

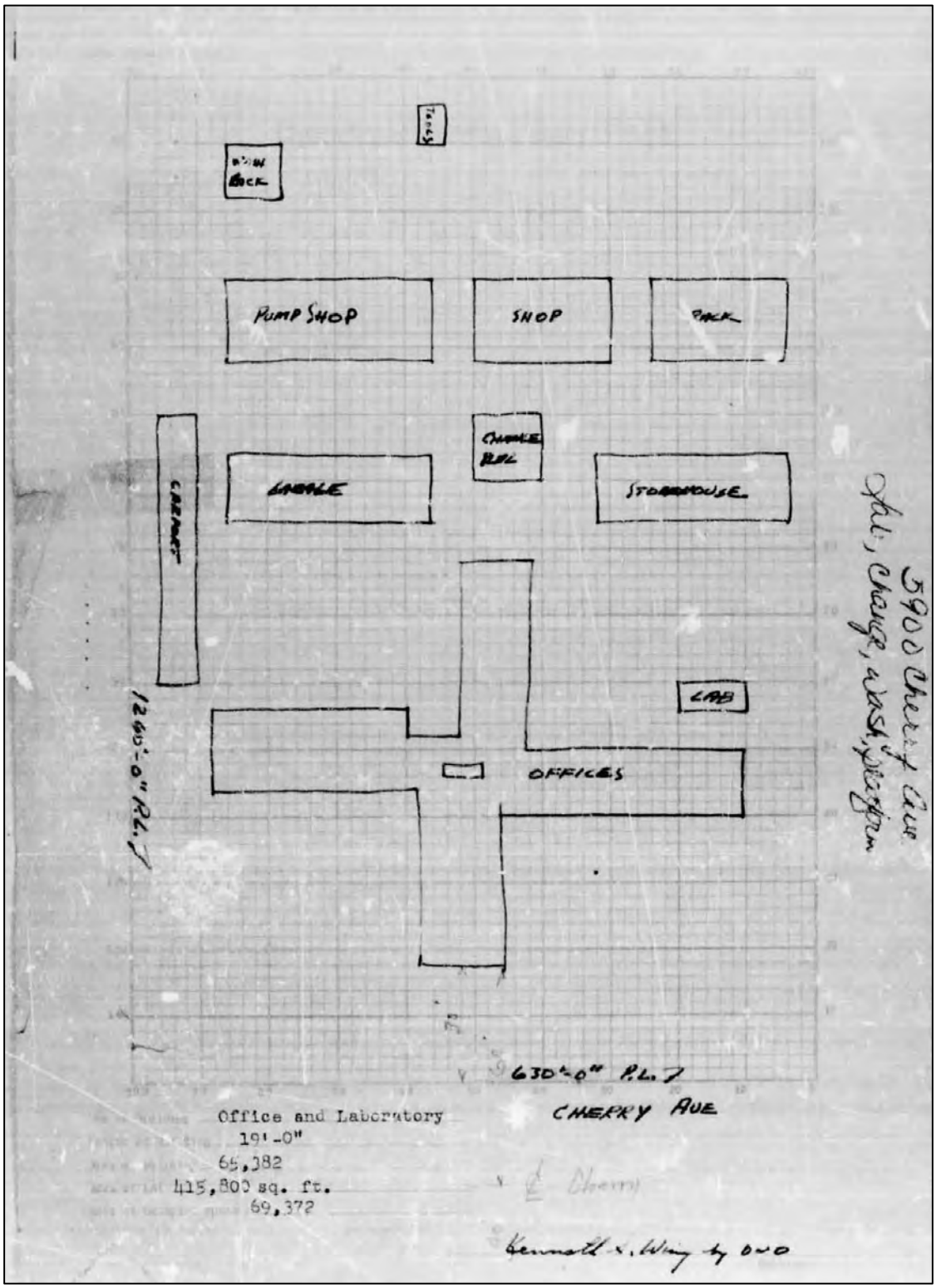
In the post-WWII period, the oil industry was booming, and Richfield opened several local offices in Southern California, including 5900 Cherry Avenue in 1953. The property was conveniently located west of Richfield's Long Beach refinery and included the Richfield Oil Office Building, constructed in the International style, and nine ancillary structures: the Laboratory building, Garage, Pump Shop/Fitness Center, Change Building/Computer Building/Assembly Center, Storehouse/Shipping and Receiving, Electrical Shop, Store Rack, Wash Rack, and Carport. These buildings were completed in 1953. There have been some alterations to the property over time, including an addition appended to the west wing of the office building and enclosure of the building's original central courtyard and breezeways, a major character-defining feature that anchored the International style building. The Computer Building was also altered with a substantial addition and the carport was demolished. Contemporary structures include a guard shack and a prefabricated structure.

The site was used for gasoline storage and distribution by Richfield between ca. 1954 and 1977. In 1978 the property was acquired by Four Corners Pipeline Company, who operated there until 1987. During this time, the property was used to store heavy hydrocarbon-based products and to ship crude oil, fuel oil, diesel, gas oil, and jet fuel. The property was acquired by Arco Terminal Services in 1987, who operated there until 1998. In 1998, Arco contributed the West Hynes Terminal to the Pacific Pipeline System LLC. At this time, Pacific Pipeline, a subsidiary of Plains All American, acquired the subject property. In 2001, Arco sold off its interest in the Pacific Pipeline System, LLC, resulting in the Pacific Pipeline System Holding Company having 100% interest in the property. Pacific Pipeline was the most recent occupant of the property, owning it up to 2022; Plains All American Pipeline continue to operate the property north of the project site. The subject property is currently unoccupied and in a general state of disrepair with remnant office materials left behind when the last occupant moved out of the property.

The original permit for the construction of subject property was obtained by Richfield Oil Corporation in 1953, and called for the construction of a single-story, 65,382 square foot metal frame office building with plaster exterior walls and a composition roof. The permit (No. 0-208) lists P.J. Walker III as the contractor and Kenneth S. Wing as the architect. The proposed building was rendered as a modern office complex with an International aesthetic featuring a central courtyard for light, ventilation, and interior views to and from the four corridors / wings that radiated out from the courtyard. The office building was intended for a clean and modern landscape plan with a tree in the central courtyard, manicured lawns that wrapped around the public-facing elevations offering a professional frontage for Richfield. Subsequent to the office / lab building, the company obtained a separate permit for the construction of the six ancillary buildings on the Cherry Avenue property (Permit No. 0-2847) to be sited behind the office building. Walker and Wing served the contractor and architect for the rear buildings although they were more utilitarian in nature with less emphasis on design. By 1954, a covered carport was constructed along the north property line, between the office building and the Garage Building. By 1956, the office building was altered to include an addition – the West Wing Annex – sited parallel to Cherry Avenue. Permits for this construction were not available, though historic aerials show the construction occurred between 1954 and 1956.



Original 1953 drawing of the subject property by architect Kenneth Wing.



Building plans from 1953 permits.



Historic aerial from 1954, a year after construction. The photo shows four wings at the main office building.



Historic aerial from 1956 showing the West Wing addition constructed parallel to Cherry Avenue at the west end of the property.

In 1956, Richfield obtained a permit for the installation of a microwave antenna tower, with the engineer and architect listed as G.P. Brockman (Plan Check No. C-1727). In 1957, Richfield obtained a permit for new building construction. The building was listed as being used for the storage of incorruptible cores (Permit No. 06671). The contractor was listed as Bulter Manufacturing Company and the engineer as F.E. MacDonald.

In 1960, Richfield obtained a permit to remove an interior wall and cut a doorway into the wall (Permit No. 8974). The work was completed by the owner; no architect was listed. This work may be related to the addition of windows and a door to the West Wing. Historic photos show the doorway at the south elevation of the West Wing was added post-1954/55. Historic aerials from 1962 show a walkway leading to where the current doorway is located. This correlates with the permit date. Historic photos show four windows adjacent to the building entrance, and a full-length louvered vent at the center of the elevation. Current photos show windows spanning the length of the south side of the West Wing, adjacent to the main entrance of the office building, and a doorway in place of the vent.



Historic aerial images from 1962 show a walkway in the same location as the current south elevation doorway.



Historic photo of the West Wing south elevation showing the original brick facade fronting Cherry Avenue (at left) and stucco wall (at right) with brick walkway and manicured lawn. The photo is dated to approximately 1954-1955.

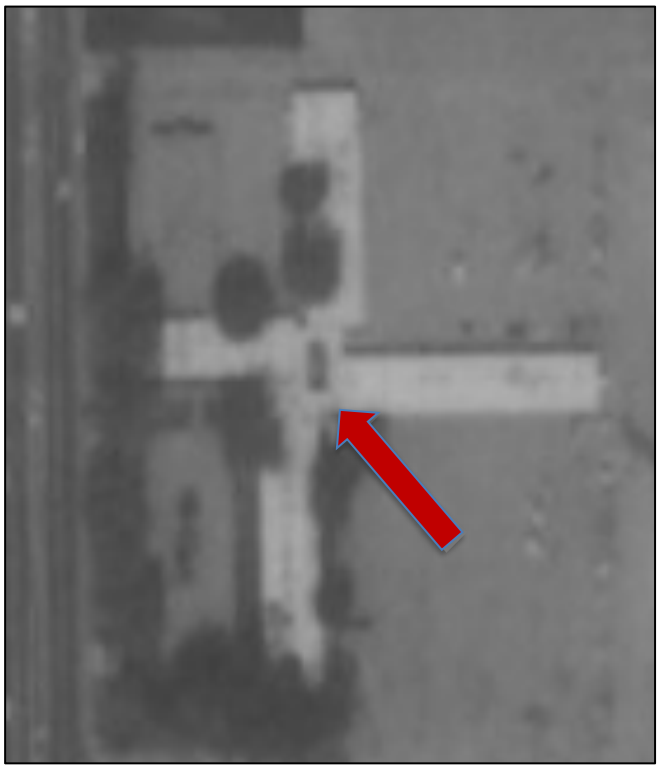


Current view of the West Wing south elevation with a full-length windows added installed in the original blank facade and an entry door that replaced the original louvered vent.

In 1960, Richfield obtained a permit to install an air conditioning system for the office building (Permit No. 6599). The contractor for the project was ThermalAir Inc. In 1966, Richfield obtained a permit to install a winter and summer air conditioning system (Permit No. 1299). The contractor was Ron-Aire Inc. Today, extensive HVAC equipment is installed on the roof of the office building and at the exterior within original lawn space, degrading the International aesthetic at the building. Also in 1966, Richfield obtained a permit to erect a new interior partition and new ceiling for the office in one of the warehouse buildings (Permit No. 574). The contractor of the project was Doersifield Builders.

In 1977, Richfield, then known as the Atlantic Richfield Company, obtained a permit to construct a pump station and metering facilities (Permit No. 778533). The contractor was E&L Associates. The engineer of the project was Marmac Systems Engineering.

In 1977, Four Corners Pipeline Company acquired the property. The site would continue to be used in as administrative offices and a storage site. In 1979, Four Corners Pipeline obtained a permit for the enclosure of the original courtyard and breezeway areas of the office building. This project substantially altered Kenneth Wing's original design of the building; removal of the central courtyard resulted in a loss of light, ventilation, and views within the building. The 1979 campaign additionally included installation of new windows, doors, insulation, and a new roof (Permit No. 797035). The contractor of the project was W/C Illig Construction and the architect/engineer was Abrahamian, Pagliassotti & Tanaka.



Historic aerials from 1976 show the central courtyard prior to alteration.







The historic photos above, dated from approximately 1954-1955, show the central courtyard within the office building. In 1979, the courtyard was removed, the roof was enclosed / replaced, the breezeway supports were removed, and the space was remodeled for general office use.

In 1980, Atlantic Richfield obtained a permit for the installation of a radio relay tower. The contractor was Stillman Towers. The same year, Four Corners Pipeline obtained a permit to remodel the existing toilet rooms with handicap accommodations. The work was completed by the owner with Abrahamian, Pagliassotti & Tanaka as the architect/engineer. Also in 1980, Four Corners obtained a mechanical permit for

work completed by Russell Heating and A/C Co., Inc. Richfield Oil obtained a mechanical permit in 1980 for the installation of one 5-ton A/C unit, one 3-ton heat pump, one 10-ton cooling condenser, one chilled water pipe system, one bathroom exhaust fan, and seven supply inlets. The contractor was Air-Tec. Four Corners Pipeline obtained a permit in 1980 for the alteration of two existing buildings including the removal of a non-bearing partition wall, and the addition of new floors and walls. The contractor of the project was Kasima International and the architect was Richard L. Poper.

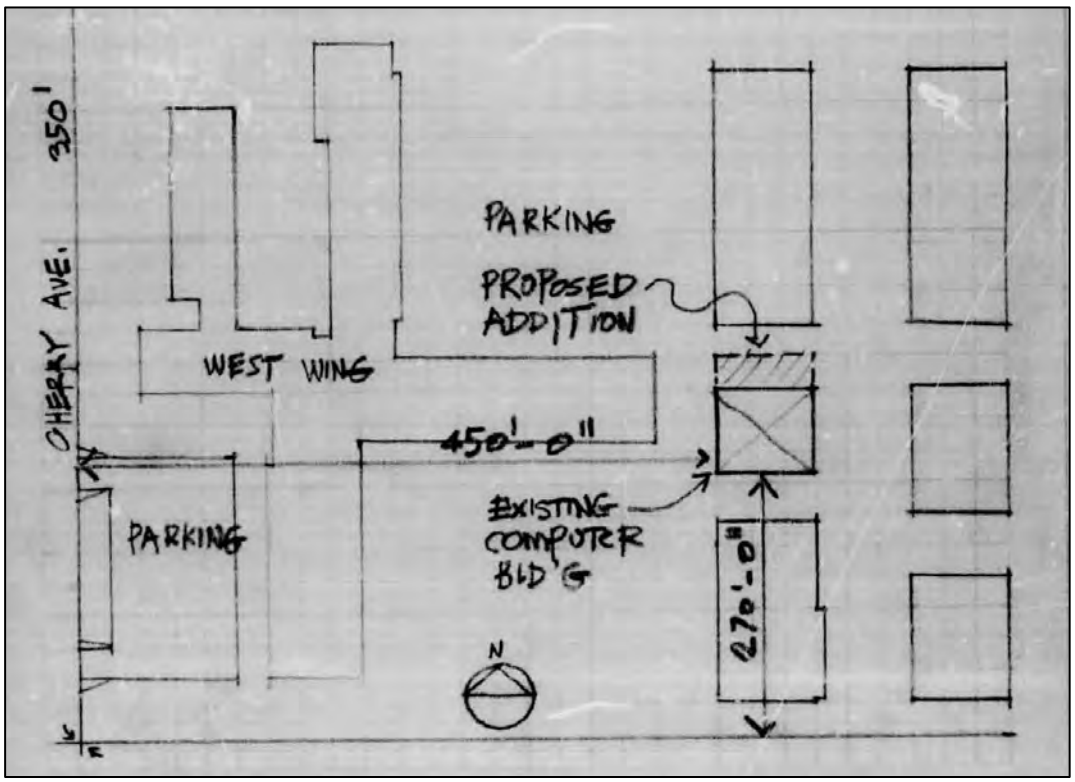
In 1981, Four Corners Pipeline obtained a permit for the construction of a guard structure, and the installation of one toilet exhaust fan and duct, and one through the wall A/C unit (Permit No. 81215). The contractor of the project was G&G Air Conditioning. The same year Four Corners Pipeline obtained a permit for the remodel of an existing building to accommodate telecommunication equipment (Permit No. 81140). The contractor of the project was McCormic Construction Company and the architect was Marmac Systems Engineering. Four Corners obtained a permit in 1981 for the installation of a statue at the front of the building (Permit No. 817875). This statue is not visible in any available historic photographs. In 1981, Four Corners Pipeline obtained a mechanical permit for the remodel and construction in the office building (Permit No. 81536). The contractor of the project was Kara R. Thomas, and the architect was Marmac Systems Engineering. The same year, Four Corners Pipeline and Edginiter Oil obtained a permit for the installation of a concrete pump foundation (Permit No. 80181). The contractor for the project was Hirst & Chile Inc. and the architect was A.F. Stribley Co. Also in 1981, Atlantic Richfield Company obtained a permit for the installation of three temporary office trailers (Permit No. 814799).

In 1982, Atlantic Richfield obtained a permit for the installation and hook up of one three-unit office module (temporary trailer) to be used to house computer operations personnel (Permit No. 829195). The trailer was leased from Design Space.

In 1983, Atlantic Richfield obtained a permit to install a three-unit office module to be used to house engineering personnel. The trailer was leased from Design Space. The same year, Four Corners obtained a permit to convert an existing storage room into a diesel generator/storage room. The contractor was Capitol Interiors and the architect was Ian Varley. Four Corners obtained a permit in 1983 for the installation of two concrete slabs and foundations for equipment. The contractor was Jarkin Construction Co. and the architect was Marmac Engineering Company.

In 1984, Four Corners Pipe Line obtained an electrical permit to install conduit and wiring for two air conditioners (Permit No. 843129). The contractor for the project was Beaudoin Electric Co. The same year Four Corners obtained a permit to install sheet rock on the existing walls of the electrical shop and computer room buildings, and other minor modifications (Permit No. 844453). The work was completed by the owner.

In 1985, Four Corners obtained a permit to complete alterations and additions to the existing computer building and to enlarge the computer room (Permit No. 847618). The contractor of the project was Kajima Construction and the architect was Kurt Meyer Partners. The same year, Four Corners obtained a permit for the installation of a concrete foundation for a booster pump (Permit No. 84116). The owner was the contractor for the project.



Site map related to the addition to the existing Computer Building in 1985.

In 1987, the property was acquired by Arco Terminal Services. They would own the property until 1998. In 1990, Four Corners obtained a permit for general tenant improvements to the office (Permit No. 83937). The contractor for the project was R.P. Construction.

In 1992, Four Corners obtained a permit to remove interior partition walls and a sink and water closet (Permit No. 1318699). The contractor of the project was RP Construction. The same year, Four Corners obtained a permit to add a one story 965-square foot computer room to an existing building (Permit No. 114041). The contractor for the project was UFL Electric Inc. Four Corners obtained a permit in 1992 for the addition of a 200 square foot storage shed (Permit No. 138699). The contractor was Irwin, WW, Inc.

In 1993, Four Corners obtained a permit to construct a new gaugers lab and an 1008-square feet of shell space for a future office and bathroom (Permit No. 146880). The contractor for the project was Temcor. The same yea, Four Corners obtained a permit for the construction of non-bearing walls to form Suite 1300 (Permit No. 181461). The construction of the project was Acoustics Standards Inc.

In 1994, Four Corners obtained a permit for the completion of Phase II of the construction of the gaugers lab (Permit No. 177392). The contractor for the project was Louco Construction Inc. Between 1994 and 2002, the carport at the north edge of the property had been demolished. This change is seen in historic aerials.

In 1996, Four Corners obtained a permit to install prefabricated office with deck and handicap ramp (Permit No. 219866) The contractor for the project was Lovco Construction Inc. The same year, Four Corners obtained a permit to install a foundation and handicap ramps for the prefabricated office (Permit No. 223599). The contractor was Lovco Construction Inc. Also in 1996, Four Corners obtained a permit for tenant improvements that included work to the roof and suspended ceiling (Permit No. 222227). The contractor for the project was Robert W. Stanhope. In 1998, Pacific Pipeline, a subsidiary of Plains All American acquired the property.

Further alterations include changes to the front entrance and the front elevation along Cherry Avenue. The original front entry facade, visible in historic photos from 1954-1955, show a single vertical wood paneled front door and wood panel surround. The current entrance includes a contemporary double door storefront window system shaded by a freestanding canopy. Historic aerials show that the construction of the covered entry occurred between 1962 and 1991. An exterior door was cut into the original brick facade at the West Wing fronting Cherry Avenue. Historic photographs from 1954-1955 show the original brick facade with modern font signage. Today the facade features the new exterior door / opening and the remnants of a concrete step. It appears a ramp installed at the entrance has since been removed. Original signage is also removed.



Historic photos, from approximately 1954-1955, show the original wood paneled entrance with single door.



The original wood panel entrance was replaced with a storefront glazing system and freestanding canopy.



Historic photos, dated approximately 1954-1955, show the front (west) elevation of the West Wing.



Current photos of the front elevation of the West Wing shows the signage has been removed and a doorway installed. Remnants of a concrete step and handicap ramp are visible but are no longer extant.

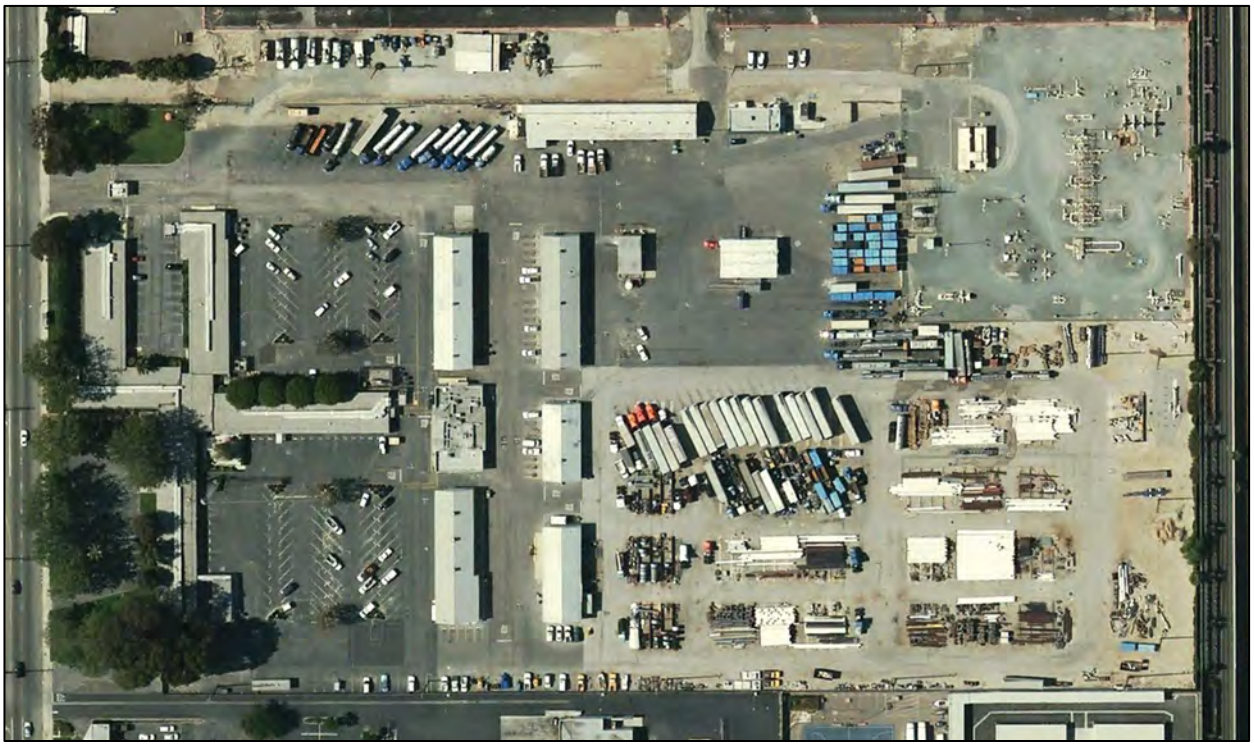
Aerial views of the property in the contemporary period are included in the following pages. A permit summary is included in Table 3, also in the following pages. Additional historic and current views are included in **Appendix A.**



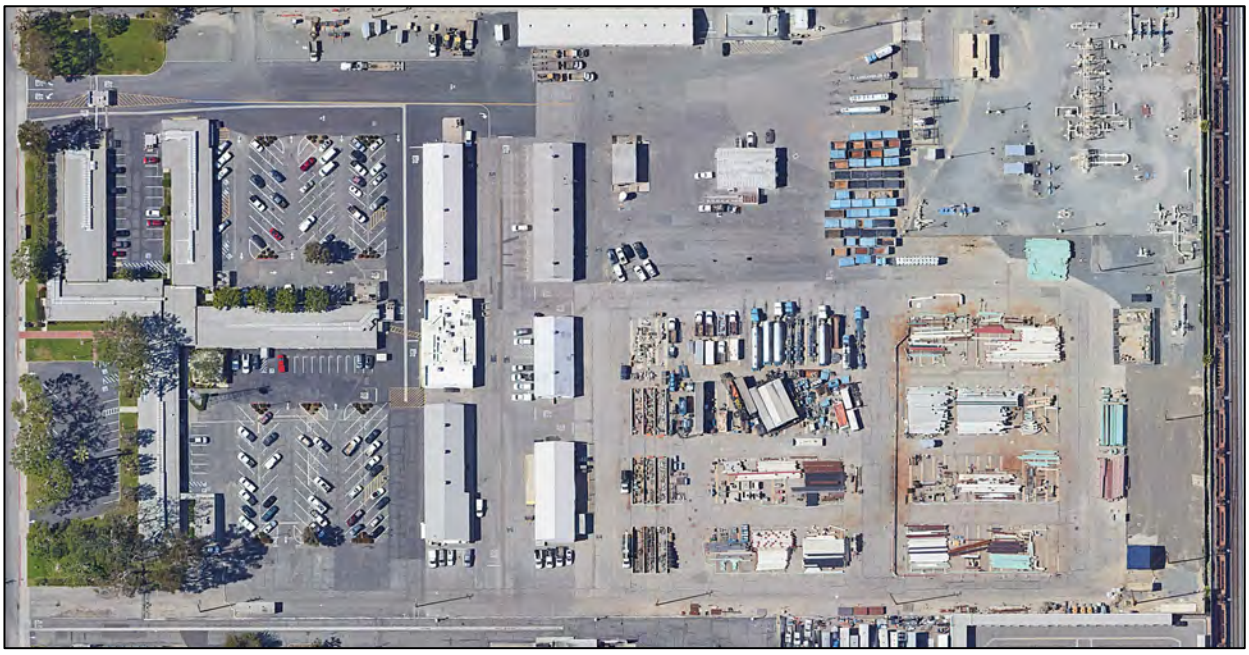
1994 historic aerial



2002 historic aerial



2007 historic aerial



2018 historic aerial

Table 3. Available Permit Data for 5900 Cherry Avenue.

Date	Permitted Work	Owner and Contractor
4/28/1953	New metal frame Building Construction. 65,382 square feet, one story high, plaster exterior, and composition roof. Office and Laboratory (Permit No. 0-208)	Owner: Richfield Oil Corporation Contractor: P.J. Walker III Architect: Kenneth S. Wing
6/11/1953	Construction of new buildings at Lots 13 & 14 Block 27. Buildings to include Storehouse, garage, covered rack (?), utility shop, and pump shop (Plan Check No. 3398; Permit No. 0-2847)	Owner: Richfield Oil Corp Contractor: PJ Walker Architect/Engineer: Kenneth S. Wing
11/20/1956	Installation of microwave antenna tower (Plan Check No. C-1727)	Owner: Richfield Oil Corp Contractor: Owner Architect/Engineer: G.P. Brockman
2/18/1957	New Building Construction. Storage of incorruptible cores. (Permit No. 06671)	Owner: Richfield Oil Corp Contractor: Bulter Manufacturing Co Engineer: F.E. MacDonald
4/18/1960	Remove interior wall and cut doorway in wall (Permit No. 8974?)	Owner: Richfield Oil Corp Contractor: Owner
6/28/1960	Air Conditioning Permit for offices, 7 systems (Permit No. 6599)	Owner: Richfield Oil Corp Contractor: ThermalAir Inc
6/23/1966	Install winter and summer air conditioning system (Permit No. 1299)	Owner: Richfield Oil Co Contractor: Ron-Aire Inc
6/20/1966	Erect new interior partition and new ceiling for office in warehouse (Permit No. 574?)	Owner: Richfield Atlantic Co Contractor: Dnersifield Builders
7/15/1977	Construct Pump Station & Metering Facilities (Permit No. 778533?)	Owner: Atlantic Richfield Company Contractor E&L Associates Architect/Engineer: Marmac Systems Eng.
8/12/1977	New Pump Station	Owner: Atlantic Richfield Contractor: Not Listed
8/13/1979	Enclosing existing court and breezeway arcs. Adding new windows, door, insulation and new roof. (Permit No. 797035?)	Owner: Four Corners Pipe Line Contractor: W/C Illig Construction Architect/Engineer: Abrahamian, Pagliassotti & Tanaka
4/3/1980	Tower installation for radio relay tower.	Owner: Atlantic Richfield Co Contractor: Stillman Towers
5/9/1980	Remodel existing toilet rooms - handicap accommodations	Owner: Four Corners Pipeline Contractor: Owner Architect/Engineer: Abrahamian, Pagliassotti & Tanaka
5/9/1980	Remodel interior partitions and suspended ceiling for entire ground floor (Permit No. 797036)	Owner: Four Corners Pipe Line Co. Contractor: Illig Construction Co.
5/16/1980	Mechanical Permit.	Owner: Four Corners Pipeline Co Contractor: Russell Heating and A/C Co., Inc
12/19/1980	Mechanical Permit - 1 5-ton A/C unit, 1 3-ton heat pump, 1 10-ton cooling condenser, 1 chilled water pipe	Owner: Richfield Oil Company Contractor: Air-Tec

	system, 1 bathroom exhust fan, 7 supply inlets (Permit No.	
12/22/1980	Alteration of 2 existing buildings, remove partition (non bearing), add new floor and walls	Owner: Four Corners Pipeline Contractor: Kasima International Architect: Richard L. Poper
4/23/1981	New construction of guard structure. Construction of 1 toilet exhaust fan and duct, 1 through the wall A/C unit (Permit No. 81215)	Owner: Four Corners Pipeline Contractor: G&G Air Conditioning
8/25/1981	Remodel of existing Butler building to accommodate telecommunication equipment (Permit No 81140)	Owner: Four Corners Pipe Line Co. Contractor: McCormick Construction Co Architect/Engineer: Marmac Systems Engineering
9/24/1981	New structure - statue planned in front of headquarter building of of Four Corners Pipeline Company (Permit No. 817875)	Owner: Four Corners Pipeline Co Contractor: Owner
12/15/1981	Mechanical Permit - Remodel and new construction of office (Permit No. 81536)	Owner: Four Corners Pipeline Contractor: Kara R Thomas Architect/Engineer: Marmac
12/17/1981	Concrete pump foundation (Permit No 80181)	Owner: Edginiter Oil, Four Corners Pipeline Contractor: Hirst & Chile Inc Architect/Engineer: A.F. Stribley Co
12/17/1981	Installation of three temporary office trailers (Permit No 814799)	Owner: Atlantic Richfield Company Contractor: Owner
2/22/1982	install and hook up 1 three unit office module (temporary trailer) will be leased from Design Space to house computer operations personnel (Permit No 82)9195	Owner: Atlantic Richfield Company Contractor: Owner
3/1/1983	install 1 three unit office module will be leased from Design Space to house Engineering personnel. Temporary office trailer for no more than 1 year or to be renewed.	Owner: Atlantic Richfield Company Contractor: Owner
3/1/1983	Convert existing storage room into diesel generator/storage room	Owner: Four Corners Pipeline Contractor: Capitol Interiors Architect/Engineer: Ian Varley
3/1/1983	2 concrete slab and foundation for equipment	Owner: Four Corners Pipeline Co Contractor: Jarkin Construction Co Architect/Engineer: Marmac Engineering Company
3/1/1983	Extend permit #9195 for existing temporary trailer for additional year (Permit No. 834017)	Owner: Atlantic Richfield Co Contractor: Owner
3/1/1983	Extend permit #054 for temporary trailer (Permit No 834016)	Owner: Atlantic Richfield Company Contractor: Owner
8/14/1984	Electrical Permit - install conduit and wire for two air conditioners (Permit no 843129)	Owner: Four Corners Pipe Line Co Contractor: Beaudoin Electric Co
3/10/1987	Renewal of temporary trailer permit till 1/31/1989 (Plan #208-80SU)	Owner: Four Corners Line Company Contractor: Owner

8/2/1984	Install sheet rock on existing walls and other minor modifications at the electrical shop and computer room (Permit No. 844453)	Owner: Four Corners Pipe Line Company Contractor: Owner
1/24/1985	Renewal of temporary trailer Permit No 8796. Approved for 2 additional years, until 1/1/1987 (Permit No. 858004)	Owner: Atlantic Richfield Company/Four Corners Pipe Line Company Contractor: Owner
3/5/1985	Alterations and additions to existing computer building, to enlarge computer room (Permit No. 847618)	Owner: Four Corners Pipeline Company Contractor: Kajima Construction Architect/Engineer: Kurt Meyer Partners
7/11/1985	Renewal of temporary trailer permit No 6622 (Permit No. 8000)	Owner: Atlantic Richfield Company/Four Corners Pipe Line Company Contractor: Owner
7/16/1985	Renew permit no 054 until 1985 for temporary office trailer (Permit No 838797)	Owner: Atlantic Richfield Company Contractor: Owner
7/17/1985	Concrete foundation for booster pump - west hynes station (Permit No. 84116)	Owner: Four Corners Pipe Line Company Contractor: Owner
8/15/1990	Tennant improvement of office (Project No 83937)	Owner: For Corners Line Co Contractor: R.P. Construction
4/9/1992	Add 1 story 965 sqft computer room to existing building (Permit No 114041)	Owner: Four Corners Line Co Contractor: UFL Electric Inc
8/21/1992	T.I. remove partition walls, sink & water closet (Permit No. 131881)	Owner: Four Corners Line Co Contractor: RP Construction
12/15/1992	Add 200 sqft storage shed (Permit No. 138699)	Owner: Four Corners Line Co Contractor: Irwin, WW, Inc
9/30/1993	New Gaugers Lab and 1008sqft of shell space for Future office and bathroom (Permit No. 146880)	Owner: Four Corners Line Contractor: Temcor
8/26/1994	Complete work on Gaugers Lab. Phase II (Permit No. 177392)	Owner: Four Corners Line Contractor: Louco Construction, Inc
7/31/1993	Suite 1300, T.I. Non-Bearing Walls (Permit No 181461)	Owner: Four Corners Line Contractor: Acoustics Standards Inc
8/27/1996	Install prefabricated office with deck and handicap ramp (Permit No. 219866)	Owner: Four Corners Line Contractor: Lovco Construction Inc
11/1/1996	Install Foundation and Handicap ramps for office (to be removed at Final #222227) (Permit No. 223599)	Owner: Four Corners Line Contractor: Lovco Construction Inc
11/26/1996	Tenant improvement of Arco Pipeline Co; Roof and Suspended ceiling (Permit No 222227)	Owner: Four Corners Line Contractor: Robert W Stanhope
6/23/1997	Tenant improvement to enlarge existing suite by relocating wall (Permit No. 235036) - Void	Owner: Four Corners Line Contractor: Unit Construction and Mwaint. Co
9/8/2008	Special Inspection Report - Placement of 3 yards of mix #17546 concrete at supports for booster pump poll 2 and fire monitor foundation	Owner: Not Listed Contractor: J & J Engineering

VI. ARCHITECTURAL OVERVIEW

The subject property consists of approximately 14.2 acres. The project area encompasses Assessor's Parcel Number (APN) 7119-018-033. Research indicates the buildings were constructed in 1953 by contractor P.J. Walker III and architect Kenneth S. Wing. The property includes an historic-era office building that housed Richfield Oil Corporation personnel, seven historic-era auxiliary buildings (Lab, Garage, Pump Shop/Fitness Center, Change Building Computer Building/Assembly Center, Storehouse/Shipping and Receiving, Electrical Shop, and Store Rack), historic-era one wash rack, and one contemporary period prefabricated structure. The office building, seven auxiliary buildings, and wash rack were built in 1953. The names of the auxiliary buildings are based on historic permit maps and current signage. The main office building was constructed in the International architectural style. The other buildings are minor ancillary structures with a simple tilt-up style. The main office building has undergone alterations throughout the years. There is one contemporary building on the property: a prefabricated structure installed in 1997.

Representative views and a brief description of each building are included in the following pages. Additional historic and current views are in **Appendix A.**

Historic-Era Buildings and Structures

Office Building

The office building is the main building on the property. The building is located along Cherry Avenue, at the west side of the property. The building has five wings: the south wing, the east wing, the north wing, the west wing, and the west win annex / addition. The building has a one-story form with a flat roof with red brick, stucco and concrete walls, with large, fixed windows at most of the elevations. There is a parking lot at the front of the building, along Cherry Avenue, and access drives on either side of the building.

The main entrance to the building is at the west elevation, facing Cherry Avenue. There is a red brick walkway leading from the Cherry Avenue public sidewalk and the parking lot to the main entrance. The entrance is covered with a long, flat roof overhang that is supported by four simple, square posts. The entrance is a commercial grade double door, surrounded by fixed steel frame windows above and on each side. The overhang roof has a wide fascia, with the address number affixed to the front.

At the front, west elevation of the south wing, the exterior is clad in red brick, adjacent to the front entrance. The business signage for Plains All American Pipeline, L.P. is affixed there. The rest of the facade features a series of three-part, steel frame, fixed windows (approximately 40), with one single door with transom window. There is a wide overhang above these windows, with concrete siding beneath. The windows at this elevation have been boarded shut from the inside of the building. At the south elevation of the south wing there is one side entrance door. There are large mechanical boxes at this elevation. A narrow cement walkway leads from the adjacent parking lot to the side entrance. At the east elevation of the south wing, there is a wide overhang, creating a covered walkway. There are approximately 27 of the three-part steel frame fixed windows, intersected by a single door with transom window above. At the center of this elevation there are two double doors, electrical wiring, and four transom windows. At the other end of the elevation, there are seventeen three-part fixed windows.

There is a small rear building attached to the south wing. This building has a square plan with three single doors, one at the south, one at the west, and one at the north elevation. There is a simple covered walkway, supported by narrow, metal posts that connect this building to the south wing of the Main Office building.

The south wing intersects with the east wing. This portion of the building opens onto a small concrete patio, surrounded by a wood fence. The furthest left side of the south elevation of the east wing is covered with a vinyl awning. This portion of the building features a single door with transom window above small portion of the east wing is covered with a vinyl awning. The door is surrounded by four three-part, floor to ceiling windows. A brick partition extends from the east wing, separating this first portion of the elevation from the middle. The middle portion of the south elevation of the east elevation features a wide overhang, seven three-part fixed windows, and a single door with transom window above. The right portion of the south elevation of the east wing features similar three-part fixed windows along the length. At this portion of the building, the windows are covered with permanent sunshades set back from the facade and attached to the roof overhang. There is an opening at the center of this portion with a single door at the center, with a transom window above, and a covered overhang extending from the building to the parking lot. At the east elevation of the east wing there is a single door with sidelight window, covered with an overhang extending from the building. There is a ladder for access to the roof. At this elevation there is a chain-link fence surrounding mechanical equipment and vents from the roof. At the north elevation of the east wing, there are approximately forty three-part fixed windows, with a wide roof overhang above. There is one single door with a transom window above.

The north wing intersects the east wing at the east elevation. At the left side of the east elevation of the north wing there is a single door surrounded by fixed, floor to ceiling windows and transom window. This portion of the façade is covered with a vinyl awning. This rear entrance is recessed from the rest of the north wing. There are approximately 30 three-part windows and two single doors with transom windows above at the east elevation of the north wing. The two doors have concrete handicap ramps leading to them. This portion of the façade is covered with a wide roof overhang. At the right end of the east elevation, there is a simple storage shed with three sets of double doors. At the north elevation of the north wing, there is one single door with concrete steps and a ramp leading up to it. At the east elevation of the north wing, the windows are covered with fixed sunshades, set forward from the façade, beneath the roof overhang.

There is a single door surrounded by floor to ceiling windows and a transom window above at the point where the north wing and the west wing meet. This portion of the building is recessed with a vinyl awning above. The north elevation of the west wing features approximately fifteen three-part fixed windows, beneath a wide roof overhang. The west wing extends to the front of the building. At the north elevation of the west wing, there are five three-part fixed windows, some obscured by large vents leading to the roof. At the west elevation, the façade is clad in red brick with one single door at the center. At the south elevation, there are approximately twenty three-part fixed windows, with a wide roof overhang, and one single door with a transom window above.

The west wing annex intersects the west wing. At the east elevation of the west wing annex there are two single doors; one has a transom window above and concrete steps and handicap ramp leading to it. The east elevation has three-part fixed windows spanning the length of it. Covering most of the windows are fixed sunshades beneath the roof overhang. At the north elevation of the west wing annex, there is a double door with a small raised concrete entrance and handicap ramp. A chain-link fence at this elevation surrounds the metal ventilation system that leads up to the roof. The west elevation of the west wing annex has fixed sunshades along the length.



View northeast of the front entrance of the main office building.



View northeast of the south wing.



View north of the south and west wings.



View northeast of the west wing.



View southwest of the west annex.



View northwest of the north wing.



View southwest of the west wing annex.



View west of the south wing.

Laboratory Building

The laboratory building is a small, rectangular structure located immediately east of the main office building. It is connected to the office by a narrow, covered walkway. The building has a flat roof, three doors, and no windows.



View south of lab building.

Garage

The garage is one of the auxiliary buildings on the property, located behind the office building. It is the northwest of the auxiliary buildings. The building has a rectangular plan with a moderate side gable roof. clad in corrugated metal sheeting. At the west elevation, there are opaque steel wraheouse windows spanning the full length of the building. It appears that only the bottom row of windows is operable with an awning window form.



View northeast of west elevation of garage building.

Pump Shop/Fitness Center

The pump shop/fitness center is the northeastern of the ancillary buildings. The building has a one-story rectangular form and a side gable roof. The exterior is constructed of corrugated metal with steel sash warehouse windows. The west elevation includes two irregularly placed single-entry doors with an oversized bay door at the north elevation.



View southeast of west elevation.

Change Building/Computer Building/Assembly Center

The Assembly Center is the center west of the ancillary buildings. It is stucco clad with flat roofs; massing includes a central volume flanked by a wing on each side. The northern end of the building was added in 1985. The front elevation features a concrete ramp leading to the two entrances that demarcate the interior space. This building is substantially altered.



View northeast of west elevation.

Storehouse/Shipping and Receiving

The Shipping and Receiving building is single story with rectangular plan and a side gable roof. Exterior walls are corrugated metal. Windows are steel sash. The building features large delivery doors and a full-length loading dock along the east elevation.



View northwest of east elevation.

Electrical Shop

The Electrical Shop is single-story in a rectangular plan with a side gable roof. Exterior walls are corrugated metal. Windows are steel sash. The west elevation features two wood-and-glass single-entry doors and an oversized roll-up bay door at the center.



View southeast of west elevation.

Store Rack

This building is single-story with a rectangular plan and a side gable roof. Exterior siding is corrugated metal. A chain-link fence encloses the rear (north) elevation and oversized bay door is sited the front elevation.



View southwest of north elevation.

Wash Rack

The wash rack is an open frame structure with a concrete pad set and a flat roof supported by slender steel posts. The structure is divided into two bays with walls of concrete and corrugated metal. A large cylindrical storage tank is sited immediately adjacent to the structure.



View northeast of wash rack.

Contemporary-Period Buildings and Structures

Prefabricated Structure

Installed in 1997, this prefabricated structure is single-story with a rectangular plan and a flat roof. It has a large handicap ramp on and entry stairs on either side. Walls are T1-11 siding and windows are aluminum sliders.



View southwest of the prefabricated structure.

VII. SIGNIFICANCE EVALUATION & REGULATORY CONCLUSIONS

The 5900 Cherry Avenue property has not been previously evaluated for Local Register or CRHR significance. Accordingly, all available property history, records, and contextual information has informed this evaluation. DPR forms prepared for the property, with a CRHR status code assigned, are included in **Appendix B.**

CRHR 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.

Local Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of the City's history.

The 2009 Long Beach Historic Context Statement prepared by Sapphos Environmental delineates an "Industrial Development" theme with a subtheme of "Oil Industry, 1921-1945." While this would seem to preclude properties constructed after 1945 from being associated with the oil industry subtheme, the significance of the oil industry did not end in 1945. Historic-era oil development continued throughout the post-war period and up through 1965 when a consortium of five major oil companies - Texaco, Humble, Union, Mobil, and Shell (THUMS) - created four unique off-shore oil islands to continue oil production while lessening the impact on the environment. The 2009 context highlights one oil industry property, the 1935 Termo Building at 3275 Cherry Avenue, which is a designated Long Beach landmark.[47] The 5900 Cherry Avenue property was considered for significance and eligibility under CRHR Criterion 1 / Local Register A for its use as an office by the Richfield Oil Company. The property housed Richfield's exploration group and other operations personnel working in the Los Angeles Basin, and while Richfield was a notable company that yielded substantial oil discoveries, the Cherry Avenue property offices were not the location of those discoveries.

The Long Beach office at 5900 Cherry was one of several office-type buildings being constructed in Southern California in the mid-1950s. Research and development activities in the mid-1950s were handicapped by a serious shortage of space and facilities. In 1953 Richfield opened a new headquarters for its Coast District on Highway 150 between Santa Paula and Ojai, California. The Long Beach office followed, called a "camp" in the 1954 Richfield Annual Report it housed personnel for Richfield's operations in the Los Angeles Basin. The following year, Richfield added a 17,000 square foot office building for engineering personnel at the Carson

refinery. It also added a new administration building as part of an expansion program at its marine terminal in the Long Beach Harbor. Toward the end of 1955, Richfield neared completion of a new Research Center in Anaheim, California, about 27 miles southeast of Los Angeles. The 20-acre tract, located away from the refinery near Long Beach, was designed to separate research and development activities from routine laboratory work. Outside of California, ARCO later operated a significant research and development center in Plano, Texas. starting in 1964. It was closed after the acquisition of ARCO by BP in 2000.[48]
The company's corporate headquarters remained in Downtown Los Angeles, in its landmark Art Deco building constructed in 1929, and later in new ARCO Plaza.

No specific information was identified during historical research to support the notion that the 5900 Cherry Avenue property is individually associated with a significant event or patterns of events such that it could be regarded as more important than other Richfield office locations or the Richfield corporate headquarters. The property is separated from the larger West Hynes and East Hynes area historically utilized as one of Richfield's oil refinery and processing plants, and the work performed in the building included general operations and administration, exploration support activities, testing and other oil industry-support tasks. Members of Richfield's exploration team made giant discoveries every ten years starting with the Elwood field (by Rio Grande Oil co. under Frank Motan) in 1928, North Coles Levee in 1938, Cuyama in 1948, Swanson River in 1957, and Prudhoe Bay in 1967.[49] While support activities occurred in the Cherry Avenue offices, these actual discoveries that furthered Richfield's presence in the oil industry occurred at the specific locations around the United States. For these reasons, the 5900 Cherry Avenue property has not been asserted significant or eligible under CRHR/Local Register Criterion 1/A.

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

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

The 5900 Cherry Avenue property has not been directly associated with the lives of persons important to local, regional, California, or national history and is not asserted significant or eligible under CRHR / Location Register Criterion 2 / B.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

Local Register 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.

The office building at 5900 Cherry Avenue is significant under CRHR Criterion 3 / Local Register Criterion C as an International style commercial building designed by Master Architect Kenneth Wing, Sr. FAIA with a period of significance of 1953.

Kenneth S. Wing is listed in the 2009 context as one of the "known architects, builders, and developers who contributed to the development of the City of Long Beach from 1889 to 1965." The context notes that the list serves "to acknowledge the contributions of those individuals and firms that shaped Long Beach and assist in the identification of potentially significant properties."[50] Four properties associated with Kenneth S. Wing are designated Long Beach landmarks. The 1918 Harnett House is the only individually designated historic landmark in the Sunrise Boulevard Historic District. A 2018 description of the building notes it was "remodeled in 1944 by famed architect Kenneth Wing Sr." The Harriman Jones clinic is described as Kenneth Wing's first major commission in 1930. It was an innovative medical building which provided a diverse set of services, including a hospital, under one roof. Dr. Harriman Jones came to Long Beach in 1902 and became the City's first Health Officer. In 2018, the property at 830 Santiago Avenue in Long Beach was placed on the Long Beach landmark list. Built in 1937, the residence is identified as a good example of the sophisticated designs of Kenneth S. Wing. The 1941 Late Moderne style Long Beach airport terminal was designed by Horace W. Austin and Kenneth S. Wing and is also a Long Beach landmark.[51] Although not designated on the Long Beach landmark list, the former City Hall East building underwent adaptive reuse in 2016. A 2026 description of the project stated the office was "built for Southern California Edison in 1959 by noted local architect Kenneth Wing, the building was later used as municipal office space for City Hall and the Long Beach Police Department before becoming vacant in 2005." Highlighted in the 2009 context and not on the landmark list is the First Baptist Church (Pine Avenue and 10th Street) designed by architect Kenneth S. Wing and built in 1948/1949.[52]

Wing's body of work is extensive and his design for the Richfield office was a notable International style project with four uniquely situated wings radiating out from a central courtyard and breezeway. The incremental alterations to Wing's original design, loss of materials, interior circulation patterns, and view corridors has degraded the building such that it is no longer a masterful example of Mr. Wing's work. Substantial rehabilitation is necessary to return the building to its original integrity. Consequently, while the property is significant under CRHR / Local Register Criterion 3/C, it does not retain adequate integrity to convey its identified significance. Refer to the integrity analysis on the following page.

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

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

Study of the 5900 Cherry Avenue property has not yielded and is not likely to yield information important to local, regional, state, or national history. The property is not asserted significant or eligible under CRHR / Location Register Criterion 4 / D.

Integrity

Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the CRHR or Local Register because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed.

The 5900 Cherry Avenue property does not retain adequate integrity to convey significance under CRHR / Local Register Criterion 3/C. The property has experienced alterations outside the period of significance that have reduced integrity such that today, in its current appearance, it is not eligible for listing or designation. Alterations include an addition parallel to Cherry Avenue, enclosure / removal of the central courtyard and breezeway – a key feature that anchored the modernistic design - installation of surface mounted HVAC and other MEP equipment, installation of fenestration on the front brick (blank) facade and the south elevation of the west wing, the loss of modernistic signage at the front of the building, and loss of landscape and hardscape features along the front elevation that are critical to the International style setting within the property boundaries. Images obtained from UC Santa Barbara show the extent of change at the interior including loss of original custom doors, flooring, and limestone wall treatments.

Although the property retains integrity of **location**, other more critical aspects have been reduced. The **setting**, within the parcel boundaries, has been changed through removal of landscape features, introduction of HVAC and MEP equipment on the building and in landscape areas such that the original modernistic landscape aesthetic has been removed or degraded. The loss of the central courtyard further impacts the property's setting within the parcel boundaries as it was the basis for circulation within and through the building. **Materials, Design, and Workmanship** aspects have been reduced through incremental modifications including loss of the original wood panel entrance, installation of a canopy at the

front entrance that did not historically exist, introduction of new openings on the west wing south (windows) and west (door) elevations, an addition to the west wing parallel to Cherry Avenue, removal / enclosure of the original central courtyard, and installation of HVAC and MEP equipment at various exterior locations. At the interior, each wing has been altered to remove original decorative doors that historically faced and led to the central courtyard. When the central courtyard was removed the doors were also likely removed and were replaced with metal fire doors. Drop T-Bar ceilings and partition walls with vinyl base have been installed removing all aspects of the original design aesthetic at the interior. Typically, the interior aspects of a property are less concerning, however, historic photos provide evidence of the building's original design features and the **feeling** that it evoked. Walking in and around the building today, the change in feeling is present. The building does not evoke a sense or feel of an International style office building with intact mid-century materials and design features. Instead, it evokes the feeling of a building that has been insensitively altered through time. The **associative** aspect that once existed is also lost through the removal of key design features.

Regulatory Conclusions

Because the property can no longer evidence its historical significance, it is not eligible for listing under the Local Register or CRHR criteria. Accordingly, the 5900 Cherry Avenue property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5. The Proposed Project would not cause an impact to built environment historical resources.

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APPENDIX A

HISTORIC AND CURRENT VIEWS

Historic Photographs



Original Kenneth Wing drawings of the subject property, ca. 1953.
Source: University of California, Santa Barbara



1954 Historic Aerial.
Source: UC Santa Barbara Frame Finder



Photo of the main office building, showing the front elevation from Cherry Avenue, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the original breezeway and courtyard within the main office building, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the main office building, showing the front elevation from Cherry Avenue, ca. 1954/1955. The photo shows the front walkway and main entrance.
Source: University of California, Santa Barbara



Photo of the interior of the main office and the central courtyard, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the main entrance of the office building, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office, showing the interior courtyard, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office, showing the interior courtyard, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office, showing the information desk, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office,, showing the interior courtyard, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office, showing the information desk, ca. 1954/1955.
Source: University of California, Santa Barbara

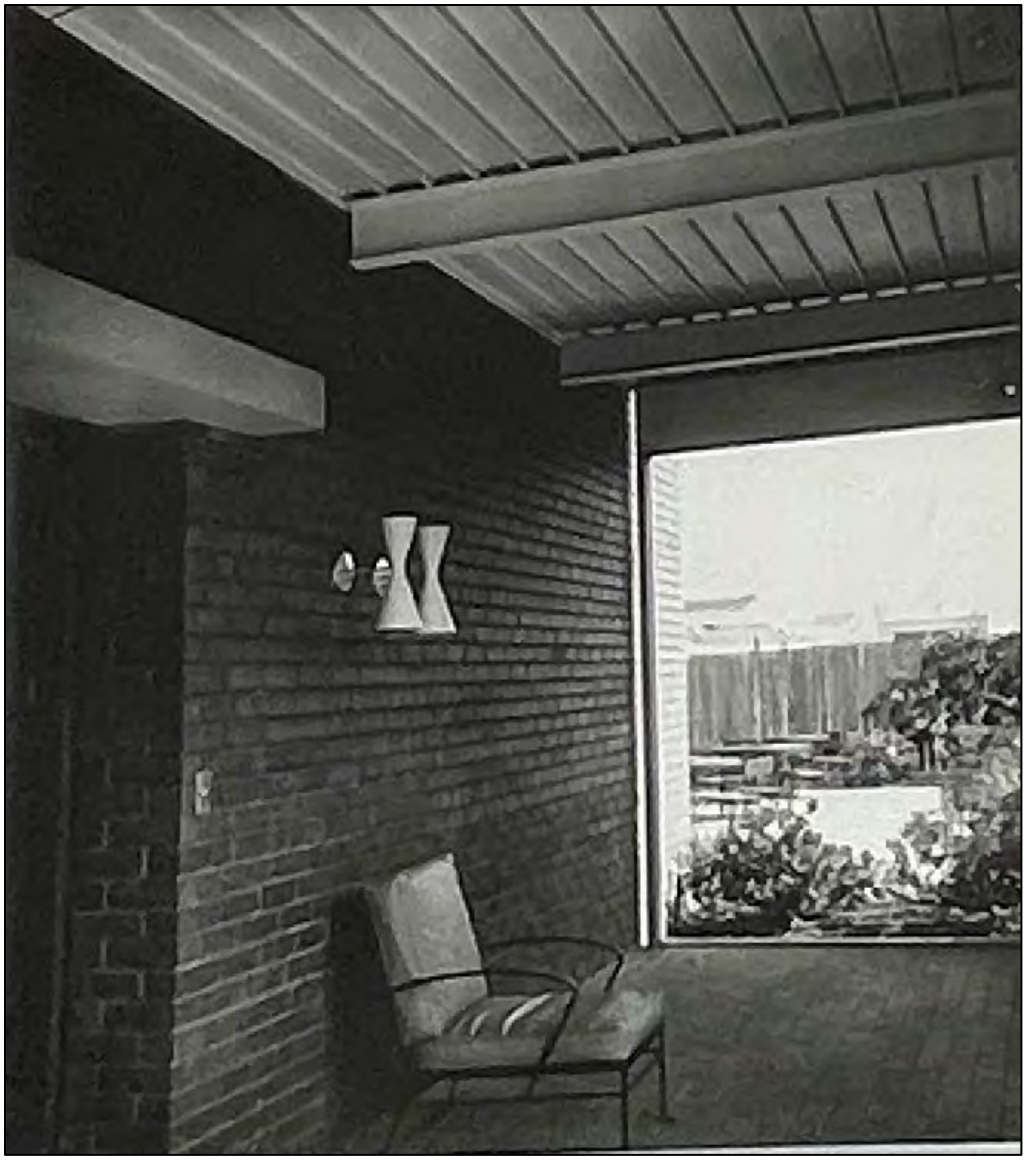


Photo of the interior of the main office, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office, ca. 1954/1955.
Source: University of California, Santa Barbara



Photo of the interior of the main office, ca. 1954/1955.
Source: University of California, Santa Barbara



INDEPENDENT-PRESS-TELEGRAM—DD-1

Richfield Refinery Here Termed 'Most Modern Plant in the West'

Advanced, new petroleum processing equipment at the Richfield refinery near Long Beach demonstrates impressively the story of progress as a product of free enterprise.

Completed last summer in a $40,000,000 expansion project, the new installations have won recognition for the Richfield plant as "the west's most modern refinery.

Typical of American business growth under the free enterprise system, this major refining center is a combination of years of intensive study, detailed engineering and construction work and the efforts of more than 1,600 employes from the Long Beach and Los Angeles areas who make the plant go.

Its job is the production of millions of gallons of top quality gasoline for the tanks of motorists in six western states, fuels to power aircraft, ships and railroads, lubrication oils and greases to keep power equipment running smoothly, and asphalt, which is used in paving, roofing materials, battery boxes and many other products.

GIANT UNIT

Heart of the 548-acre plant is a giant, catalytic cracking plant, towering 15 stories high. This unit, which cost $17,300,000 to construct, is one of the largest of its kind in the world. It will produce 874,650 gallons per day of high grade gasoline and gasoline components. Heat utilized in the unit would be sufficient to warm a city of 11,620 five-room houses. Maintenance and operating crews use a passenger elevator to perform their duties quickly. Telephones connect various levels with the Richfield refinery switchboard.

Emphasis has been placed primarily on quality of product rather than on increased capacity in expanding the refinery, Richfield officials point out. The plant's capacity for processing crude oil has been increased only 7 per cent in volume, but the yield of gasoline from each barrel of crude oil has been increased by about 20 per cent. This means that the same amount of gasoline is obtained from 17 barrels of crude oil as was previously obtained from 20 barrels.

With the increasing population of the west and its steadily mounting demand for gasoline, this advanced method of processing is an important contribution to the conservation of California's crude oil supply.

Along with the increase in gasoline production, the air pollution problem in the Los Angeles area was a major consideration in the designing of their new refinery equipment, Richfield officials said. Elaborate control devices have been installed through out the plant to prevent the escape of hydrocarbon vapors, sulphur, smoke or dust into the air.

An automatic alarm system assures that this control equipment is working properly at all times. As a result, the plant does not contribute to the smog problem in any material way, company officials said.

In sheer size, the refinery operation is comparable in many ways with a large city. Enough steam is generated, for example, that it could be converted to electrical power sufficient for a city of $75,000.

Pipe and tubing used to carry crude oil and products, water, gas and steam would stretch out half way across the United States. Refrigeration equipment would serve a city of more than 200,000 population.

It could produce enough ice in one day to cool two and a half cold drinks for every person in California.

ONE OF LARGEST IN WORLD

Richfield refinery's towering, new fluid catalytic cracking unit, left, is one of the largest of its kind in the world. At the right is a giant electrostatic precipitator which prevents the escape of catalyst dust to the air.

NEW OFFICE IN LONG BEACH

Richfield's Long Beach office, completed last spring at 5900 Cherry Ave., serves primarily as Southern Division operating headquarters for the company's Exploitation Department. Supervisory personnel for Richfield's Los Angeles Basin, Harbor and Coast oil production districts work from this office. Other buildings on the 120-acre site are a laboratory, machine shop, garage, storehouse and change room. Stocks of oil field supplies and equipment are also maintained here. The office also serves as headquarters for the company's exploration activities in the Los Angeles Basin and offshore areas and for Pipe Line Department personnel in charge of Southern Division crude oil and product lines. The office building covers 27,408 square feet; service buildings, 43,997 square feet. Storage tanks seen at the top of the photo are used for the storage of crude oil until it is moved to the Richfield refinery for processing.—(Pacific Air Industries photo.)

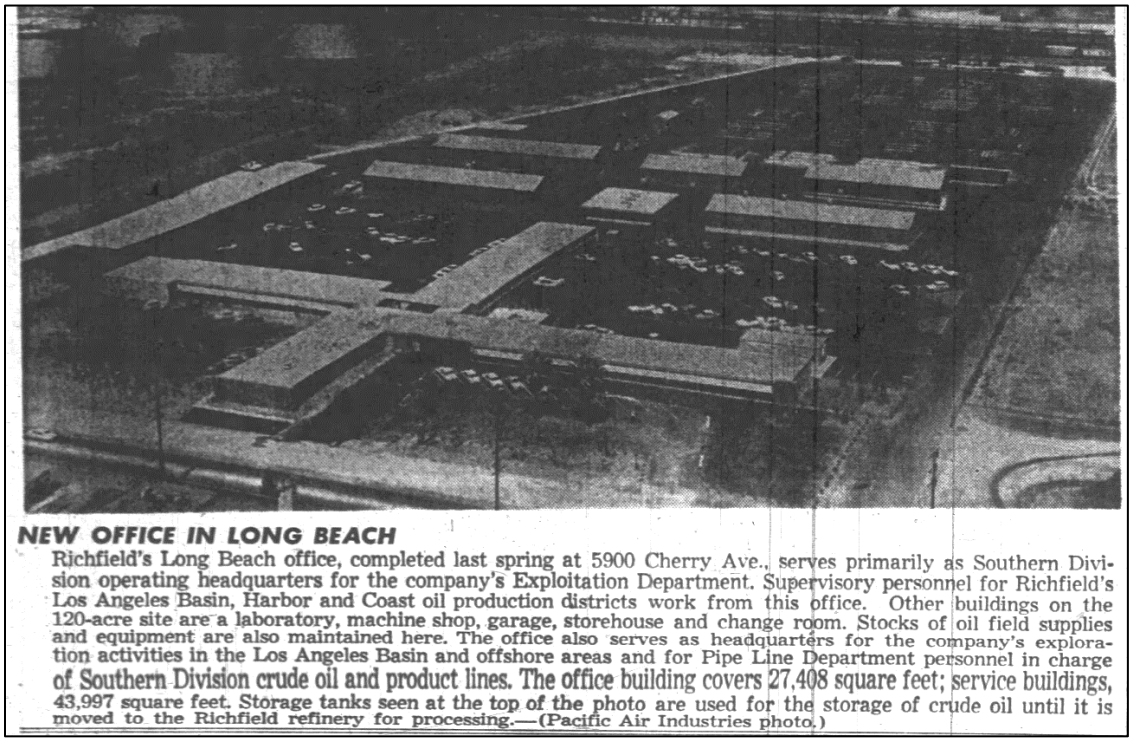
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— Serving —
Oil and Aviation Industry
— World-Wide —

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HARBOR RUBBER & PLASTICS, Inc.
2375 LEWIS AVENUE LONG BEACH, CALIF.
TELEPHONE 40-3410
JULIET F. JOHNSON, President DAVID E. BELL, Chemist

Newspaper article describing the Long Beach Richfield office, ca. 1955.
Source: Long Beach Press Telegram, January 9, 1955.



NEW OFFICE IN LONG BEACH

Richfield's Long Beach office, completed last spring at 5900 Cherry Ave., serves primarily as Southern Division operating headquarters for the company's Exploitation Department. Supervisory personnel for Richfield's Los Angeles Basin, Harbor and Coast oil production districts work from this office. Other buildings on the 120-acre site are a laboratory, machine shop, garage, storehouse and change room. Stocks of oil field supplies and equipment are also maintained here. The office also serves as headquarters for the company's exploration activities in the Los Angeles Basin and offshore areas and for Pipe Line Department personnel in charge of Southern Division crude oil and product lines. The office building covers 27,408 square feet; service buildings, 43,997 square feet. Storage tanks seen at the top of the photo are used for the storage of crude oil until it is moved to the Richfield refinery for processing.—(Pacific Air Industries photo.)

Detail view of the newspaper article describing the Long Beach Richfield office, ca. 1955.
Source: Long Beach Press Telegram, January 9, 1955.



1956 Historic Aerial
Source: UC Santa Barbara Frame Finder



1962 Historic Aerial
Source: UC Santa Barbara Frame Finder.



Aerial image of the Richfield Oil campus from 1969. The subject property is seen at the top right of the frame.
Source: California State University Dominguez Hills Archives Digital Collection



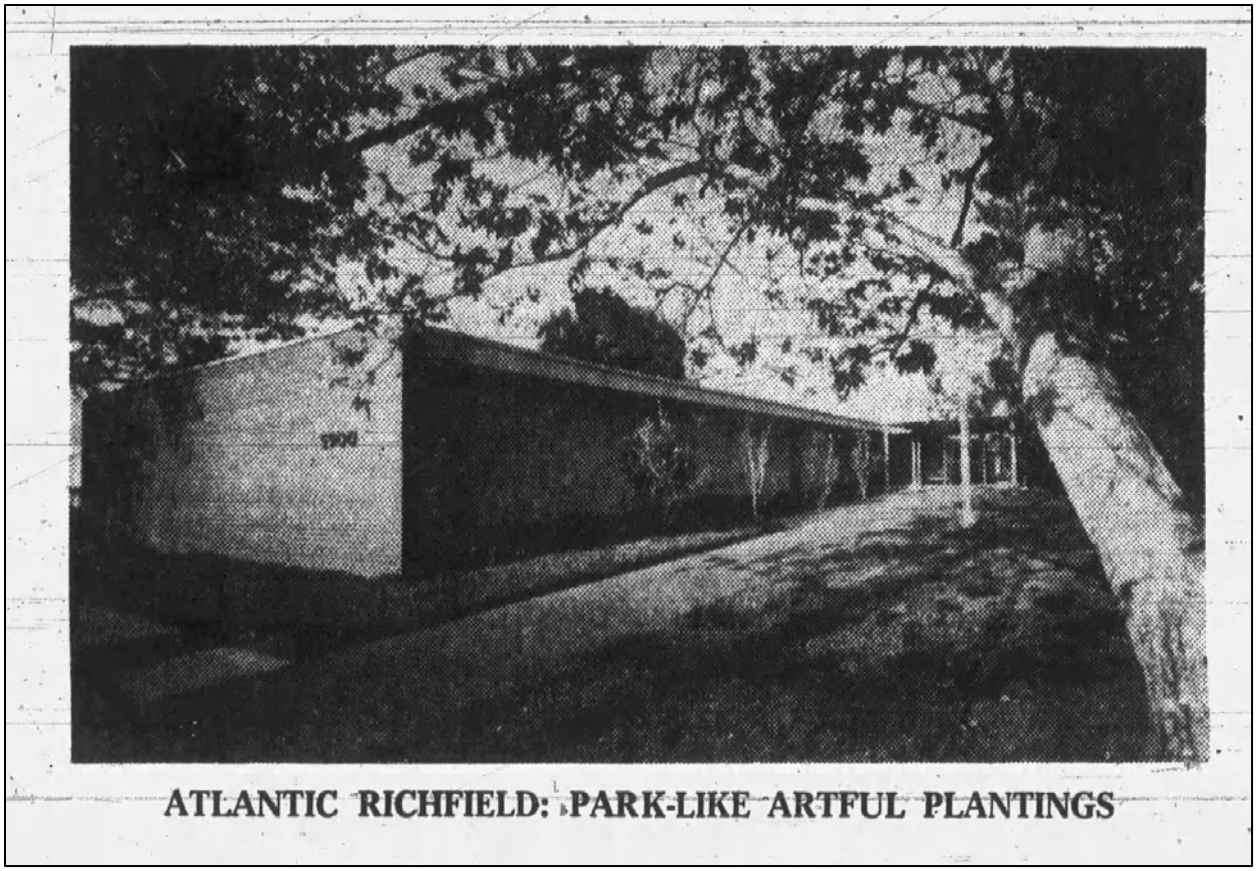
Aerial image of the Richfield Oil campus from 1969, cropped to show the subject property.
Source: California State University Dominguez Hills Archives Digital Collection



Aerial image of the Richfield Oil campus from 1969. The subject property is seen at the top center of the frame.
Source: California State University Dominguez Hills Archives Digital Collection

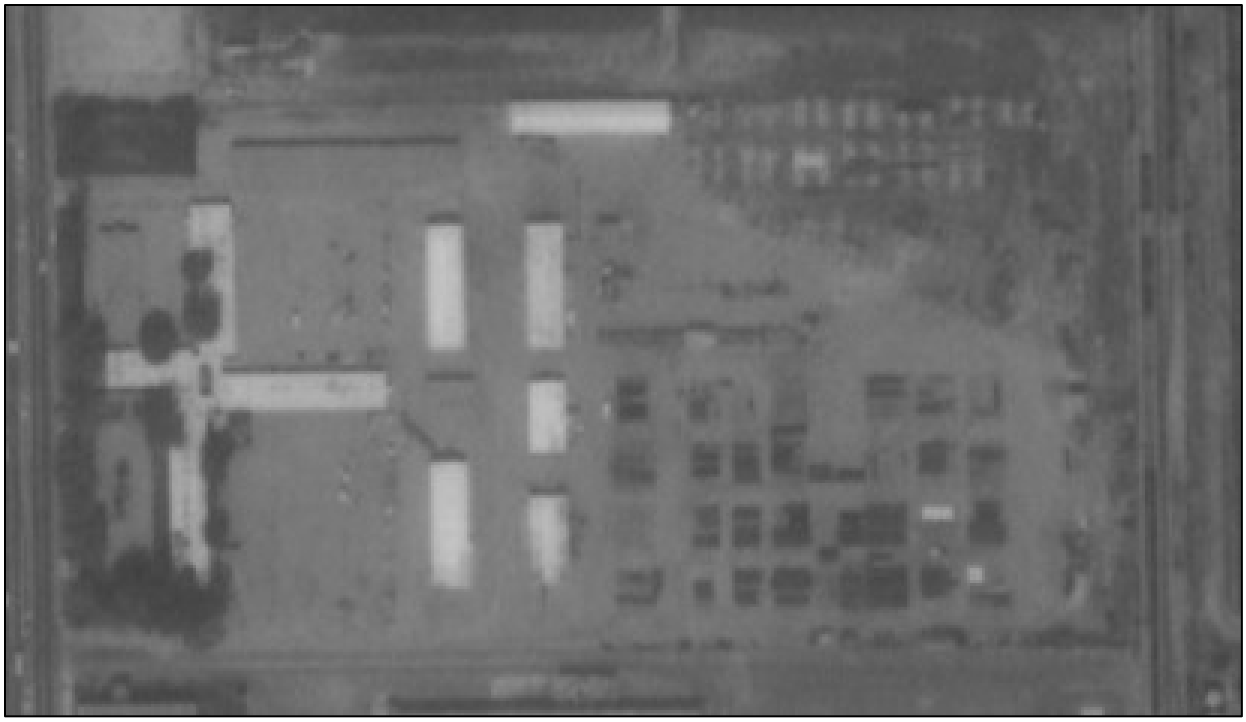


Aerial image of the Richfield Oil campus from 1969, cropped to show the subject property.
Source: California State University Dominguez Hills Archives Digital Collection



ATLANTIC RICHFIELD: PARK-LIKE ARTFUL PLANTINGS

Image of the main office building, ca. 1970. The building was selected for the Long Beach Beautiful Building Award in 1970, for its landscaping.
Source: Independent Press-Telegram, May 17, 1970.



1976 Historic Aerial
Source: UC Santa Barbara Frame Finder



1994 Historic Aerial
Source: Google Earth



2002 Historic Aerial
Source: Google Earth



2007 Historic Aerial
Source: Google Earth



2018 Aerial
Source: Google Earth

Current Views Main Office Building



Photo 1. View east of the entrance at the west elevation.



Photo 2. View northeast of the west and south elevation.



Photo 3. View northeast of the main entrance.



Photo 4. View east of the entrance at the west elevation.



Photo 5. View southeast if the south wing.



Photo 6. View northeast of east wing.



Photo 7. View northeast of the south wing.



Photo 8. View east of the south wing.



Photo 9. View northwest of the west wing.



Photo 10. View north of the door at the west wing.



Photo 11. View northeast of the west wing.



Photo 12. View east of the door at the west wing.



Photo 13. View southeast of the west annex and west wing.



Photo 14. View northeast of the west annex.



Photo 15. View southwest of the west annex.



Photo 16. View west of side entrance at west annex.



Photo 17. View northwest of west annex.


Photo 18. View southeast of corner of north and west wings.



Photo 19. View south of the intersection of the north, west, and west annex wings.



Photo 20. View east of the north wing.



Photo 21. View southeast of the north and west wing.



Photo 22. View east of the north wing.



Photo 23. View south of the north wing.



Photo 24. View west of the north wing.



Photo 25. View northwest of the north wing.



Photo 26. View south of the east and north wings.



Photo 27. View northwest of the north wing.



Photo 28. View west of the east and north wings.



Photo 29. View west of the east wing.



Photo 30. View west of the south and east wings.



Photo 31. View north of the east wing.



Photo 32. View northeast of the east wing.



Photo 33. View northwest of the east wing, within the courtyard space.



Photo 34. View northwest of the south and east wings within the courtyard.



Photo 35. View north of the rear courtyard and the east and south wings.



Photo 36. View northwest of the south wing.



Photo 37. View southwest of the south wing.


Photo 38. View north of the south wing.

Current Views Laboratory Building



Photo 39. View northeast of the laboratory building.



Photo 40. View north of the laboratory building.



Photo 41. View south of laboratory building.

Current Views Garage



Photo 42. View northeast of the west elevation.



Photo 43. View northeast of the south elevation.



Photo 44. View northwest of the east elevation.



Photo 45. View south of the north elevation.

Change/Computer Building/Assembly Center



Photo 46. View southeast of the west elevation.


Photo 47. View southwest of the north elevation.



Photo 48. View southwest of the east elevation.



Photo 49. View northeast of the south elevation.

Storehouse/Shipping and Receiving



Photo 50. View east of the west elevation.



Photo 51. View north of the south elevation.



Photo 52. View northwest of the east elevation.



Photo 53. View southwest of the north elevation.

Current Views Pump Shop/Fitness Center



Photo 54. View southeast of the west elevation.


Photo 55. View south of the north elevation.



Photo 56. View northwest of the east elevation.



Photo 57. View north of the south elevation.

Current Views Electrical Shop



Photo 58. View southeast of the west elevation.



Photo 59. View south of the north elevation.



Photo 60. View northwest of the east elevation.



Photo 61. View north of the south elevation.

Current Views Store Rack



Photo 62. View northwest of the east elevation.



Photo 63. View southwest of north elevation.



Photo 64. View north of the south elevation.



Photo 65. View southeast of the west elevation.

Current Views Wash Rack



Photo 66. View east of the wash rack.



Photo 67. View north of the wash rack.

Current Views Prefabricated Building



Photo 68. View northeast of the south elevation.



Photo 69. View south of the north elevation.

APPENDIX B
DPR FORM

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

PRIMARY RECORD

Primary #
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ **Reviewer** _____ **Date** _____
Resource Name or #: Richfield Oil Company – Long Beach Office
Page 1 of 41

P1. Other Identifier: 5900 Cherry Avenue
***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** Long Beach **Date** 2021 **T** 3S ; **R** 12W ; _ ☐ **of** _ ☐ **of Sec** Unsectioned; S.B. **B.M.**
- c. Address 5900 Cherry Avenue City Long Beach Zip 90805
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420861.79 mE/ 3729744.97 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited east of Cherry Avenue on Block 27, Lots 13 and 14 of the Cooperative Colony Tract. Identified as Los Angeles County Assessor's Parcel Numbers 7119-018-033, the property is located towards the northeast end of the City of Long Beach, California.

***P3a. Description:** The evaluated property is located on a parcel identified as 7119-018-033 and consists of a main office building, constructed in the International style, and eight ancillary structures. The buildings are sited on an rectangular parcel, approximately 14.16 acres, located on the east side of Cherry Avenue. The surrounding area is composed of commercial and industrial-use properties. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) (HP6) Commercial Bldg.
***P4. Resources Present:** ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: View of 5900 Cherry Ave. west elevation.
***P6. Date Constructed/Age and Source:**
☒-Historic: 1953 Building Permits
***P7. Owner and Address:**
5900 Cherry Ave., CA. 90805
***P8. Recorded by:**
Alexandrea Baker, MCP.
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** December 2023

***P10. Survey Type:** Historical Resource Assessment

***P11. Report Citation**: (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Analysis Report 5900 Cherry Avenue, Long Beach, CA, 90805*, December 2023.

***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):

B1. Historic Name: Richfield Oil Company – Long Beach Office
B2. Common Name: 5900 Cherry Avenue
B3. Original Use: Commercial-Use B4. Present Use: Commercial-Use
***B5. Architectural Style:** International Style (office building)/Tilt-up Construction (ancillary buildings)
***B6. Construction History:** Construction history is based on property building permits and historic and current aerial photography. The original permit for the construction of subject property was obtained by Richfield Oil Corporation in 1953, and called for the construction of a single-story, 65,382 square foot metal frame office building with plaster exterior walls and a composition roof. The permit (No. 0-208) lists P.J. Walker III as the contractor and Kenneth S. Wing as the architect. The proposed building was rendered as a modern office complex with an International aesthetic featuring a central courtyard for light, ventilation, and interior views to and from the four corridors / wings that radiated out from the courtyard. The office building was intended for a clean and modern landscape plan with a tree in the central courtyard, manicured lawns that wrapped around the public-facing elevations offering a professional frontage for Richfield. Subsequent to the office / lab building, the company obtained a separate permit for the construction of the six ancillary buildings on the Cherry Avenue property (Permit No. 0-2847) to be sited behind the office building. Over the years, several permits were submitted for electrical, plumbing, and sewer. This included several substantial alterations to the office building. **See Continuation Sheet for a complete list of property building permits.**

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** No related features.
B9a. Architect: Kenneth Wing b. Builder: P.J. Walker III.
***B10. Significance: Theme** N/A **Area** N/A **Period of Significance** N/A **Property Type** Commercial/Industrial **Applicable Criteria** Local Register / CRHR Ineligible

The study area and subject property, 5900 Cherry Avenue is located on Block 27, Lots 13 and 14 of the Cooperative Colony Tract in the City of Long Beach. Constructed in 1953, the 5900 Cherry Avenue property does not qualify for designation under the Local Register or the CRHR. The property is not associated with events that have made significant contributions to the broad patterns of the City or State's history under CRHR Criterion 1/Local Register Criterion A. The property is not associated with the lives of persons significant to City or State history, and is not eligible under CRHR Criterion 2/Local Register Criterion B. Due to substantial alterations, the property is not a masterful example of the architect Kenneth Wing's work, and is not eligible under CRHR Criterion 3/Local Register Criterion C. Lastly, further research and analysis of the subject property is unlikely to yield information important to an archaeological site under CRHR 4 / Local Register Criterion D. **See Continuation Sheet for additional information.**

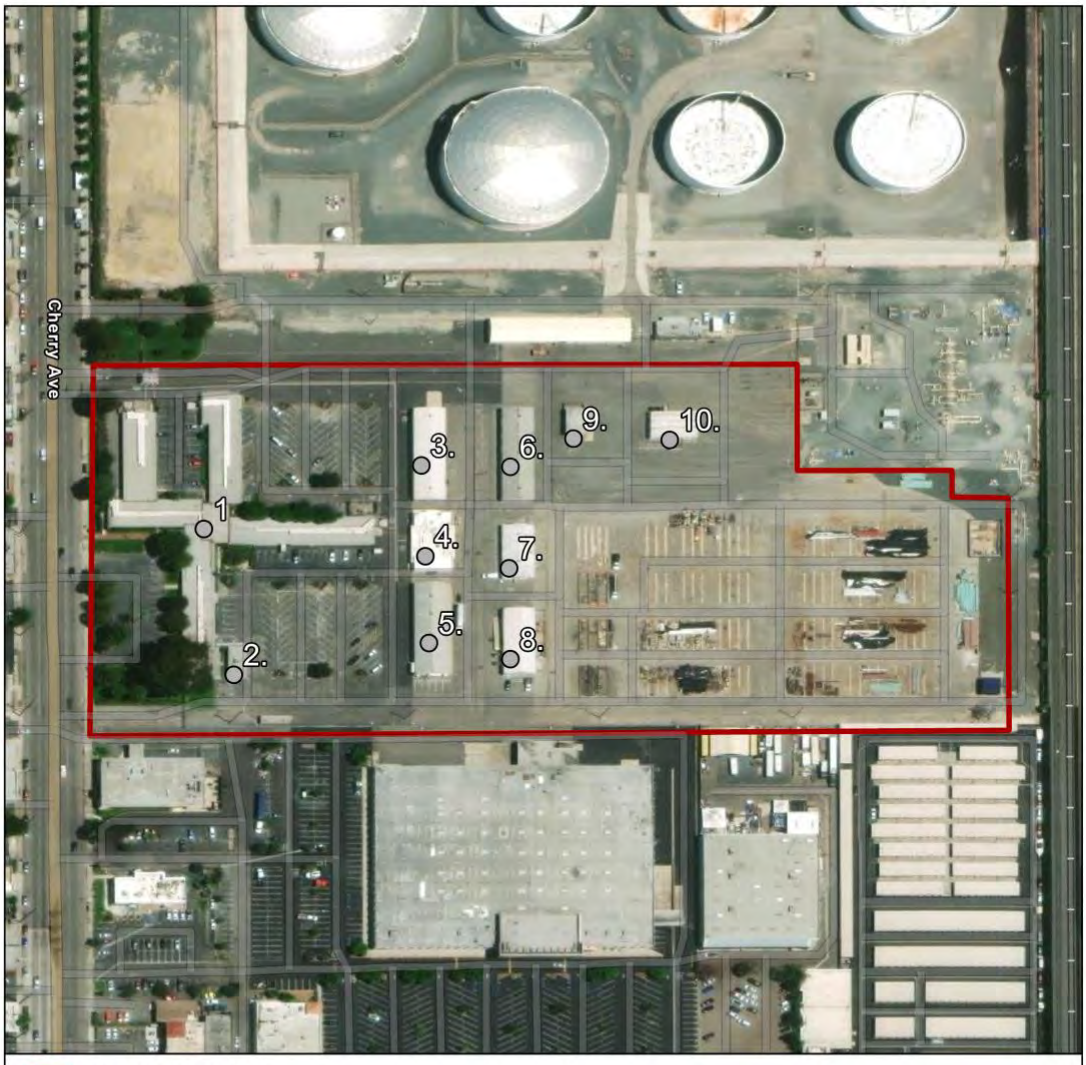


B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for References
B13. Remarks: None
***B14. Evaluator:** Alexandrea Baker, MCP
Urbana Preservation & Planning, LLC
***Date of Evaluation:** December 2023

(This space reserved for official comments)


E 64TH ST
E POINSETTIA ST
E 63RD ST
E POPPY ST
E CURRY ST
E 61ST ST
E 60TH ST
E 59TH ST
E SOUTH ST
E 55TH ST
MARKET ST
E JACKSON ST
E HARDWICK ST
E VIA WANDA
E VIA CARMELITOS
E SILVA ST
E DEL AMO BLVD
E LURAY ST
E TERRACE DR
E 45TH WAY
45TH ST
E CLAIBORNE DR
E SAN ANTONIO DR
N BANNER DR
E GOLDFIELD AVE
CERRITOS DR
ATLANTIC AVE
MYRTL
CALIFORNIA AVE
CERRITO
OLIVE AVE
GUNDRY AVE
FALCON AVE
N JOHN AVE
N GAVIOTA AVE
N ROSE AVE
GARDENIA AVE
LIME AVE
LEMON AVE
ORANGE AVE
WALNUT AVE
BRAYTON AVE
MAURY AVE
BOYAR AVE
GUNDRY AVE
N PARAMOUNT BLVD
N ORIZABA
CEDAR ST
E HARDING ST
T3S-R12W
N OBISPO AVE
DOWNEY AVE
MICHELSON ST
CANDLEWO
BARLIN AVE
HARDWICK ST
YEARLING ST
SILVA ST
DEL AMO BLVD
ELDERHALL AVE
MEADOW WOOD AVE
DEEBOYAR AVE
LEVELSIDE AVE
DEERFORD ST
SANDWOOD ST
ARBOR RD
CENTRALIA ST
FAIRMAN ST
OBISPO AVE
FAIRWAY DR
PARKVIEW DR
WARWOOD RD
North Long Beach
Douglas Junction
Bixby Knolls
Forest Lawn Memorial Park
All Souls Cem
LAKI
URBANA PRESERVATION & PLANNING LLC
0
.25
.5
1 Mile

Site Plan



Property Boundary

1. Main Office Building
2. Laboratory Building
3. Garage
4. Change/Computer Building/Assembly Center
5. Storehouse/Shipping and Receiving
6. Pump Shop/Fitness Center
7. Electrical Shop
8. Store Rack
9. Wash Rack
10. Prefabricated Building

URBANA PRESERVATION & PLANNING LLC

0 0.03 0.06 0.12 Miles

P3a. Description (Continued from page 1)

5900 Cherry Avenue Current Description

The subject property consists of approximately 14.2 acres. The project area encompasses Assessor's Parcel Number (APN) 7119-018-033. Research indicates the buildings were constructed in 1953 by contractor P.J. Walker III and architect Kenneth S. Wing. The property includes an historic-era office building that housed Richfield Oil Corporation personnel, seven historic-era auxiliary buildings (Lab, Garage, Pump Shop/Fitness Center, Change Building Computer Building/Assembly Center, Storehouse/Shipping and Receiving, Electrical Shop, and Store Rack), historic-era one wash rack, and one contemporary period prefabricated structure. The office building, seven auxiliary buildings, and wash rack were built in 1953. The names of the auxiliary buildings are based on historic permit maps and current signage. The main office building was constructed in the International architectural style. The other buildings are minor ancillary structures with a simple tilt-up style. The main office building has undergone alterations throughout the years. There is one contemporary building on the property: a prefabricated structure installed in 1997.

Historic-Era Buildings and Structures

Office Building

The office building is the main building on the property. The building is located along Cherry Avenue, at the west side of the property. The building has five wings: the south wing, the east wing, the north wing, the west wing, and the west win annex / addition. The building has a one-story form with a flat roof with red brick, stucco and concrete walls, with large, fixed windows at most of the elevations. There is a parking lot at the front of the building, along Cherry Avenue, and access drives on either side of the building.

The main entrance to the building is at the west elevation, facing Cherry Avenue. There is a red brick walkway leading from the Cherry Avenue public sidewalk and the parking lot to the main entrance. The entrance is covered with a long, flat roof overhang that is supported by four simple, square posts. The entrance is a commercial grade double door, surrounded by fixed steel frame windows above and on each side. The overhang roof has a wide fascia, with the address number affixed to the front.

At the front, west elevation of the south wing, the exterior is clad in red brick, adjacent to the front entrance. The business signage for Plains All American Pipeline, L.P. is affixed there. The rest of the facade features a series of three-part, steel frame, fixed windows (approximately 40), with one single door with transom window. There is a wide overhang above these windows, with concrete siding beneath. The windows at this elevation have been boarded shut from the inside of the building. At the south elevation of the south wing there is one side entrance door. There are large mechanical boxes at this elevation. A narrow cement walkway leads from the adjacent parking lot to the side entrance. At the east elevation of the south wing, there is a wide overhang, creating a covered walkway. There are approximately 27 of the three-part steel frame fixed windows, intersected by a single door with transom window above. At the center of this elevation there are

two double doors, electrical wiring, and four transom windows. At the other end of the elevation, there are seventeen three-part fixed windows.

There is a small rear building attached to the south wing. This building has a square plan with three single doors, one at the south, one at the west, and one at the north elevation. There is a simple covered walkway, supported by narrow, metal posts that connect this building to the south wing of the Main Office building.

The south wing intersects with the east wing. This portion of the building opens onto a small concrete patio, surrounded by a wood fence. The furthest left side of the south elevation of the east wing is covered with a vinyl awning. This portion of the building features a single door with transom window above small portion of the east wing is covered with a vinyl awning. The door is surrounded by four three-part, floor to ceiling windows. A brick partition extends from the east wing, separating this first portion of the elevation from the middle. The middle portion of the south elevation of the east elevation features a wide overhang, seven three-part fixed windows, and a single door with transom window above. The right portion of the south elevation of the east wing features similar three-part fixed windows along the length. At this portion of the building, the windows are covered with permanent sunshades set back from the facade and attached to the roof overhang. There is an opening at the center of this portion with a single door at the center, with a transom window above, and a covered overhang extending from the building to the parking lot. At the east elevation of the east wing there is a single door with sidelight window, covered with an overhang extending from the building. There is a ladder for access to the roof. At this elevation there is a chain-link fence surrounding mechanical equipment and vents from the roof. At the north elevation of the east wing, there are approximately forty three-part fixed windows, with a wide roof overhang above. There is one single door with a transom window above.

The north wing intersects the east wing at the east elevation. At the left side of the east elevation of the north wing there is a single door surrounded by fixed, floor to ceiling windows and transom window. This portion of the façade is covered with a vinyl awning. This rear entrance is recessed from the rest of the north wing. There are approximately 30 three-part windows and two single doors with transom windows above at the east elevation of the north wing. The two doors have concrete handicap ramps leading to them. This portion of the façade is covered with a wide roof overhang. At the right end of the east elevation, there is a simple storage shed with three sets of double doors. At the north elevation of the north wing, there is one single door with concrete steps and a ramp leading up to it. At the east elevation of the north wing, the windows are covered with fixed sunshades, set forward from the façade, beneath the roof overhang.

There is a single door surrounded by floor to ceiling windows and a transom window above at the point where the north wing and the west wing meet. This portion of the building is recessed with a vinyl awning above. The north elevation of the west wing features approximately fifteen three-part fixed windows, beneath a wide roof overhang. The west wing extends to the front of the building. At the north elevation of the west wing, there are five three-part fixed windows, some obscured by large vents leading to the roof. At the west elevation, the façade is clad in red brick with one single door at the center. At the south elevation, there are approximately twenty three-part fixed windows, with a wide roof overhang, and one single door with a transom window above.

The west wing annex intersects the west wing. At the east elevation of the west wing annex there are two single doors; one has a transom window above and concrete steps and handicap ramp leading to it. The east elevation has three-part fixed windows spanning the length of it. Covering most of the windows are fixed sunshades beneath the roof overhang. At the north elevation of the west wing annex, there is a double door with a small raised concrete entrance and handicap ramp. A chain-link fence at this elevation surrounds the metal ventilation system that leads up to the roof. The west elevation of the west wing annex has fixed sunshades along the length.

Laboratory Building
The laboratory building is a small, rectangular structure located immediately east of the main office building. It is connected to the office by a narrow, covered walkway. The building has a flat roof, three doors, and no windows.

Garage
The garage is one of the auxiliary buildings on the property, located behind the office building. It is the northwest of the auxiliary buildings. The building has a rectangular plan with a moderate side gable roof. clad in corrugated metal sheeting. At the west elevation, there are opaque steel warehouse windows spanning the full length of the building. It appears that only the bottom row of windows is operable with an awning window form.

Pump Shop/Fitness Center
The pump shop/fitness center is the northeastern of the ancillary buildings. The building has a one-story rectangular form and a side gable roof. The exterior is constructed of corrugated metal with steel sash warehouse windows. The west elevation includes two irregularly placed single-entry doors with an oversized bay door at the north elevation.

Change Building/Computer Building/Assembly Center
The Assembly Center is the center west of the ancillary buildings. It is stucco clad with flat roofs; massing includes a central volume flanked by a wing on each side. The northern end of the building was added in 1985. The front elevation features a concrete ramp leading to the two entrances that demarcate the interior space. This building is substantially altered.

Storehouse/Shipping and Receiving
The Shipping and Receiving building is single story with rectangular plan and a side gable roof. Exterior walls are corrugated metal. Windows are steel sash. The building features large delivery doors and a full-length loading dock along the east elevation.

Electrical Shop
The Electrical Shop is single-story in a rectangular plan with a side gable roof. Exterior walls are corrugated metal. Windows are steel sash. The west elevation features two wood-and-glass single-entry doors and an oversized roll-up bay door at the center.

Store Rack

This building is single-story with a rectangular plan and a side gable roof. Exterior siding is corrugated metal. A chain-link fence encloses the rear (north) elevation and oversized bay door is sited the front elevation.

Wash Rack
The wash rack is an open frame structure with a concrete pad set and a flat roof supported by slender steel posts. The structure is divided into two bays with walls of concrete and corrugated metal. A large cylindrical storage tank is sited immediately adjacent to the structure.

Contemporary-Period Buildings and Structures

Prefabricated Structure
Installed in 1997, this prefabricated structure is single-story with a rectangular plan and a flat roof. It has a large handicap ramp on and entry stairs on either side. Walls are T1-11 siding and windows are aluminum sliders.

B6. Construction History (Continued from page 2)

The Richfield Oil Company was established in the 1910s through a series of oil company mergers. The company realized success in the 1920s after World War I and due to the increased demand for automobiles. The company began to expand, opening new refineries, including one in unincorporated Los Angeles, in an area that would become Long Beach. Richfield acquired the West Hynes property, which included the subject property, in 1928 and installed a tank farm on the northern portion in 1929. The subject property at 5900 Cherry Avenue remained vacant until 1953 when Richfield constructed the existing office building and ancillary structures.

In the post-WWII period, the oil industry was booming, and Richfield opened several local offices in Southern California, including 5900 Cherry Avenue in 1953. The property was conveniently located west of Richfield's Long Beach refinery and included the Richfield Oil Office Building, constructed in the International style, and nine ancillary structures: the Laboratory building, Garage, Pump Shop/Fitness Center, Change Building/Computer Building/Assembly Center, Storehouse/Shipping and Receiving, Electrical Shop, Store Rack, Wash Rack, and Carport. These buildings were completed in 1953. There have been some alterations to the property over time, including an addition appended to the west wing of the office building and enclosure of the building's original central courtyard and breezeways, a major character-defining feature that anchored the International style building. The Computer Building was also altered with a substantial addition and the carport was demolished. Contemporary structures include a guard shack and a prefabricated structure.

The site was used for gasoline storage and distribution by Richfield between ca. 1954 and 1977. In 1978 the property was acquired by Four Corners Pipeline Company, who operated there until 1987. During this time, the property was used to store heavy hydrocarbon-based products and to ship crude oil, fuel oil, diesel, gas oil, and jet fuel. The property was acquired by Arco Terminal Services in 1987, who operated there until 1998. In 1998, Arco contributed the West Hynes Terminal to the

Pacific Pipeline System LLC. At this time, Pacific Pipeline, a subsidiary of Plains All American, acquired the subject property. In 2001, Arco sold off its interest in the Pacific Pipeline System, LLC, resulting in the Pacific Pipeline System Holding Company having 100% interest in the property. Pacific Pipeline was the most recent occupant of the property, owning it up to 2022; Plains All American Pipeline continue to operate the property north of the project site. The subject property is currently unoccupied and in a general state of disrepair with remnant office materials left behind when the last occupant moved out of the property.

The original permit for the construction of subject property was obtained by Richfield Oil Corporation in 1953, and called for the construction of a single-story, 65,382 square foot metal frame office building with plaster exterior walls and a composition roof. The permit (No. 0-208) lists P.J. Walker III as the contractor and Kenneth S. Wing as the architect. The proposed building was rendered as a modern office complex with an International aesthetic featuring a central courtyard for light, ventilation, and interior views to and from the four corridors / wings that radiated out from the courtyard. The office building was intended for a clean and modern landscape plan with a tree in the central courtyard, manicured lawns that wrapped around the public-facing elevations offering a professional frontage for Richfield. Subsequent to the office / lab building, the company obtained a separate permit for the construction of the six ancillary buildings on the Cherry Avenue property (Permit No. 0-2847) to be sited behind the office building. Walker and Wing served the contractor and architect for the rear buildings although they were more utilitarian in nature with less emphasis on design. By 1954, a covered carport was constructed along the north property line, between the office building and the Garage Building. By 1956, the office building was altered to include an addition – the West Wing Annex – sited parallel to Cherry Avenue. Permits for this construction were not available, though historic aerials show the construction occurred between 1954 and 1956.



Original 1953 drawing of the subject property by architect Kenneth Wing.



Historic aerial from 1954, a year after construction. The photo shows four wings at the main office building.



Historic aerial from 1956 showing the West Wing addition constructed parallel to Cherry Avenue at the west end of the property.

In 1956, Richfield obtained a permit for the installation of a microwave antenna tower, with the engineer and architect listed as G.P. Brockman (Plan Check No. C-1727). In 1957, Richfield obtained a permit for new building construction. The building was listed as being used for the storage of incorruptible cores (Permit No. 06671). The contractor was listed as Bulter Manufacturing Company and the engineer as F.E. MacDonald.

In 1960, Richfield obtained a permit to remove an interior wall and cut a doorway into the wall (Permit No. 8974). The work was completed by the owner; no architect was listed. This work may be related to the addition of windows and a door to the West Wing. Historic photos show the doorway at the south elevation of the West Wing was added post-1954/55. Historic aerials from 1962 show a walkway leading to where the current doorway is located. This correlates with the permit date. Historic photos show four windows adjacent to the building entrance, and a full-length louvered vent at the center of the elevation. Current photos show windows spanning the length of the south side of the West Wing, adjacent to the main entrance of the office building, and a doorway in place of the vent.



Historic aerial images from 1962 show a walkway in the same location as the current south elevation doorway.



Historic photo of the West Wing south elevation showing the original brick facade fronting Cherry Avenue (at left) and stucco wall (at at right) with brick walkway and manicured lawn. The photo is dated to approximately 1954-1955.

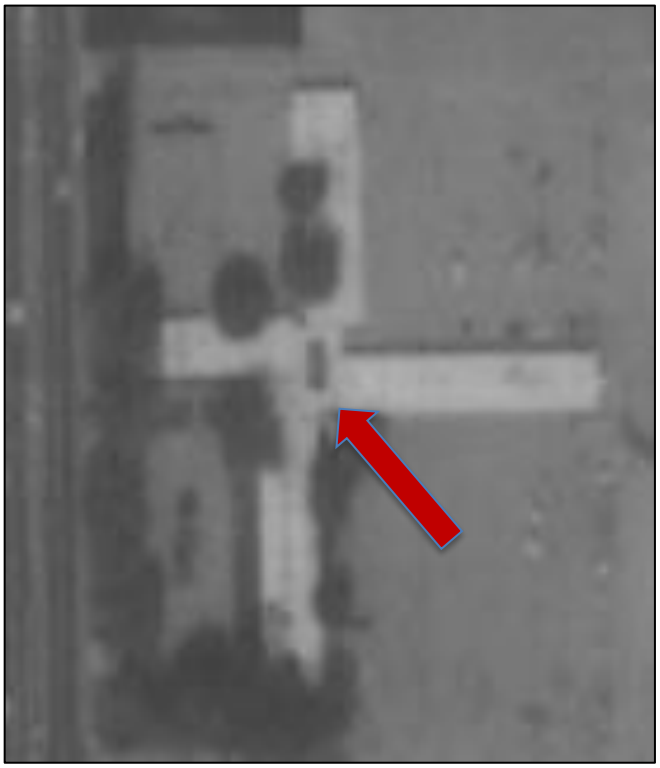


Current view of the West Wing south elevation with a full-length windows added installed in the original blank facade and an entry door that replaced the original louvered vent.

In 1960, Richfield obtained a permit to install an air conditioning system for the office building (Permit No. 6599). The contractor for the project was ThermalAir Inc. In 1966, Richfield obtained a permit to install a winter and summer air conditioning system (Permit No. 1299). The contractor was Ron-Aire Inc. Today, extensive HVAC equipment is installed on the roof of the office building and at the exterior within original lawn space, degrading the International aesthetic at the building. Also in 1966, Richfield obtained a permit to erect a new interior partition and new ceiling for the office in one of the warehouse buildings (Permit No. 574). The contractor of the project was Doersifield Builders.

In 1977, Richfield, then known as the Atlantic Richfield Company, obtained a permit to construct a pump station and metering facilities (Permit No. 778533). The contractor was E&L Associates. The engineer of the project was Marmac Systems Engineering.

In 1977, Four Corners Pipeline Company acquired the property. The site would continue to be used in as administrative offices and a storage site. In 1979, Four Corners Pipeline obtained a permit for the enclosure of the original courtyard and breezeway areas of the office building. This project substantially altered Kenneth Wing's original design of the building; removal of the central courtyard resulted in a loss of light, ventilation, and views within the building. The 1979 campaign additionally included installation of new windows, doors, insulation, and a new roof (Permit No. 797035). The contractor of the project was W/C Illig Construction and the architect/engineer was Abrahamian, Pagliassotti & Tanaka.



Historic aerials from 1976 show the central courtyard prior to alteration.





The historic photos above, dated from approximately 1954-1955, show the central courtyard within the office building. In 1979, the courtyard was removed, the roof was enclosed / replaced, the breezeway supports were removed, and the space was remodeled for general office use.

In 1980, Atlantic Richfield obtained a permit for the installation of a radio relay tower. The contractor was Stillman Towers. The same year, Four Corners Pipeline obtained a permit to remodel the existing toilet rooms with handicap accommodations. The work was completed by the owner with Abrahamian, Pagliassotti & Tanaka as the architect/engineer. Also in 1980, Four Corners obtained a mechanical permit for work completed by Russell Heating and A/C Co., Inc. Richfield Oil obtained a mechanical permit in 1980 for the installation of one 5-ton A/C unit, one 3-ton heat pump, one 10-ton cooling condenser, one chilled water pipe system, one bathroom exhaust fan, and seven supply inlets. The contractor was Air-Tec. Four Corners Pipeline obtained a permit in 1980 for the alteration of two existing buildings including the removal of a non-bearing partition wall, and the addition of new floors and walls. The contractor of the project was Kasima International and the architect was Richard L. Poper.

In 1981, Four Corners Pipeline obtained a permit for the construction of a guard structure, and the installation of one toilet exhaust fan and duct, and one through the wall A/C unit (Permit No. 81215). The contractor of the project was G&G Air Conditioning. The same year Four Corners Pipeline obtained a permit for the remodel of an existing building to accommodate telecommunication equipment (Permit No. 81140). The contractor of the project was McCormic Construction Company and the architect was Marmac Systems Engineering. Four Corners obtained a permit in 1981 for the installation of a statue at the front of the building (Permit No. 817875). This statue is not visible in any available historic photographs. In 1981, Four Corners Pipeline obtained a mechanical permit for the remodel and construction in the office building (Permit No. 81536). The contractor of the project was Kara R. Thomas, and the architect was Marmac Systems Engineering. The same year, Four Corners Pipeline and Edginiter Oil obtained a permit for the installation of a concrete pump foundation (Permit No. 80181). The contractor for the project was Hirst & Chile Inc. and the architect was A.F. Stribley Co. Also in 1981, Atlantic Richfield Company obtained a permit for the installation of three temporary office trailers (Permit No. 814799).

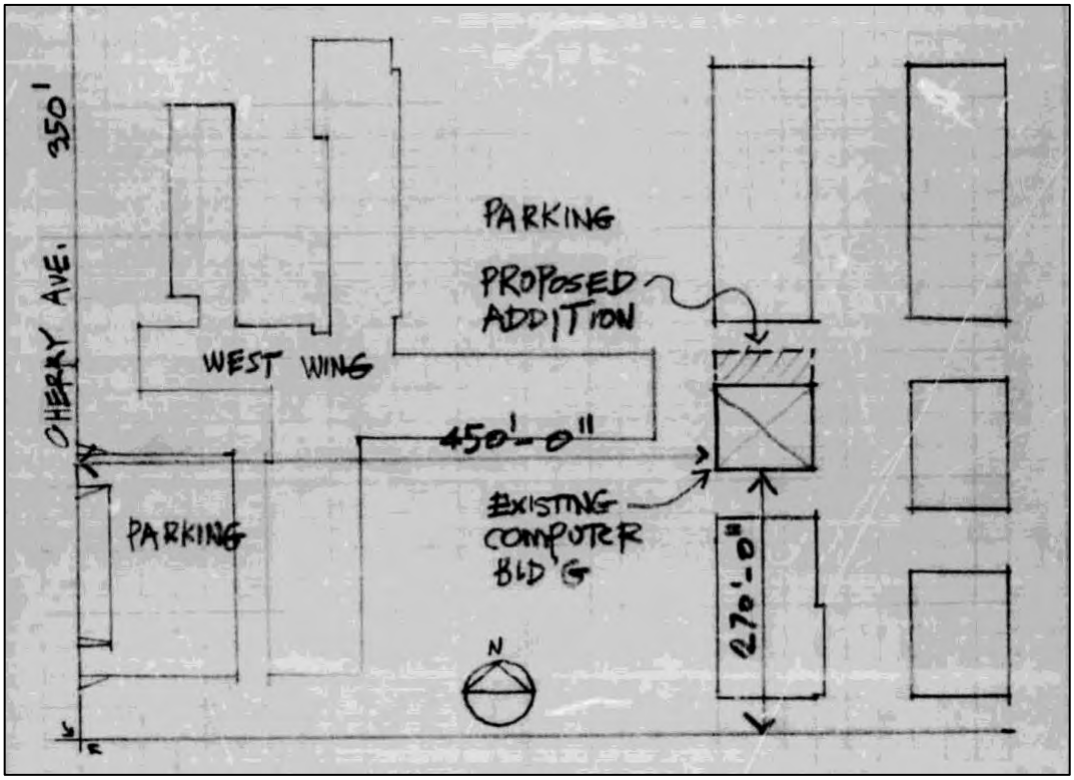
In 1982, Atlantic Richfield obtained a permit for the installation and hook up of one three-unit office module (temporary trailer) to be used to house computer operations personnel (Permit No. 829195). The trailer was leased from Design Space.

In 1983, Atlantic Richfield obtained a permit to install a three-unit office module to be used to house engineering personnel. The trailer was leased from Design Space. The same year, Four Corners obtained a permit to convert an existing storage room into a diesel generator/storage room. The contractor was Capitol Interiors and the architect was Ian Varley. Four Corners obtained a permit in 1983 for the installation of two concrete slabs and foundations for equipment. The contractor was Jarkin Construction Co. and the architect was Marmac Engineering Company.

In 1984, Four Corners Pipe Line obtained an electrical permit to install conduit and wiring for two air conditioners (Permit No. 843129). The contractor for the project was Beaudoin Electric Co. The

same year Four Corners obtained a permit to install sheet rock on the existing walls of the electrical shop and computer room buildings, and other minor modifications (Permit No. 844453). The work was completed by the owner.

In 1985, Four Corners obtained a permit to complete alterations and additions to the existing computer building and to enlarge the computer room (Permit No. 847618). The contractor of the project was Kajima Construction and the architect was Kurt Meyer Partners. The same year, Four Corners obtained a permit for the installation of a concrete foundation for a booster pump (Permit No. 84116). The owner was the contractor for the project.



Site map related to the addition to the existing Computer Building in 1985.

In 1987, the property was acquired by Arco Terminal Services. They would own the property until 1998. In 1990, Four Corners obtained a permit for general tenant improvements to the office (Permit No. 83937). The contractor for the project was R.P. Construction.

In 1992, Four Corners obtained a permit to remove interior partition walls and a sink and water closet (Permit No. 1318699). The contractor of the project was RP Construction. The same year, Four Corners obtained a permit to add a one story 965-square foot computer room to an existing building (Permit No. 114041). The contractor for the project was UFL Electric Inc. Four Corners obtained a permit in 1992 for the addition of a 200 square foot storage shed (Permit No. 138699). The contractor was Irwin, WW, Inc.

In 1993, Four Corners obtained a permit to construct a new gaugers lab and an 1008-square feet of shell space for a future office and bathroom (Permit No. 146880). The contractor for the project was Temcor. The same yea, Four Corners obtained a permit for the construction of non-bearing walls to form Suite 1300 (Permit No. 181461). The construction of the project was Acoustics Standards Inc.

In 1994, Four Corners obtained a permit for the completion of Phase II of the construction of the gaugers lab (Permit No. 177392). The contractor for the project was Louco Construction Inc. Between 1994 and 2002, the carport at the north edge of the property had been demolished. This change is seen in historic aerials.

In 1996, Four Corners obtained a permit to install prefabricated office with deck and handicap ramp (Permit No. 219866) The contractor for the project was Lovco Construction Inc. The same year, Four Corners obtained a permit to install a foundation and handicap ramps for the prefabricated office (Permit No. 223599). The contractor was Lovco Construction Inc. Also in 1996, Four Corners obtained a permit for tenant improvements that included work to the roof and suspended ceiling (Permit No. 222227). The contractor for the project was Robert W. Stanhope. In 1998, Pacific Pipeline, a subsidiary of Plains All American acquired the property.

Further alterations include changes to the front entrance and the front elevation along Cherry Avenue. The original front entry facade, visible in historic photos from 1954-1955, show a single vertical wood paneled front door and wood panel surround. The current entrance includes a contemporary double door storefront window system shaded by a freestanding canopy. Historic aerials show that the construction of the covered entry occurred between 1962 and 1991. An exterior door was cut into the original brick facade at the West Wing fronting Cherry Avenue. Historic photographs from 1954-1955 show the original brick facade with modern font signage. Today the facade features the new exterior door / opening and the remnants of a concrete step. It appears a ramp installed at the entrance has since been removed. Original signage is also removed.



Historic photos, from approximately 1954-1955, show the original wood paneled entrance with single door.



The original wood panel entrance was replaced with a storefront glazing system and freestanding canopy.



Historic photos, dated approximately 1954-1955, show the front (west) elevation of the West Wing.



Current photos of the front elevation of the West Wing shows the signage has been removed and a doorway installed. Remnants of a concrete step and handicap ramp are visible but are no longer extant.

Table 1. Permit History

Date	Permitted Work	Permit Issued to
4/28/1953	New metal frame Building Construction. 65,382 square feet, one story high, plaster exterior, and composition roof. Office and Laboratory (Permit No. 0-208)	Owner: Richfield Oil Corporation Contractor: P.J. Walker III Architect: Kenneth S. Wing
6/11/1953	Construction of new buildings at Lots 13 & 14 Block 27. Buildings to include Storehouse, garage, covered rack (?), utility shop, and pump shop (Plan Check No. 3398; Permit No. 0-2847)	Owner: Richfield Oil Corp Contractor: PJ Walker Architect/Engineer: Kenneth S. Wing
11/20/1956	Installation of microwave antenna tower (Plan Check No. C-1727)	Owner: Richfield Oil Corp Contractor: Owner Architect/Engineer: G.P. Brockman
2/18/1957	New Building Construction. Storage of incorruptible cores. (Permit No. 06671)	Owner: Richfield Oil Corp Contractor: Bulter Manufacturing Co Engineer: F.E. MacDonald
4/18/1960	Remove interior wall and cut doorway in wall (Permit No. 8974?)	Owner: Richfield Oil Corp Contractor: Owner
6/28/1960	Air Conditioning Permit for offices, 7 systems (Permit No. 6599)	Owner: Richfield Oil Corp Contractor: ThermalAir Inc

6/23/1966	Install winter and summer air conditioning system (Permit No. 1299)	Owner: Richfield Oil Co Contractor: Ron-Aire Inc
6/20/1966	Erect new interior partition and new ceiling for office in warehouse (Permit No. 574?)	Owner: Richfield Atlantic Co Contractor: Dnersifield Builders
7/15/1977	Construct Pump Station & Metering Facilities (Permit No. 778533?)	Owner: Atlantic Richfield Company Contractor E&L Associates Architect/Engineer: Marmac Systems Eng.
8/12/1977	New Pump Station	Owner: Atlantic Richfield Contractor: Not Listed
8/13/1979	Enclosing existing court and breezeway arcs. Adding new windows, door, insulation and new roof. (Permit No. 797035?)	Owner: Four Corners Pipe Line Contractor: W/C Illig Construction Architect/Engineer: Abrahamian, Pagliassotti & Tanaka
4/3/1980	Tower installation for radio relay tower.	Owner: Atlantic Richfield Co Contractor: Stillman Towers
5/9/1980	Remodel existing toilet rooms - handicap accommodations	Owner: Four Corners Pipeline Contractor: Owner Architect/Engineer: Abrahamian, Pagliassotti & Tanaka
5/9/1980	Remodel interior partitions and suspended ceiling for entire ground floor (Permit No. 797036)	Owner: Four Corners Pipe Line Co. Contractor: Illig Construction Co.
5/16/1980	Mechanical Permit.	Owner: Four Corners Pipeline Co Contractor: Russell Heating and A/C Co., Inc
12/19/1980	Mechanical Permit - 1 5-ton A/C unit, 1 3-ton heat pump, 1 10-ton cooling condenser, 1 chilled water pipe system, 1 bathroom exhust fan, 7 supply inlets (Permit No.	Owner: Richfield Oil Company Contractor: Air-Tec
12/22/1980	Alteration of 2 existing buildings, remove partition (non bearing), add new floor and walls	Owner: Four Corners Pipeline Contractor: Kasima International Architect: Richard L. Poper
4/23/1981	New construction of guard structure. Construction of 1 toilet exhaust fan and duct, 1 through the wall A/C unit (Permit No. 81215)	Owner: Four Corners Pipeline Contractor: G&G Air Conditioning
8/25/1981	Remodel of existing Butler building to accommodate telecommunication equipment (Permit No 81140)	Owner: Four Corners Pipe Line Co. Contractor: McCormick Construction Co Architect/Engineer: Marmac Systems Engineering
9/24/1981	New structure - statue planned in front of headquarter building of of Four Corners Pipeline Company (Permit No. 817875)	Owner: Four Corners Pipeline Co Contractor: Owner

12/15/1981	Mechanical Permit - Remodel and new construction of office (Permit No. 81536)	Owner: Four Corners Pipeline Contractor: Kara R Thomas Architect/Engineer: Marmac
12/17/1981	Concrete pump foundation (Permit No 80181)	Owner: Edginiter Oil, Four Corners Pipeline Contractor: Hirst & Chile Inc Architect/Engineer: A.F. Stribley Co
12/17/1981	Installation of three temporary office trailers (Permit No 814799)	Owner: Atlantic Richfield Company Contractor: Owner
2/22/1982	install and hook up 1 three unit office module (temporary trailer) will be leased from Design Space to house computer operations personnel (Permit No 82)9195	Owner: Atlantic Richfield Company Contractor: Owner
3/1/1983	install 1 three unit office module will be leased from Design Space to house Engineering personnel. Temporary office trailer for no more than 1 year or to be renewed.	Owner: Atlantic Richfield Company Contractor: Owner
3/1/1983	Convert existing storage room into diesel generator/storage room	Owner: Four Corners Pipeline Contractor: Capitol Interiors Architect/Engineer: Ian Varley
3/1/1983	2 concrete slab and foundation for equipment	Owner: Four Corners Pipeline Co Contractor: Jarkin Construction Co Architect/Engineer: Marmac Engineering Company
3/1/1983	Extend permit #9195 for existing temporary trailer for additional year (Permit No. 834017)	Owner: Atlantic Richfield Co Contractor: Owner
3/1/1983	Extend permit #054 for temporary trailer (Permit No 834016)	Owner: Atlantic Richfield Company Contractor: Owner
8/14/1984	Electrical Permit - install conduit and wire for two air conditioners (Permit no 843129)	Owner: Four Corners Pipe Line Co Contractor: Beaudoin Electric Co
3/10/1987	Renewal of temporary trailer permit till 1/31/1989 (Plan #208-80SU)	Owner: Four Corners Line Company Contractor: Owner
8/2/1984	Install sheet rock on existing walls and other minor modifications at the electrical shop and computer room (Permit No. 844453)	Owner: Four Corners Pipe Line Company Contractor: Owner
1/24/1985	Renewal of temporary trailer Permit No 8796. Approved for 2 additional years, until 1/1/1987 (Permit No. 858004)	Owner: Atlantic Richfield Company/Four Corners Pipe Line Company Contractor: Owner
3/5/1985	Alterations and additions to existing computer building, to enlarge computer room (Permit No. 847618)	Owner: Four Corners Pipeline Company Contractor: Kajima Construction Architect/Engineer: Kurt Meyer Partners

7/11/1985	Renewal of temporary trailer permit No 6622 (Permit No. 8000)	Owner: Atlantic Richfield Company/Four Corners Pipe Line Company Contractor: Owner
7/16/1985	Renew permit no 054 until 1985 for temporary office trailer (Permit No 838797)	Owner: Atlantic Richfield Company Contractor: Owner
7/17/1985	Concrete foundation for booster pump - west hynes station (Permit No. 84116)	Owner: Four Corners Pipe Line Company Contractor: Owner
8/15/1990	Tennant improvement of office (Project No 83937)	Owner: For Corners Line Co Contractor: R.P. Construction
4/9/1992	Add 1 story 965 sqft computer room to existing building (Permit No 114041)	Owner: Four Corners Line Co Contractor: UFL Electric Inc
8/21/1992	T.I. remove partition walls, sink & water closet (Permit No. 131881)	Owner: Four Corners Line Co Contractor: RP Construction
12/15/1992	Add 200 sqft storage shed (Permit No. 138699)	Owner: Four Corners Line Co Contractor: Irwin, WW, Inc
9/30/1993	New Gaugers Lab and 1008sqft of shell space for Future office and bathroom (Permit No. 146880)	Owner: Four Corners Line Contractor: Temcor
8/26/1994	Complete work on Gaugers Lab. Phase II (Permit No. 177392)	Owner: Four Corners Line Contractor: Louco Construction, Inc
7/31/1993	Suite 1300, T.I. Non-Bearing Walls (Permit No 181461)	Owner: Four Corners Line Contractor: Acoustics Standards Inc
8/27/1996	Install prefabricated office with deck and handicap ramp (Permit No. 219866)	Owner: Four Corners Line Contractor: Lovco Construction Inc
11/1/1996	Install Foundation and Handicap ramps for office (to be removed at Final #222227) (Permit No. 223599)	Owner: Four Corners Line Contractor: Lovco Construction Inc
11/26/1996	Tenant improvement of Arco Pipeline Co; Roof and Suspended ceiling (Permit No 222227)	Owner: Four Corners Line Contractor: Robert W Stanhope
6/23/1997	Tenant improvement to enlarge existing suite by relocating wall (Permit No. 235036) - Void	Owner: Four Corners Line Contractor: Unit Construction and Mwaint. Co
9/8/2008	Special Inspection Report - Placement of 3 yards of mix #17546 concrete at supports for booster pump poll 2 and fire monitor foundation	Owner: Not Listed Contractor: J & J Engineering

B10. Significance (Continued from page 2)

Long Beach and the Development of the Oil Industry

Long Beach is a port city in Los Angeles County, anchored by the Pacific Ocean to the south, and surrounded by multiple municipalities at the west, north, and east including Los Angeles, Carson, Compton, Seal Beach, Cypress, and Lakewood. The region was originally occupied by the Gabrielino Native Americans. The group occupied much of the basin and coastline that would become Los Angeles and Orange counties. The Gabrielino were named after the Mission San Gabriel and were one of the largest Native American groups in Southern California. Early Spanish accounts indicate that the Gabrielo lived in permanent villages with a population ranging from 50 to 200 individuals, and that in 1770 the local Gabrielino population within the Los Angeles Basin exceeded 5,000 people.[1]

The area that would later become Long Beach was first settled by Europeans in the late 18th century, with the arrival of Sanish explorers and missionaries. Mission San Gabriel Arcangel, founded near what is now Montebello, was awarded jurisdiction over much of the region. During the Spanish and subsequent Mexican reign in California, land ownership was determined by a series of land grants. Often land grants were given to former soldiers or others associated with the government. In 1784, the Spanish governor of California, Pedro Fages, granted 300,000 acres to Manuel Nieto, a Spanish soldier, as a reward for his military service. The land was known as Los Coyotes and was reduced in size to 167,000 in 1790. Nieto raised cattle, sheep, and horses on the land and built an adobe home on a hilltop near what is now known as Anaheim Road.[2]

In 1804, Nieto passed away with the property passing to his heirs. The land was divided into five smaller ranchos, including Rancho Los Alamitos and Rancho Los Cerritos. These two ranchos encompassed the majority of what now comprised the City of Long Beach, with a portion of the 28,500 acres Rancho Los Alamitos on the east and a portion of the 27,000 acre Rancho Los Cerritos on the west. Alamitos Avenue marks the dividing line between the two former ranchos.[3]

Rancho Los Alamitos was purchased by Governor Jose Figeroa in 1834. In 1842, Don Abel Stears, a prominent American-born ranchero from New England purchased the land, and began improving the original adobe home for use as his summer home. Stearns raised cattle on the ranch, but the property was lost to San Francisco mortgage holder Michael Resse in 1866, following a severe drought. [4]

Rancho Los Cerritos passed to Nieto's daughter Manuela Cota and her husband, Guillermo Cota. The couple built at least two adobes on the land, and raised cattle and grew crops on the property. Following Manuela's death in 1843, her children sold Rancho Los Cerritos to John Temple, a Massachusetts-born entrepreneur with real estate and ranch investments in Los Angeles. Temple was married to Nieto's granddaughter, which granted him Mexican citizenship. Temple used the land to raise cattle and sheep, while maintaining a lucrative business shipping hides to San Pedro harbor. In 1844, Temple constructed a two-story Monterey-style adobe house on the property. At the peak of production, the ranch possessed 15,000 head of cattle, 7,000 sheep, and 3,000 horses.[5]

California became a territory of the United States in 1848 and a state in 1850. The California Gold Rush kicked off in the 1840s. Both events accelerated migration to the state. The Gold Rush gave a boost to the Southern California cattle industry as beef was supplied to the new mining population. Both Stearns and Temple benefited from this new arrangement, however, both suffered due to the severe droughts of the 1860s and subsequent economic decline of the 1870s. [6] In 1866, Temple sold Rancho Los Cerritos to brothers Thomas and Benjamin Flint, and their cousin Lewellyn Bixby (Flint, Bixby & Co.). The trio had originally come to California in the 1840s to seek their fortune in the gold rush. After taking over the rancho, they raised approximately 30,000 sheep. Bixby's brother Jotham (John) Bixby would eventually buy into the property and form his own company. By the late 1870s, both Rancho Los Alamitos and Rancho Los Cerritos were under control of the Bixby family. Both ranches continued to operate as ranches into the early 20th century, operating as dairy farms, and growing beans, barley, and alfalfa. By the 1870s, portions of land from both ranchos were being sold. Jotham Bixby began selling lots along the Los Angeles River, in an area that is now west Long Beach, in 1879. This early settlement was known as the Cerritos Colony, and consisted of farms, homes, and the area's first schoolhouse, Cerritos School.[7]

A second area of development in the nineteenth century was the American Colony. Developed by William Erwin Willmore and centered on a townsite called Willmore City, this was the first to focus on the beach and seaside amenities. Early plans did not succeed, and The American Colony and Willmore City were reorganized as the Long Beach Land and Water Company in 1884. The completion of a railroad line by the Atchison, Topeka, and Santa Fe Railroad spurred growth in Southern California generally and Long Beach during the late 1880s. Long Beach was incorporated in 1888. Following a brief downturn by the economic crisis of 1893, by 1900 Long Beach was a small and popular beach resort.[8]

From 1902 when the Pavilion and Bath House were completed to 1921 when oil was discovered at Signal Hill, Long Beach developed into a prosperous community and a popular destination for visitors. Interurban streetcars such Henry Huntington's Red Cars and the Pacific Electric line connected Long Beach to the broader Southern California community. The arrival of the of the San Pedro, Los Angeles, and Salt Lake Railroad in 1904 brought seasonal visitors and permanent residents form points further east. In 1911, the Port of Long Beach opened and brought new economic ventures beyond tourism. Port construction was timely with the advent of World War One and the completion of the Panama Canal. These commercial ventures were supported by agriculture in the surrounding area outside the city and a growing mix of urban and suburban residences. At the start of the "Roaring Twenties" Long Beach was a pleasant town ready for continued growth.[9]

The discovery of oil at Signal Hill in 1921 forever changed the trajectory of growth in Long Beach. The population more than doubled from 55,000 in 1920 to 135,00 in 1925 as workers flocked to the oil fields. Property owners and investors became millionaires in a short time. This money was spent on homes and high-rise apartments. The development of the Port of Long Beach was a key to exporting oil resources. The City itself possessed oil fields of its own and invested heavily in port and harbor construction. By the end of the 1930s harbor and oil revenues were able to finance continued harbor expansion without additional taxpayer funds.[10]

While the depression decade of the 1930s curtailed demand for oil and resulted in less revenue for investors and the City, these setbacks were not permanent. Even the added damage of a severe earthquake in 1933 and a disastrous oil field fire the same year did not curtail the expansion of the oil industry. In 1936 oil was struck at the Wilmington Oil Field near Long Beach Harbor which further assisted revenues and development. Long Beach, with its port and oil industry, greatly assisted in the war effort during World War II.[11]

In the post-WWII era the oil industry in Long Beach had highs and lows. On the positive side, in 1949 city voters authorized the expenditure of $1 million in oil revenues to purchase lands along Bellflower Boulevard for a permanent Cal State University campus at Long Beach. On the negative side, subsidence caused by the pumping of oil resulted in damage to properties in a path from the Wilmington Oil Field across Long Beach and to Signal Hill. The subsidence area eventually covered more than 20 square miles. The damage was extensive.[12]

Despite these drawbacks the oil industry remained a strong part of the Long Beach economy through the 1950s. The Richfield refinery on Paramount Avenue was termed the most modern plant in the western United states in 1955 after a $40 million expansion program. In 1953 Richfield constructed a new office at 5900 Cherry Avenue to serve primarily as the offices for the company's exploration department as well as supervisory personnel for Richfield's Los Angeles Basin, Harbor, and coast production districts. The office building served as headquarters for exploration in the Los Angeles and offshore areas and for pipeline department personnel in charge of Richfield's southern division crude oil and product lines.[13]

Richfield Oil Corporation / Atlantic Richfield Company

The Richfield Oil Company formally began in 1911 as a refining company financed jointly by the Kellogg Oil Company (formed in 1905) and the Los Angeles Oil and Refining Company (formed in 1909). The companies initially focused on the refining aspect of the oil industry. The three companies merged under the Richfield name in 1915. This was an opportune time with heavy demand for oil products brought on by World War One and the discovery of ample oil supplies in California.[14]

In the 1920s Richfield successfully perfected distilling the lighter "tops" from oil and achieved high levels of octane in gasoline. The company sponsored race car drivers who utilized its gasoline and Richfield became known as the "gasoline of power." The Roaring Twenties were the advent of the automobile age in the United States and in California. In the later part of the decade, Richfield sponsored aviators and developed aviation fuel. In addition to these fuels, it added "Richlube" which was a lubricating product. Ever mindful of the importance of advertising, Richfield combined the aviation and automobile aspects of its projects with the construction of a series of beacon towers along the west coast that served to guide aerial flights and were combined on the ground with automobile service stations. Richfield capped off the 1920s with the construction of the Richfield Building in downtown Los Angeles, completed in 1929. This was considered an architectural marvel of its day and upon completion was the second-tallest building in the city (second only to City Hall).[15]

Other developments for Richfield in the 1920s included the acquisition of Richfield by United Oil Company. Essentially a merger, United's acquisition of Richfield in 1923 gave the refiner access to additional supplies of crude oil. This also gave the combined entity access to a large supply of capital from United's bulk sales of oil. Because of Richfield's high profile with it advertising efforts. The combined entity kept the Richfield name. One of the first efforts was the construction of a new refinery at Hynes near Long Beach. The small community of Hynes, now subsumed within the boundaries of Long Beach, was located about four miles north of Signal Hill. This was the perfect location of a 10,000 barrel refinery because of the close location to the huge Signal Hill production area.[16]

Other Richfield developments in the mid-1920s included construction of a storage depot and operating base in Oakland, California, in 1924, the purchase of tankship to transport finished products from the port in Long Beach to the Oakland market in 1925, the expansion of the Hynes refinery from 10,000 barrels a day to 50,000 barrels per day in 1926, and the completion of dock improvements to the Long Beach port financed by municipal oil revenues in 1926.[17]

The stock market crash of 1929 triggered the Great Depression and hit the oil industry hard. It was particularly difficult for Richfield which had acquired Pan American Western Petroleum in 1928 and overextended itself. However, there was a period of transition that allowed Richfield to expand into the east coast market by organizing the Richfield Oil Corporation of New York in 1930. The ill-advised over extension and the deepening depression led to bankruptcy for Richfield and the appointment of a receiver in 1931.[18]

It took Richfield until 1937 to emerge from these difficult years. It did so by merging with another venerable western oil corporation, Rio Grande Oil Company originally founded in Texas in 1915. The 1937 merger, completed just a few years before the world was plunged into the Second World War, could not have come at a better time for the company or the nation. Through the way rears Richfield joined other oil companies in providing the needed oil and gas to supply the war effort.[19] One of the biggest fruits of the merger was the completion of a new refinery at Watson in the town of Carson, about four miles west of Signal Hill. Completed at a cost of $5 million, the Watson refinery rendered the other Richfield refineries obsolete and were closed. The old refinery at Hynes was converted into a fuel loading facility for the Union Pacific Railroad. The refinery machinery at the site was dismantled and the acreage used solely as a tank farm to support pipeline and railroad transport.[20]

In the immediate post-WWII period Richfield focused on exploration to maintain a steady supply of oil for its new refinery. It established an exploration team that worked in California and then extended its reach. This was one reason for establishing the new Richfield offices at 5900 Cherry Avenue. The site housed the offices of the company's exploration department. One of the key members of this team was Joseph Le Conte (1908-1992). Le Conte's grand uncle, John Le Conte, was the first president of the University of California and his father, Joseph N. Le Conte, was a professor of geology. Other notable members of the exploration team led by Frank Morgan were Harold Hoots, Rollin Eckis, and Mason Hill. All were prominent members of the American Association of Petroleum Geologists. The team made giant discoveries every ten years starting with the Elwood field (by Rio Grande Oil co. under Frank Motan in 1928, North Coles Levee in 1938,

Cuyama in 1948, Swanson River in 1957, and Prudhoe Bay (the largest) in 1967.[21] Richfield began drilling in in Alaska in 1956 and, in 1957, discovered the Swanson River Field on the Kenai Peninsula, the first commercial oil field in Alaska. The well reached a depth of 11,000 feet and produced 900 barrels a day. By 1961 the field was producing about 30,000 barrels per day. The find at Swanson River was credited by many for being the economic justification for Alaska Statehood in 1959.[22]

Reflective of the company's expansion efforts and programming, the Long Beach office at 5900 Cherry was one of several office-type buildings being constructed in the mid-1950s. There was about one constructed per year in 1953, 1954, and 1955. Research and development activities in the mid-1950s were handicapped by a serious shortage of space and facilities. In 1953 Richfield opened a new headquarters for its Coast District on Highway 150 between Santa Paula and Ojai, California. The Long Beach office followed, called a "camp" in the 1954 Richfield Annual Report, it housed personnel for Richfield's operations in the Los Angeles Basin. The following year, Richfield added a 17,000 square foot office building for engineering personnel at the Carson refinery. It also added a new administration building as part of an expansion program at its marine terminal in the Long Beach Harbor. Toward the end of 1955, Richfield neared completion of a new Research Center in Anaheim, California, about 27 miles southeast of Los Angeles. The 20-acre tract, located away from the refinery near Long Beach, was designed to separate research and development activities from routine laboratory work. Outside of California, ARCO later operated a significant research and development center in Plano, Texas. starting in 1964. It was closed after the acquisition of ARCO by BP in 2000.[23]

The success and profitability of Richfield made it an attractive candidate for acquisition or merger. The expansion into Alaska resulted in interest from many, given the relatively low Richfield stock price in comparison to company value. The successful suitor was Atlantic Refining Company. Atlantic had been incorporated in 1870 and was a product of several predecessor firms that dated to the 1850s. By 1892, Atlantic Richfield had become one the eastern companies of the Standard Oil Trust. After the U.S. Supreme Court's dissolution of the Standard Oil group in 1911, Atlantic Refining was again independent, with its headquarters in Philadelphia. The merger formed the Atlantic Richfield Company (ARCO). The company was the result of the merger between Richfield Oil Corporation and Atlantic Refining Company. The corporation was headquartered in Los Angeles at the 1938 Richfield Building. The official date of the merger was January 3, 1966.[24] The merger proved timely. Prior work by Richfield in the North Slope of Alaska bore fruit in 1968 when Atlantic Richfield detected the fabulous Prudhoe Bay Field. Prudhoe Bay was the largest oil field ever discovered in North America.[25]

Atlantic Richfield became known as ARCO and became the biggest federal leaseholder in Alaska. Its corporate footprint expanded again in 1969 when it merged with Sinclair Oil Corporation. It moved its headquarters from New York City where the Atlantic Refining Company had been based to Los Angeles in 1972. This proved to be propitious since the oil embargo of 1973 vastly increased the price of oil and made ARCO's Alaskan holdings even more valuable. The completion of the Trans-Alaskan pipeline in 1977 brought this oil to a ready market. Arco owned twenty-one percent of the pipeline.[26]

The company constructed a new headquarters called ARCO Plaza in Los Angeles to replace its landmark Art Deco building constructed in 1929. Its oil and gas division was headquartered in Dallas, in a 46-story building designed by architect I.M. Pei. Completed in 1983, it was originally called Arco Tower.[27]

This financial success led to restructuring as ARCO decentralized and created wholly-owned subsidiaries to focus on petrochemicals and coal production after a merger with Anaconda Copper Mining Company in 1977. This resulted in a lessening dependence on oil, exemplified by a reduction in employees from 1985 to 1987 and the divestment of more than 1,000 ARCO service stations east of the Mississippi. In spite of the diversification, ARCO still needed access to oil supplies and to pursue those it expanded its foreign footprint in the 1990s. Toward the end of the decade diversification came full circle in 1998 when ARCO sold its majority interest in ARCO Chemical and spun off its US coal assets.[28]

These late 1990s developments made ARCO an attractive candidate for acquisition and in 2000 it was purchased by British Petroleum (BP). The merger required ACRO to divest itself of ARCO Alaska (sold to Phillips Petroleum) and the ARCO Pipeline Company (sold to TEPPCO). The ARCO brand name continues as it is owned and used by Marathon Petroleum for service stations in the United States and Mexico. The brand name is also used by BP.[29]

International Style of Architecture / Universal Modernism

With European origins, the emergence of the new Universal Modernism was initially pioneered by members of the Deutscher Werkbund (the German Association of Craftsmen) and architects of the Bauhaus school of design. Architectural historian Henry Russell Hitchcock described the modern aesthetic as a distinct branch of Modernism influenced by De Stijl cubist and neoplasticist painting which advocated for abstraction and universality by a reduction of forms and colors. The aesthetic of Universalist architects was dubbed as the International Style in the 1932 exhibition at the new Museum of Modern Art in New York conceived by Philip Johnson and Henry Hitchcock which brought together the work of approximately 50 architects from 16 countries throughout the western world. The 1932 exhibit highlighted aspects of modern architecture that were taking hold in America and included the works of Walter Gropius, the first Chair of the Bauhaus School, Swiss-French architect Le Corbusier, and Finnish architect Alvar Aalto. The 1932 exhibition espoused three principles.

- *Architecture as Volume* – This dealt with a skeletal building of columns in opposition to the mass of a building, wherein creating space by floors supported by piers of metal or reinforced concrete (*pilotis*) allowed for flexibility in plan. The expression of volume was considered immaterial with space being defined geometrically and the surface of a building needing to be smooth with an unbroken skin stretched tightly over a building's skeletal frame. Windows were to be placed on the outside part of the vertical wall surface (as opposed to 'punched' or recessed). The roof would usually be flat. Surfaces were always smooth with glass sheets or metal plates preferred, however concrete and stone were also utilized at notable examples like Le Corbusier's Villa Savoye and Ludwig Mies van der Rohe's Tugendhat House.
- *Regularity and the Structural Order of a Building* – This concerned the repetition of structural columns and the resulting design adjustments, wherein regularity could be considered monotonous but the degree of repetition and how it was handled was the real determinant of monotony. Johnson and Hitchcock posited that modern architects knew how to achieve interest while still complying with classical restraint in their building compositions. This principle called for asymmetry in the composition of buildings.
- *Avoidance of Applied Decoration* – This reinforces the attempt to eliminate superficiality in materials and is based in opposition to the period revival architecture of the 19th Century. Minimal details could be incorporated in a building to add richness; however, the decoration should be subservient to the clarity of the whole building. Windows of fixed metal were preferred and projecting roofs (pitched beyond the wall plan and extending out in eave form) were discouraged in order to prevent facade interruptions.[30]

American architects and builders further introduced the new International Style in the 1933 Century of Progress Exposition, in Chicago, Illinois where designers followed the ideology of sparse ornamentation and functional designs with streamlined features and forms indicative of automobiles and airplanes – all things that embodied efficiency and speed. The American version of the International Style however, did not fully address social or functional concerns as its European counterpart had in the earliest projects, and instead focused more on the formal aspects of design. The International Style continued to popularize and evolve in the post-WWII period with additional exhibits and publications including a 1947 exhibit on the work of Ludwig Mies van der Rohe, the second Chair of the Bauhaus school and the Dean of the Architecture program at the Illinois Institute of Technology, with a monograph by Philip Johnson, who two years later would help to visualize the new iteration of the International Style in his design for the Glass House, his private residence at New Canaan, Connecticut. By the 1960s Johnson had redefined the International Style from its early Streamline Moderne appearance to the present-day understanding by architectural historians and preservationists – structural honesty, repetitive modular rhythms, clarity expressed by large expanses of glass, flat roofs, the box as the container, and no ornamentation.

Stylistic features of the Streamline Moderne style include:

- Asymmetrical cubist form,
- Smooth white stucco walls void of ornamentation,
- Rounded corners,
- Steel casement windows, occasionally installed in a ribbon pattern along principal elevations and installed at corners,
- Flat roofs, some with broadly overhanging eaves (Moderne) and some without eaves (International Style),
- Horizontal articulations including incised grooves, balustrades, steel bands at windows, and
- Glass block as a secondary material at windows / facade openings.

Architect Kenneth S. Wing, Sr., FAIA

Kenneth Smith Wing was the architect for the Richfield Oil Long Beach office building at 5900 Cherry Avenue. Wing was a well-known architect based in Long Beach credited for the designs of many Long Beach civic / public and privately owned buildings including the Long Beach City Hall and Arena and many private homes throughout the city. His 1986 obituary in the Long Beach *Press-Telegram* called him a prominent architect and civic leader. Four commissions designed by Wing are designated as Long Beach Landmarks. In 2006, Wing was described as "one of the most influential Long Beach architects" in a cultural resources report prepared for his final office in the Artaban Garage at 40 Atlantic Avenue. Mr. Wing was the first architect in Long Beach to be appointed as a Fellow of the American Institute of Architects and the first graduate of the University of Southern California (USC) School of Architecture to be so honored.[31]

Wing was born in 1901 in Colorado Springs, Colorado to parents Clark and Louise "Lulu" Smith.[32] His family moved to Long Beach in 1917. Wing graduated from high school in Long Beach and began working in low level position in the office of local architect Horace W. Austin.[33] While working with Austin, Wing helped design the Terminal Building at Long Beach Airport in 1923.[34] Wing attended the USC School of Architecture, graduating in 1925. Upon graduation, Wing was hired by the firm Meyer and Holler, where he was assigned to design the pagoda and prepare preliminary sketches for one of the interior murals for the Grauman's Chinese Theatre in Los Angeles. He was later hired as the chief designer at Lincoln Mortgage Company, while simultaneously working for the *Los Angeles Times* designing a weekly sketch of a floor plan of a home for newspaper's home section.[35]

Wing opened his own practice, Wing and Associates, in 1930 in Long Beach. The business started small, operating out of Wing's home with a friend working as a draftsman and his wife, Mildred Georgia Winters, taking on typing. After an earthquake in 1933, Wing saw an increase in business. By the end of the 1930s, Wing's practice had taken off; he had moved into an office building and had about eight employees. He primarily designed single family residences, however, he also designed schools, churches, and other public buildings.[36] 830 Santiago Avenue, Long Beach is an early example of Wing's work. The residence was constructed in 1937, the Colonial Revival style building represents Wing's signature, simple but sophisticated style.[37] In 1944, Wing was tasked with the remodel of the historic Harnett House (730 Sunrise Blvd, Long Beach). The home was originally constructed in 1918 and is the only individually designated Landmark in the Sunrise Boulevard Historic District in Long Beach.[38]

During World War II, Wing, in association with a Los Angeles based architect, designed the Gold Star Mother's Home. He is credited with designing Stephens and Franklin Junior High Schools. Wing served on the State of California Architectural Board of Examiners. During World War II, he was involved with the War Housing Administration in Los Angeles. In that role, he served as the head of the War Housing Departments in Long

Beach and Los Angeles where he was responsible for listing housing vacancies and referring them to people in need.[39]

In 1951, four Wing-designed homes were awarded by the Long Beach Junior Chamber of Commerce. He additionally designed the First Baptist Church in Long Beach. The building was notable as it featured a stairway that allowed access to the balcony from the sanctuary, bypassing the lobby. Following this, Wing was later commissioned to design other Baptist churches with this same feature. Wing designed many of the buildings in the Bixby Knolls shopping center, including the Auto Club, Security Bank, and the Horace Green Hardware story. He is credited with designing the interior of the Jotham Bixby Company offices in the Security Bank Building. Wing had a relationship with the Jotham Bixby Company and was recommended to those that bought land from the company. He designed Llewellyn Bixby's home on the peninsula, in addition to several other homes and apartments in the area. Examples of his work include a Cap Cod style home in Naples and a second residence off Country Club Drive for the Fellows family, and a residence for the Hamman family off Country Club Drive. In 1952, he designed several homes in the Park Estates neighborhood. Throughout his career, Wing designed homes in the Virginia Country Club and Bixby Knolls area, as well as in Rolling Hills and Palos Verde Estates. He is also credited with the design of the Guild House Shoes and Accessories Store, Pasadena City College, the Long Beach Arena, Long Beach City Hall/Library Complex, Long Beach Memorial Hospital, and the Pacific Terrace theater complex.[40]

In 1953, Wing became a Fellow of the AIA. The prestigious honor recognizes roughly 2 percent of AIA members. Wing was the first Long Beach architect and the first USC School of Architecture graduate to become a Fellow.[41] Wing served as the first president of the University Club in Long Beach, after having been nominated by Fred Bixby. The University Club was later renamed as the International City Club. Wing was a founding member of the organization and designed the club building. He additionally served on the Long Beach Planning Commission and the Board of Examiners and Appeals. He was one of five architects tasked with designing Long Beach City Hall.[42]

Wing designed the Los Angeles Courthouse (415 West Ocean Blvd, Long Beach) in association with Francis J. Heusel. The building was completed in 1960, and was designed in the Corporate International Style, an architectural style that gained prominence in Southern California in the early 1960s. The eleven-story building was designed with curtain walls, set with panels of glass and blue porcelain enamel corresponding to each floor and floor plate. Distinguishing features of the building's design include the recessed first floor set behind the columns of the structural framing, the transparent quality of the glass-enclosed staircase of the building's southwest section, and terrazzo paving and raised concrete planters. The building was a notable example of Wing's work and of mid-century architecture in Long Beach. The building was demolished in 2016 as part of the redevelopment of the Long Beach Civic Center.[43]
Wing was one of three architects that designed the Long Beach Memorial Hospital, and later the associated Children's Hospital. Wing designed the high-rise Edison Building and worked on the United California Bank building. He also designed the Van Camp's Sea Food Cannery on Pier A in Long Beach. He is also associated with the construction of the City Hall in Signal Hill and a Juvenile Hall in Sylmar.[44]

In ca. 1967, Wing and Associates moved into their third and final office at 40 Atlantic Avenue. While the building was constructed in 1922, it was remodeled several times over the years, notably in 1967, with construction likely done by Wing's firm. The present facade is noted as typical of Wing's architectural designs from the period. The building has an attractive Modern-style, with a centered, recessed entrance with aluminum-framed, tinted glass doors and windows. The north and south portions of the façade are covered with blue tiles, and the middle portion above the entrance has a smooth, white surface. The building is

strongly associated with Kenneth S. Wing, Sr. and his son, Kenneth Wing Jr., also an architect. It was the third and final office space utilized for Wing's practice; he continued to use the space until his death in 1986, and his son continued to work in the building until his death in 1995.[45]

B10. Significance (Continued from page 2):

CRHR 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.
Local Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of the City's history.
The 2009 Long Beach Historic Context Statement prepared by Sapphos Environmental delineates an "Industrial Development" theme with a subtheme of "Oil Industry, 1921-1945." While this would seem to preclude properties constructed after 1945 from being associated with the oil industry subtheme, the significance of the oil industry did not end in 1945. Historic-era oil development continued throughout the post-war period and up through 1965 when a consortium of five major oil companies - Texaco, Humble, Union, Mobil, and Shell (THUMS) - created four unique off-shore oil islands to continue oil production while lessening the impact on the environment. The 2009 context highlights one oil industry property, the 1935 Termo Building at 3275 Cherry Avenue, which is a designated Long Beach landmark.[46] The 5900 Cherry Avenue property was considered for significance and eligibility under CRHR Criterion 1 / Local Register A for its use as an office by the Richfield Oil Company. The property housed Richfield's exploration group and other operations personnel working in the Los Angeles Basin, and while Richfield was a notable company that yielded substantial oil discoveries, the Cherry Avenue property offices were not the location of those discoveries.

The Long Beach office at 5900 Cherry was one of several office-type buildings being constructed in Southern California in the mid-1950s. Research and development activities in the mid-1950s were handicapped by a serious shortage of space and facilities. In 1953 Richfield opened a new headquarters for its Coast District on Highway 150 between Santa Paula and Ojai, California. The Long Beach office followed, called a "camp" in the 1954 Richfield Annual Report it housed personnel for Richfield's operations in the Los Angeles Basin. The following year, Richfield added a 17,000 square foot office building for engineering personnel at the Carson refinery. It also added a new administration building as part of an expansion program at its marine terminal in the Long Beach Harbor. Toward the end of 1955, Richfield neared completion of a new Research Center in Anaheim, California, about 27 miles southeast of Los Angeles. The 20-acre tract, located away from the refinery near Long Beach, was designed to separate research and development activities from routine laboratory work. Outside of California, ARCO later operated a significant research and development center in Plano, Texas. starting in 1964. It was closed after the acquisition of ARCO by BP in 2000.[47]
The company's corporate headquarters remained in Downtown Los Angeles, in its landmark Art Deco building constructed in 1929, and later in new ARCO Plaza.

No specific information was identified during historical research to support the notion that the 5900 Cherry Avenue property is individually associated with a significant event or patterns of events such that it could be regarded as more important than other Richfield office locations or the Richfield corporate headquarters. The property is separated from the larger West Hynes and East Hynes area historically utilized as one of Richfield's oil refinery and processing plants, and the work performed in the building included general operations and administration, exploration support activities, testing and other oil industry-support tasks. Members of Richfield's exploration team made giant discoveries every ten years starting with the Elwood field (by Rio Grande Oil co. under Frank Motan) in 1928, North Coles Levee in 1938, Cuyama in 1948, Swanson River in 1957, and Prudhoe Bay in 1967.[48] While support activities occurred in the Cherry Avenue offices, these actual discoveries that furthered Richfield's presence in the oil industry occurred at the specific locations around the United States. For these reasons, the 5900 Cherry Avenue property has not been asserted significant or eligible under CRHR/Local Register Criterion 1/A.

CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.
Local Register Criterion B: It is associated with the lives of persons significant in the City's past.
The 5900 Cherry Avenue property has not been directly associated with the lives of persons important to local, regional, California, or national history and is not asserted significant or eligible under CRHR / Location Register Criterion 2 / B.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.
Local Register 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.
The office building at 5900 Cherry Avenue appears significant under CRHR Criterion 3 / Local Register Criterion C as an International style commercial building designed by Master Architect Kenneth Wing, Sr. FAIA with a period of significance of 1953. However, the property has experienced alterations outside that period of significance that have reduced integrity such that today, in its current appearance, it is not eligible for listing or designation. Alterations include an addition parallel to Cherry Avenue, enclosure / removal of the central courtyard and breezeway – a key feature that anchored the modernistic design - installation of surface mounted HVAC and other MEP equipment, installation of fenestration on the front brick (blank) facade and the south elevation of the west wing, the loss of modernistic signage at the front of the building, and loss of landscape and hardscape features along the front elevation that are critical to the International style setting within the property boundaries. Images obtained from UC Santa Barbara show the extent of change at the interior including loss of original custom doors, flooring, and limestone wall treatments.

Kenneth S. Wing is listed in the 2009 context as one of the "known architects, builders, and developers who contributed to the development of the City of Long Beach from 1889 to 1965." The context notes that the list serves "to acknowledge the contributions of those individuals and firms that shaped Long Beach and assist in the identification of potentially significant properties."[49] Four properties associated with Kenneth S. Wing are designated Long Beach landmarks. The 1918 Harnett House is the only individually designated historic landmark in the Sunrise Boulevard Historic District. A 2018 description of the building notes it was "remodeled in 1944 by famed architect Kenneth Wing Sr." The Harriman Jones clinic is described as Kenneth Wing's first major commission in 1930. It was an innovative medical building which provided a diverse set of services, including a hospital, under one roof. Dr. Harriman Jones came to Long Beach in 1902 and became the City's first Health Officer. In 2018, the property at 830 Santiago Avenue in Long Beach was placed on the Long Beach landmark list. Built in 1937, the residence is identified as a good example of the sophisticated designs of Kenneth S. Wing. The 1941 Late Moderne style Long Beach airport terminal was designed by Horace W. Austin and Kenneth S. Wing and is also a Long Beach landmark.[50] Although not designated on the Long Beach landmark list, the former City Hall East building underwent adaptive reuse in 2016. A 2026 description of the project stated the office was "built for Southern California Edison in 1959 by noted local architect Kenneth Wing, the building was later used as municipal office space for City Hall and the Long Beach Police Department before becoming vacant in 2005." Highlighted in the 2009 context and not on the landmark list is the First Baptist Church (Pine Avenue and 10th Street) designed by architect Kenneth S. Wing and built in 1948/1949.[51]

Wing's body of work is extensive and his design for the Richfield office was a notable International style project with four unique sited wings radiating out from a central courtyard and breezeway. The incremental alterations to Wing's original design, loss of materials, interior circulation patterns, and view corridors has degraded the building such that it is no longer a masterful example of Mr. Wing's work. Consequently, the 5900 Cherry Avenue property is not asserted eligible for CRHR / Local Register Criterion 3/C. Substantial

rehabilitation would need to be undertaken prior to a designation effort. As such, Urbana cannot offer a positive eligibility finding under Criterion 3/C.

CRHR Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.
Local Register Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.
Study of the 5900 Cherry Avenue property has not yielded and is not likely to yield information important to local, regional, state, or national history. The property is not asserted significant or eligible under CRHR / Location Register Criterion 4 / D.

Integrity
Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the CRHR or Local Register because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed.

The 5900 Cherry Avenue property does not retain adequate integrity to convey potential significance under CRHR / Local Register Criterion 3/C. While the property retains integrity of location, other more critical aspects have been reduced. The setting, within the parcel boundaries, has been changed through removal of landscape features, introduction of HVAC and MEP equipment on the building and in landscape areas such that the original modernistic landscape aesthetic has been removed or degraded. The loss of the central courtyard further impacts the property's setting within the parcel boundaries as it was the basis for circulation within and through the building. Materials, Design, and Workmanship aspects have been reduced through incremental modifications including loss of the original wood panel entrance, installation of a canopy at the front entrance that did not historically exist, introduction of new openings on the west wing south (windows) and west (door) elevations, an addition to the west wing parallel to Cherry Avenue, removal / enclosure of the original central courtyard, and installation of HVAC and MEP equipment at various exterior locations. At the interior, each wing has been altered to remove original decorative doors that historically faced and led to the central courtyard. When the central courtyard was removed the doors were also likely removed and were replaced with metal fire doors. Drop T-Bar ceilings and partition walls with vinyl base have been installed removing all aspects of the original design aesthetic at the interior. Typically, the interior aspects of a property are less concerning, however, historic photos provide evidence of the building's original design features and the feeling that it evoked. Walking in and around the building today, the change in feeling is present. The building does not evoke a sense or feel of an International style office building with intact mid-century materials and design features. Instead, it evokes the feeling of a building that has been insensitively altered through time. The associative aspect that once existed is also lost through the removal of key design features.

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[43] "Long Beach Courthouse (Demolished)," Los Angeles Conservancy, Accessed 2023.
[44] Andriesse, "Kenneth Wing Interview."
[45] City of Long Beach, "Shoreline Gateway Project Environmental Impact Report," 2006. Pg 5.7-12 to 5.7-13.
[46] Sapphos, *Long Beach Historic Context Statement*, 80-87. Hadley Meares, *Long Beach's Deceptive Islands: Major Oil Companies Are Pulling "Wool Over Your Eyes"* (Los Angeles: Curbed, September 28, 2018), https://la.curbed.com/2018/9/28/17858248/history-long-beach-oil-islands-thums See also https://www.longbeach.gov/lbcd/planning/preservation/historic-landmarks/
[47] 1953 Richfield Annual Report, p. 10; 1954 Richfield Annual Report, p. 12; 1954 Richfield Annual Report, pp. 14-15; https://en.wikipedia.org/wiki/ARCO.
[48] Ibid., 184-185. See also John E. Kilkenny, "Memorials: Joseph Le Conte, 1908-1992" *American Association of Petroleum Geologists Bulletin* 78: 3 (March 1994), 488-489.
[49] Sapphos, *Long Beach Historic Context Statement*, 241.
[50] https://www.longbeach.gov/lbcd/planning/preservation/historic-landmarks/ City
[51] City of Long Beach, "2016 Year in Review," Long Beach Cultural Heritage Commission, 2016, 19; City of Long Beach. "2018 Year in Review," Long Beach Cultural Heritage Commission, 2018, 20.

APPENDIX C

PREPARER QUALIFICATIONS

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

Northern California
248 3rd Street, #841
Oakland, CA 94607

Southern California
7705 El Cajon Blvd., #1
La Mesa, CA 91942

Southwest Region
428 E. Thunderbird Rd., #419
Phoenix, AZ 85022

Mountain Region
280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

Founding Principal, ***Wendy L. Tinsley Becker, RPH, AICP,*** brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

EDUCATION

Master of City Planning,
Preservation & Urban Design Emphasis
San Diego State University

—

Bachelor of Arts – History
San Diego State University

REGISTRATIONS

American Institute of Certified Planners
(#022838)
Register of Professional Historians
(#612)

EXPERIENCE

2005-present: Founding Principal
Urbana Preservation & Planning, LLC

—

2012-present: Faculty Lecturer
San Diego State University
City Planning Graduate Program

—

2006-2017: Faculty Instructor
University of California, San Diego
Urban Planning & Development Program

—

2002-2005: Historian / Planner
Architectural Resources Group

—

2001-2002: Historian / Planner
Historic Research Services

—

2000-2001: Historian
Office of Marie Burke Lia, Esq.

—

1996-1999: Asst. Coordinator + Researcher:
SHPO/CHRIS
South Coastal Information Center

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

PROJECT EXPERIENCE*

In-Progress	*Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
In-Progress	*USACE Santa Fe Dam Evaluation; Los Angeles, CA.*
2021	*City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.*
2021	*Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021	*Historic Resource Research Report: 3800 University Ave; San Diego, CA.*
2021	*860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.*
2021	*Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.*
2021	*Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.*
2021	*Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.*
2021	*Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.*
2021	*528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.*
2021	*4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.*
2021	*Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.*
2021	*East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.*
2021	*5265 N. 4th Street Historical Resource Summary; Irwindale, CA.*
2021	*Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.*
2021	*Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.*
2021	*Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.*
2021	*1033 Pandora Drive Historic Designation; La Mesa, CA.*
2021	*7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.*
2021	*3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.*
2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*
2020	*Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.*
2020	*Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.*
2020	*Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.*
2020	*Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.*
2020	*Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.*
2020	*Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.*
2020	*Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.*
2020	*Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.*
2020	*Red Fox Room Retroactive Review, JCG Development, San Diego, CA.*

BOARDS + COMMITTEES

Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016

—

Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015

—

Education Committee Member: California Preservation Foundation, 04/2012-04/2014

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Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012

—

Director & Education Chair: San Diego Architectural Foundation, 11/2008-2011

—

Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010

—

Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward

—

Founding President – Jack London District Association, 2005-2006

SELECT AWARDS

2016 - Award of Excellence for Preservation Advancement - City of San Diego Historical Resources Board (recognized for Urbana's preservation planning study for the San Diego State Normal School Campus & San Diego City Schools Historic District).

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2014 - American Planning Association (APA) San Diego Chapter – Planning Agency Award for preparation of La Mesa 2030 General Plan. *Historic Preservation Element prepared by WLTB / Urbana.

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2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*
2020 *Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 4350 Nabal Drive, La Mesa, CA.*
2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
2019 *Church of God in Christ Bulletin 580 Package.*
2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
2019 *Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.*
2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*

RELATED EXPERIENCE

Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward

—

Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward

—

Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort

—

Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016)

—

AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present

—

Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present

—

Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017

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Invited Speaker: *Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation*, Omaha (NE), 06/2013

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Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012

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Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*
2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*
2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*
2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*
2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*
2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*
2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*
2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*
2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*
2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*
2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*
2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*
2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*
2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*
2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*
2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*
2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*
2017 *Historical Resource Research Report, 707 17th Street, San Diego, California.*
2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*
2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*

SELECT AWARDS (CONT.)

2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).

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2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance.* *Historic Preservation Ordinance& Program prepared by WLTB / Urbana.

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2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).

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2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).

—

2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).

—

2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

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Wendy L. Tinsley Becker, RPH, AICP, Principal
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wendy@urbanapreservation.com

2017	*Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*
2017	*6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
2016	*Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
2016	*4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
2016	*4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
2016	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
2016	*NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
2016	*Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
September 2016	*City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
August 2016	*Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
June 2016	*Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
June 2016	*Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
May 2016	*Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
May 2016	*San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
March 2016	*Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
March 2016	*City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
March 2016	*Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
March 2016	*City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
February 2016	*City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
February 2016	City of San Diego HRB No. 461 / *Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
January 2016	*Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
December 2015	*Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
December 2015	*Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
November 2015	*Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
November 2015	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*

RELATED EXPERIENCE (CONT.)

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003

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Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003

—

Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003

—

Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002

—

Invited Participant: *Second Natures, Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)

—

Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)

—

Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

COURSES CREATED & TAUGHT

BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)

—

BUSA 40515 - Fundamentals of City Planning (UCSD 2007)

—

BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)

—

BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)

—

ART 40436 - American Architectural History I & II (UCSD 2008-2014)

—

CP 670 - History of Urban Planning (SDSU 2012)

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

October 2015	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
May 2015	*Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
March 2015	*Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
2014-2015	*Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
2014	*Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
2013-2014	*Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
November 2014	*Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
November 2014	*Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
November 2014	*Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
November 2014	*Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
November 2014	*Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
October 2014	*Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
September 2014	*City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
September 2014	*City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
September 2014	*Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
July 2014	*Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
May 2014	*Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
May 2014	*City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

April 2014	*City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
April 2014	*Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*
April 2014	*4th@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA*
March 2014	*Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.*
February 2014	*Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.*
January 2014	*1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*
November 2013	*Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.*
September 2013	*Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*
October 2013	*NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*
June 2013	*Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
January 2013	*National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*
January 2013	*Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*
October 2012	*Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
October 2012	*City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*
2011-2013	*Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
In-process	*San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
July 2012	*National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
June 2012	*Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
June 2012	*County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
April 2012	*NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
March 2012	*Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
February 2012	*National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
February 2012	*Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
January 2012	*NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*

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Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

December 2011	*City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
December 2011	*Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
November 2011	*NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
September 2011	*Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
July 2011	*Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
June 2011	*Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
April 2011	*Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
December 2010	*Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
October 2010	*City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
November 2010	*Historic Designation Report, Burt F, Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
August 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
July 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
July 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
June 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
June 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
April 2010	*Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
March 2010	*Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
January 2010	*CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
December 2009	*City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
December 2009	*Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
November 2009	*City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
November 2009	*CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
November 2009	*Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
August 2009	*CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
August 2009	*Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

August 2009	*Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*
August 2009	*CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
July 2009	*Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
July 2009	*City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA*
May 2009	*Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
May 2009	*Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*
April 2009	*Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
April 2009	*Section 106 Review of the Fairfax Theatre, Oakland, CA*
March 2009	*National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
February 2009	*Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
February 2009	*San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
January 2009	*Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA*
October 2008	*Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
2007-2008	*Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
August 2008	*Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
July 2008	*California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
July 2008	*Historic Context Statement – Bean Springs Site, Rosamond, CA*
June 2008	*Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
May 2008	*Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
April 2008	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
April 2008	*Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
March 2008	*Lombardi Ranch CEQA Review, San Ardo, California*
February 2008	*Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
February 2008	*Foothill Ranch Historical Resource Review, Palmdale, CA*
January 2008	*Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
January 2008	*Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
November 2007	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
October 2007	*Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

October 2007	*Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
September 2007	*Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*
September 2007	*SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
August 2007	*USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
July 2007	*Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
May 2007	*Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
February 2007	*419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
January 2007	*Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
December 2006	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
November 2006	*Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
September 2006	*Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
September 2006	*Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
August 2006	*Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
June 2006	*Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
May 2006	*Section 106 Review of the Cocoanut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
May 2006	*Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
April 2006	*Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
March 2006	*City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
March 2006	*South Mossdale Historic-Era House Evaluation, Lathrop, CA*
February 2006	*Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
January 2006	*Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
January 2006	*Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
January 2006	*Section 106 Review of Ardenwood 34551 Ardenwood Bouevard, Fremont, CA 94555*
December 2005	*Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
December 2005	*Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
November 2005	*Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
November 2005	*Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
October 2005	*Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
September 2005	*City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
September 2005	*Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

August 2005	*Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558*
July 2005	*Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
June 2005	*Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
May 2005	*Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
March 2005	*Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
March 2005	*University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
February 2005	*Hall Winery Historical Resource Analysis, St. Helena, CA*
January 2005	*Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
January 2005	*Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
December 2004	*San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report* (Revised February 2005)
November 2004	*Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
October 2004	*Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
September 2004	*University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
September 2004	*City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
August 2004	*Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
August 2004	*Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA* (with Conservator Seth Bergstein)
July 2004	*Design Review Analysis – Schneider's Building, 208 East Third Street, San Mateo, CA 94401*
July 2004	*Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
July 2004	*Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107* (Revised January 2005)
June 2004	*City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
June 2004	*City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
June 2004	*Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
May 2004	*Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
April 2004	*City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
April 2004	*City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
March 2004	*Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
March 2004	*Historical Evaluation of The Fresno Republican/McMahan's Building, 2030 Tulare Street, Fresno, CA 93721*
February 2004	*Crocker Bank Building Preservation Planning Considerations Memorandum*
January 2004	*Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
January 2004	*Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
January 2004	*Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
January 2004	*Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

November 2003	*Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
November 2003	*Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
November 2003	*Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
November 2003	*Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
October 2003	*City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
August 2003	*Palm Theater Environmental Impact Report, Historical Resources Analysis*
July 2003	*Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
June 2003	*Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum* (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)
May 2003	*Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
March 2003	*Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003	*Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003	*Ames Aeronautical Laboratory Administration Building National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003	*Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
February 2003	*8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
February 2003	*Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
February 2003	*Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
January 2003	*Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
January 2003	*Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
December 2002	*CA State Capitol Building, Historical Resource Review, Sacramento, CA*
November 2002	*Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
October 2002	*Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574* (Revised June 2003)
October 2002	*Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
September 2002	*Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
April 2002	*Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
October 2001	*Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
September 2001	*Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
August 2011	*El Cortez Hotel Part 3 - Request for Certification of Completed Work*

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

August 2001	*Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
August 2001	*Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
July 2001	*Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
July 2001	*Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
June 2001	*Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
May 2001	*Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation* (with Scott Moomjian)
April 2001	*East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared for Centre City Development Corporation)
April 2001	*Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation*
January 2001	*Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
January 2001	*Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
December 2000	*Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site*November 2000 *Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*
November 2000	*Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
October 2000	*The National Register of Historic Places Travel Itinerary; Old Town San Diego*
August 2000	*Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
July 2000	*Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
July 2000	*Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106*
July 2000	*Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106*
July 2000	*Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103*
May 2000	*Historical Assessment of the 501-503, 507 and 509 14th Street Residences, San Diego, CA*
May 2000	*The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
March 2000	*Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113*

*Visit www.urbanapreservation.com for project profiles and additional information.

URBANA PRESERVATION & PLANNING LLC

Alexandrea Baker, MCP
Urban / Preservation Planner + GIS Technician
alex@urbanapreservation.com

www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

Northern California
248 3rd Street, #841
Oakland, CA 94607

Southern California
7705 El Cajon Blvd., #1
La Mesa, CA 91942

Southwest Region
428 E. Thunderbird Rd., #419
Phoenix, AZ 85022

Mountain Region
280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

Urban / Preservation Planner + GIS Technician, **Alexandrea Baker**, Alexandrea holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning from San Diego State University. The capstone project for her graduate degree was a partnership with Metropolitan Transit System evaluating the shared bus / bike lane on El Cajon Boulevard, a historic auto corridor envisioned for revitalization and increased density. Alex brings previous municipal experience having worked for the City of Richmond, California, where she completed research for a safe parking program, helped process project approvals, processed CEQA documents, and supported public outreach. Alex additionally worked for Alta Planning + Design where she coordinated public outreach, scheduled site visits, and completed mapping for proposed planning projects. She is a recognized GIS and cultural landscape specialist on the Urbana team. At Urbana she surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with National Register Bulletin No. 36, and prepares GIS maps for all Urbana projects. Having completed graduate school, and with her roots in the Midwestern states of Wisconsin and Illinois, Alex recently relocated from California to her hometown of St. Charles and is working to expand Urbana's presence in the region.

PROJECT EXPERIENCE

2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*3112 Curtis Street Mills Act Application* | San Diego, California.
2022	*The Muse Mills Act Application* | La Jolla, California.
2022	*Post Rock Resources of Kansas National Register Nominations*.
2021	*Olson Townhomes Historic Architectural Evaluation* | Huntington Beach, CA.
2019-2021	*GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory* | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.
2021	*Post Rock Resources of Kansas Survey; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021	*GIS Mapping for the To Kalon Vineyard Patent Litigation Project* | Hunton Andrews Kurth, LLP; Napa Valley, California.
2021	*Determination of Historic Significance Report for 135 I Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 777 B Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 1425 7th Street* | Coronado, California.
2021	*Historical Resource Designation and Mills Act Application for 2275 Evergreen Street* | San Diego, California.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report* | Kern and Los Angeles Counties, California.

EDUCATION

Master of City Planning
San Diego State University

—

Bachelor of Arts– Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE

Urban / Preservation Planner + GIS Technician: Urbana Preservation & Planning, LLC (San Diego, CA) 2018 – present

—

Planning Intern: Alta Planning (San Diego, CA), 2019

—

Planning Intern: City of Richmond (Richmond, CA), 2019

—

Planning Intern: Maxable (San Diego, CA), 2018-2019

—

Para Educator: Mid Valley Special Education Cooperative (St. Charles, IL), 2017-2018

—

Teacher Assistant: Lincoln Family Services (Lincoln, NE), 2016-2017

MEMBERSHIPS

American Planning Association

RELATED COURSEWORK

Community and Regional Planning

GIS Applications in Planning

Plan and Design: Built Environment

URBANA PRESERVATION & PLANNING LLC

Alexandrea Baker, MCP
Urban / Preservation Planner + GIS Technician
alex@urbanapreservation.com

2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report* | San Bernardino County, California.
2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo and Mono Counties, California.
2020	*Historic Property Survey Report, Rancho Miramonte Project* | Chino, California.
2020	*Historic Site Designation Report for 4350 Nabal Drive* | La Mesa, California.
2020	*Historic Resource Research Report for 4630 Date Avenue* | La Mesa, California.
2020	*Historic Resource Research Report for 2956 Roosevelt Street* | Carlsbad, California.
2020	*Historic Resource Research Report for 5930 Division Street* | San Diego, California.
2020	*Middle Ranch Pipeline Historic Resource Analysis Report* | Santa Catalina Island, California.
2019	*California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project* | Mojave Desert, California.
2018	*Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project* | Owens Valley, California.
2018	*Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project* | Kern County, California.

RELATED COURSEWORK CON'T

Urbanization of Rural Land

Active and Healthy Community Development

Environmental Planning and Policy

Analysis and Public Affairs

SAP Environment, Health, and Safety for Operational Sustainability (2021 Edition)

URBANA PRESERVATION & PLANNING LLC

www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

Northern California
248 3rd Street, #841
Oakland, CA 94607

Southern California
7705 El Cajon Blvd., #1
La Mesa, CA 91942

Southwest Region
428 E. Thunderbird Rd., #419
Phoenix, AZ 85022

Mountain Region
280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

Douglas E. Kupel, Ph.D., RPA
Senior Historian / Archaeologist
doug@urbanapreservation.com

Senior Historian and Archaeologist, ***Douglas Kupel,*** holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, master's degrees from the University of Arizona and Northern Arizona University, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California, Nevada, and Arizona. He maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian.

Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Historic Preservation Officer (SHPO), and the Cities of Phoenix and Glendale, Arizona. As the former National Register of Historic Places (NRHP) Coordinator for the Arizona SHPO, Doug processed many large and complex historic district nominations early in his career. He has continued his association with the NRHP program by serving on Arizona's Historic Sites Review Committee. Doug has authored 37 NRHP nominations including the Multiple Property Format NRHP Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886, and the NRHP Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Dr. Kupel is a court-recognized expert on water rights and has conducted substantive research and analysis on statewide water management and policy. For the City of Phoenix Law Department, he organized and directed research for litigation and water resources planning in the Arizona General Stream adjudication. He has served as expert witness for Native American and municipal water history topics. Dr. Kupel has worked on a number of significant Native American water rights settlements during his career at Phoenix and Glendale. These include the White Mountain Apache Tribe (WMAT) Water Rights Settlement, Verde River Yavapai – Apache Settlement, Gila River Indian Community Water Rights Settlement, Fort McDowell Indian Community Water Rights Settlement, and the Salt River Pima-Maricopa Indian Community Water Rights Settlement.

He has more than 30 years of experience in water civil engineering projects, including authoring historical narratives, manuscripts, and eligibility evaluations for the Bureau of Reclamation Salt River Project, and the Central Arizona Project. His experience provides understanding not only to historic properties and cultural resources, but also to larger management concerns and the federal regulatory process. His management of large publicly owned utilities speaks directly to his ability to supervise and organize large-scale projects in a complex regulatory environment. Dr. Kupel led a research and planning group as Deputy Director of a water utility and has wide experience with a variety of water resources, planning, safety, and emergency management programs. Dr. Kupel has served as a liaison on water planning and policy issues between municipal utilities and a wide range of local, state, and Federal agencies. His knowledge of imported water contracts, water supply planning efforts, and financial and economic analysis related to natural resources highlights his ability to integrate cultural resources planning within larger planning efforts.

EDUCATION

Ph.D. – History School of Historical, Philosophical and Religious Studies
Arizona State University
Dissertation Title: Urban Water in the Arid West: Municipal Water and Sewer Utilities in Phoenix, Arizona.

—

Master of Arts – History
University of Arizona

—

Master of Education – Educational Leadership
Northern Arizona University

—

Graduate Certificate – Archaeology
University of South Carolina

—

Bachelor of Arts – History
University of Oregon, Eugene

REGISTRATIONS

Society of Professional Archaeologists – Registered Professional Archaeologist, No. 10353

—

Organization of American Historians
No. 48527

—

PUBLICATIONS

Fuel for Growth: Water and Arizona's Urban Environment
University of Arizona Press, 2003

URBANA PRESERVATION & PLANNING LLC

Douglas E. Kupel, Ph.D., RPA
Senior Historian / Archaeologist
doug@urbanapreservation.com

SELECT PROJECT EXPERIENCE

In Process	Post Rock Resources of Kansas National Register Nominations (Lincoln, Mitchell, Rush, and Russell Counties, KS).2021
2021	Post Rock Resources of Kansas Survey and MPDF (Lincoln, Mitchell, Rush, and Russell Counties, KS).
2021	Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).
2019-2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA + NV).
2020-21	US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).
2020-21	Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).
2020	Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020	Rancho Miramonte Section 106 Historic Property Survey Report, TH Miramonte Investors, LLC (Rancho Miramonte, CA).
2020	Historic Designation Report Peer Review: 1135 Devonshire Drive (San Diego, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020-21	Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).
2020	East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).
2019	Southern California Edison Catalina Island Historic-Era Water System Management Program (Catalina Island, CA).
2012	Thompson Draw Historic District National Register Nomination, Payson, Arizona, Metropolis Design Group. (Phoenix, AZ)
2012	*De Soto Dealership National Register Nomination, Phoenix, Arizona. Metropolis Design Group, Phoenix.*
2011	*Sage Acres Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2011	*Historic American Building Survey Documentation of the Fort Defiance Hospital and Associated Buildings, Fort Defiance, Arizona. Metropolis Design Group, Phoenix.*
2010	*Sands Estates Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Historic Building Analysis of Morcomb Service Station and House, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Myrtle Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Bunch / Perez House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*61st Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Hoghe Bunk House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist:
Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present

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Adjunct Faculty:
Grand Canyon University
Embry-Riddle Aeronautical University
Arizona State University (Main, Downtown, and West Campus)
Gateway Community College
Phoenix College
1996 - present

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Deputy Water Services Director
City of Glendale (Glendale, AZ)
2014-2018

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Environmental Program Manager
City of Glendale (Glendale, AZ)
2012-2014

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Water Advisor
City of Phoenix (Phoenix, AZ)
2011-2012

—

Assistant Water Advisor
City of Phoenix (Phoenix, AZ)
2007-2010

—

Historian
City of Phoenix (Phoenix, AZ)
1988-2007

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Historian: Arizona State Historic Preservation Office, Phoenix, Arizona
1986-1988

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Consulting Historian / Archaeologist: Independent Consultant (California, Arizona, Nevada, and South Carolina)
1979-1986

Douglas E. Kupel, Ph.D., RPA
Senior Historian / Archaeologist
doug@urbanapreservation.com

2007	George Dowdy Rental Cottage National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2006	Catlin Court Historic District Expansion, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	C. H. Tinker House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	First United Methodist Church National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Glendale High School Auditorium National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Glendale Elementary One-Room School Building National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Jonas McNair House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Floralcroft Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2004	Ethnic History Survey of Glendale, Arizona. Metropolis Design Group, Phoenix.
2003	National Register Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Ryden Architects, Phoenix.
2003	Historic Building Analysis of the Big Horn Ranch Service Station, Maricopa County, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Building Analysis of the Palmerita Ranch, La Paz and Yuma Counties, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Building Analysis of the Gold King Mansion, Mohave County, Arizona. Metropolis Design Group, Phoenix.
2002	National Register Nomination of the San Clemente Historic District, Tucson, Arizona. Ryden Architects, Phoenix.
2002	Historic Building Analysis of the Wahweap Trailer Village, Glen Canyon National Recreation Area, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Resources Survey of the Evergreen Neighborhood, Casa Grande, Arizona. Metropolis Design Group, Phoenix.
2001	Historic Resources Survey of Fifty Properties in Clifton, Arizona. Metropolis Design Group, Phoenix.
2001	National Register Nomination of the Catalina Vista Historic District, Tucson, Arizona. Ryden Architects, Phoenix.
2001	Historic Building Analysis of the Tucson Southern Pacific Depot. Ryden Architects, Phoenix.
2000	Historic Resources Survey of the Blenman – Elm Neighborhood, Tucson, Arizona. Ryden Architects, Phoenix.
2000	Historic Structures Report, Lee's Ferry, Glen Canyon National Recreation Area. Alliance Architects, Phoenix.
2000	Historic Resources Survey of the Robson Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1999	National Register Nomination of the Temple Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1999	National Register Nomination of the Irving School, Mesa, Arizona. Ryden Architects, Phoenix.
1999	Historic Resources Survey of Gila Bend, Arizona. Ryden Architects, Phoenix.
1999	Historic Building Analysis of the Eisendrath House, Tempe, Arizona. Alliance Architects, Phoenix.
1998	Reconnaissance Survey of Historic Resources in Mesa, Arizona. Ryden Architects, Phoenix.

Douglas E. Kupel, Ph.D., RPA
Senior Historian / Archaeologist
doug@urbanapreservation.com

1998 National Register Nomination of the Jokake Inn Bell Towers, Phoenix, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Evergreen Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the West Second Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Wilbur Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 Historic Building Documentation of the Bagley/Wallace House, Mesa, Arizona. Ryden Architects, Phoenix.

1998 Historic Resources Survey of BHP Superior West Plant Site, Superior, Arizona. Alliance Architects, Phoenix.

1997 Historic Resources Survey of Chandler, Arizona. Alliance Architects, Phoenix.

1997 National Register Nomination of the John and Isabella Greenway House, Ajo, Arizona. Prepared for the Arizona State Historic Preservation Office, Phoenix.

1997 National Register Nomination of the N. Clyde Pierce House, Phoenix, Arizona. Prepared for Greg and Judy Pierce (owners), Phoenix.

1997 Historic Resources Survey of Glendale, Arizona. Alliance Architects, Phoenix.

1997 Historic Resources Survey of Ash Fork, Arizona. Ryden Architects, Phoenix.

1997 National Register Nomination for the Manistee Ranch, Glendale, Arizona. Alliance Architects, Phoenix.

1997 Historic Resources Survey of Tempe, Arizona, and Update of Tempe Multiple Resource Area National Register Nomination. Ryden Architects, Phoenix.

1996 National Register Nomination of the Queen Creek School, Arizona. Ryden Architects, Phoenix.

1996 Historic Building Analysis of the Irving School, Mesa. Ryden Architects, Phoenix.

1996 Historic Building Analysis of the Sun Valley Court Motel, Mesa. Ryden Architects, Phoenix.

1996 Multiple Property Format National Register Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886. Ryden Architects, Phoenix.

1995 Historic Resources Survey of Historic Route 66 in Arizona. Ryden Architects, Phoenix.

1995 National Register Nomination of the Laveen School Auditorium, Laveen, Arizona. Laveen Elementary School District No. 59. Laveen.

1995 Historic Building Analysis of the Flagstaff Freight Depot, Flagstaff. Ryden Architects, Phoenix.

1994 National Register Nomination of the Henning Block, Holbrook. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the John A. Freeman House, Snowflake. Ryden Architects, Phoenix.

1994 Historic American Buildings Survey Documentation of the Clifton Historic District, Clifton. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the Sacred Heart of Jesus Catholic Church, Tombstone. Ryden Architects, Phoenix.

1994 National Register Nomination of the Swindall House, Phoenix. Ryden Architects, Phoenix.

Douglas E. Kupel, Ph.D., RPA
Senior Historian / Archaeologist
doug@urbanapreservation.com

1994 National Register Determination of Eligibility Peach Springs Tourist Court and the Standard Oil Warehouse. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the Yuma Quartermaster Depot Corral House, Yuma. Ryden Architects, Phoenix.

1993 Historic Building Analysis of the Thomas House and the Baird Machine Shop, Phoenix. Ryden Architects, Phoenix.

1993 National Register Nomination of the Kitchel House, Phoenix. Ryden Architects, Phoenix.

1993 Historic American Buildings Survey Documentation of the Thunderbird Tavern, Holbrook. Ryden Architects, Phoenix.

1993 Historic American Buildings Survey Documentation of the Ortega Homestead, Holbrook. Ryden Architects, Phoenix.

1993 Historic Building Analysis of the Western Drug Warehouse, Phoenix. Ryden Architects, Phoenix.

1993 Historic Resources Survey of the Town of Patagonia. Ryden Architects, Phoenix.

1992 Historic Building Analysis of the Elias/Rodriguez House, Tempe. Ryden Architects, Phoenix.

1992 Historic Building Analysis of the Constable Ice and Fuel Co. Warehouse, Phoenix. Ryden Architects, Phoenix.

1992 Historic Resources Survey of Sedona. Ryden Architects, Phoenix.

1991 Historic Resources Survey of the Town of Holbrook. Ryden Architects, Phoenix.

1990 Historic Building Analysis of the Central Wholesale Terminal, Phoenix. Ryden Architects, Phoenix.

1988 National Register Nomination for City-County Building, Phoenix, Maricopa County. Gerald A. Doyle and Associates, Phoenix.

1985 Historical and Archaeological Character, Fort Lowell Park Master Plan. Acuna-Coffeen Landscape Architects, Tucson.

1985 University of Arizona National Register District Nomination Form (with Robert C. Giebner, David Blackburn, and Adelaide Elm).

1985 San Xavier Historic Artifact Analysis. Cultural and Environmental Systems, Tucson.

1984 Diversity Through Adversity: Water Control at San Xavier. TerraMar International Services, San Diego.

1984 A Proposal to Construct a Plank Road Exhibit at the Proposed Imperial Safety Roadside Rest. Prepared for the California Department of Transportation.

1984 Historic Property Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1984 Request for Determination of Effect, Plank Road. Prepared for the California Department of Transportation.

1984 First Addendum Archaeological Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1983 Historic Property Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Architectural Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Request for Determination of Eligibility, La Mesa Depot (with John W. Snyder). Prepared for the California Department of Transportation.

1983 Plank Road Discontiguous District Nomination form (with Pat Welch and Lisa Capper).

1983 Plank Road Research. Wirth Environmental Services, San Diego.

Douglas E. Kupel, Ph.D., RPA
Senior Historian / Archaeologist
doug@urbanapreservation.com

1983	Picacho Basin Historic Research. Wirth Environmental Services, San Diego.
1983	Miguel Substation Historic Research. Wirth Associates, San Diego.
1982	The Calhoun Street Parking Lot: A Historical and Archaeological Investigation of Block 408, Old Town San Diego. Prepared for the California Department of Transportation.
1982	Archaeological Survey of the Old Town Maintenance Station, Old Town San Diego. Prepared for the California Department of Transportation.
1982	Archaeological Survey Report of the Old Town Excess Parcel Sale, Blocks 379, 380 and 395, Old Town San Diego. Prepared for the California Department of Transportation.
1982	Archaeological Survey Report of the Calhoun Street Parking Lot, Old Town San Diego. Prepared for the California Department of Transportation.
1981	Proposed Archaeological Phase II Excavation at SDi 8873H (with Joan M. DeCosta). Prepared for the California Department of Transportation.
1981	Historical and Archaeological Investigation of a Proposed Old Town Excess Parcel Sale, Blocks 379, 380, and 395. Old San Diego. Prepared for the California Department of Transportation.
1981	A Modern Material Culture Study: South Carolina's Migrant Farmworkers. Institute of Archaeology and Anthropology, USC, Columbia.
1981	Historical Evaluation of the Sunset Street Property, Lot 1, Block 394, Old San Diego. Prepared for the California Department of Transportation.
1980	Conservation Management Strategies: State Departments of Transportation. Department of Anthropology, University of South Carolina, Columbia.
1980	Final Report of the Rincon, et al., Cultural Resource Survey; Jamul. Regional Environmental Consultants, San Diego (with Paige Talley).
1980	Final Report of the Rincon, et al., Cultural Resource Survey: La Jolla. Regional Environmental Consultants, San Diego (with Paige Talley).
1980	Final Report of the Rincon; et al., Cultural Resource Survey: Pala. Regional Environmental Consultants, San Diego (with Paige Talley).
1979	Cultural Resource Study of a Proposed Electrical Transmission Line from Jade to the Sand Hills, Imperial County, California. Regional Environmental Consultants, San Diego (with Carol Walker).

