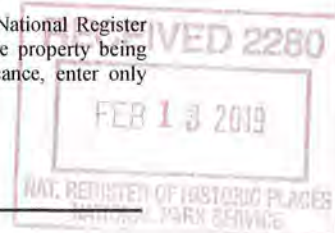


3553

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Security Trust and Savings Bank Building

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street and number: 110 Pine Avenue

City or town: Long Beach State: California County: Los Angeles

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

\_\_\_A \_\_\_B XC \_\_\_D

	<u>2/12/19</u>
<b>Jenan Saunders/Deputy State Historic Preservation Officer</b>	<b>Date</b>
<u>California State Office of Historic Preservation</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

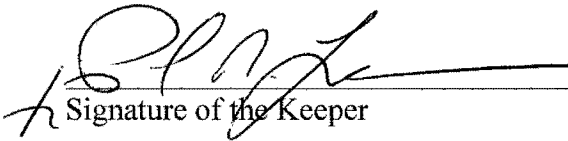
Security Trust and Savings Bank Building  
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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

  
Signature of the Keeper

3/29/2019  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

---

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/financial institution

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

COMMERCE/business

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> and 20<sup>TH</sup> CENTURY REVIVALS/

Italian Renaissance

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: granite; Walls: brick, limestone/marble; Roof: rubber membrane;

Other: terracotta

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

---

### Summary Paragraph

Located in downtown Long Beach, the Security Trust and Savings Bank Building is a thirteen-story high-rise designed in the Italian Renaissance Revival style. When completed in 1925, the building featured a large banking hall on the ground floor with speculative office space located on the remaining upper floors. The building was constructed on an 11,250 square foot, 0.26 acre, rectangular lot at the corner of Pine Avenue and East First Street. The property is a distinctive feature in the downtown Long Beach cityscape due to its exceptional attention to detail and use of material. In the mid-1990s, the banking hall was renovated to accommodate a restaurant/billiards hall. The building remains occupied, though many of the office floors have become vacant since the mid-2000s. A Historic Preservation Certification Application Part 1 Evaluation of Significance was approved in May 2018. The building has undergone minimal changes to the exterior, is still highly reflective of the Italian Renaissance Revival Style, and retains a high degree of integrity overall.

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### Narrative Description

#### Setting

The Security Trust and Savings Bank Building is located in downtown Long Beach, one mile east of the Long Beach Civic Center and 0.3 mile northwest of the Long Beach Convention Center. The

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surrounding area is urban in character, with a combination of low and high rise buildings dating to the twentieth and twenty-first centuries.

The building is located at the southwest corner of the block bounded by Pine Avenue at the west, E. Broadway at the north, The Promenade (a pedestrian walkway) at the east, and E. First Street at the south. The block on which the building sits is rectangular measuring approximately 375 feet north-south and 350 feet east-west. A central, north-south alley divides the block in half. Similarly an east-west alley approximately divides the block into north and south halves. First Street is a prominent public transit corridor with several covered bus stops and an at-grade light-rail system.

Immediately to the north of the building is an 11,250 square foot surface parking lot. Across the east-west alley is a 1924, four-story building; continuing north is a circa 1980s five-story building, and a two-story, circa 2000 building. At the corner of Pine and Broadway is a 1945, two-story, Moderne building. Each of these four buildings has a footprint of approximately 50 feet north-south and 155 feet east-west. At the east half of the block, between the north-south alley and The Promenade, are two circa 2010, mid-rise, residential condominium buildings with ground floor retail. The pair are collectively known as 133 Promenade. The condominium building at the north has a footprint of approximately 30,000 square feet, and the one at the south, approximately 22,500 square feet.

To the west, across Pine Avenue from the Security Trust and Savings Bank, is the 1906, six-story, First National Bank of Long Beach Building. Cater-corner to the southwest is a five-story parking garage associated with the adjacent, circa 1990s office tower. Directly to the south, across E. First Street, is a six-story parking garage associated with the adjacent, fifteen-story Renaissance Hotel.

The resource is located entirely on the property identified as Los Angeles County Assessor parcel number 7280-027-011. The rectangular lot measures 75 feet east-west and 150 feet north-south. The building is built to the lot lines. A public sidewalk separates the building from street. The parcel is fully disturbed and there are no character defining landscape features.

### **Building**

The Security Trust and Savings Bank Building is steel framed on a rectilinear grid with concrete floor decks. While the building is thirteen stories, the west and south street facing elevations show a twelve-story building because the thirteenth story on these respective elevations is windowless. The building features a full basement that extends slightly beyond the building footprint under the public sidewalk. The flat portion at the center of the flat-topped hip roof is covered in a rubber membrane. The hipped section is clad with red clay tile and found on three of four elevations; the fourth being the north utilitarian. At the northwest is a penthouse, approximately an open L in form, 75 feet in length and depth; this too has a hipped roof covered with red clay tile. The building is approximately 150 feet tall, with the typical floor-to-floor height at 11 feet. The first floor is approximately 20 feet high and contains a 1,600-square foot mezzanine at the northwest.

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### **Exterior**

The building has two street facing elevations, the primary west elevation along Pine Avenue and the secondary south elevation along First Street. The street elevations feature a tripartite design with a three story-base, eight-story shaft, and a one-story capital with a decorative cornice. The north and east elevations are utilitarian in character and face the interior of the block.

West (Pine Avenue) Façade: The primary west elevation is seventy-five feet across. The first and second floors of the base are composed of three bays, the central bay being larger than the outer bays. The center bay is approximately forty feet wide and the flanking bays are approximately seventeen feet across. The third floor, shaft, and capital are all ten bays in width. The first through third floors make up the base of the elevation's design along with a roughly five foot tall granite water table. All three floors are clad in terracotta. Fluted pilasters and columns with Corinthian capitals accent the base of the elevation and span the height of the first and second floors.

At the ground floor, the central bay is slightly recessed behind two columns. A double door entry with transom and decorative terracotta surround is located at the center of this bay. Directly above the door is a circa 1990s wood sign. Above the door is an entablature with multiple layers of decorative moldings including dentils, egg and dart, and Greek key. The entry surround is topped with a large crest flanked by angel figures. This entrance assembly is encased by a monumental metal frame multi-light surround with a decorative panel delineating the double-height first floor from the second floor. The lights are all square in shape with dimensions roughly 3' x 3'. The decorative panel is constructed of metal with ornamental detailing that runs parallel with the Greek motifs found throughout the main entrance.

The flanking bays are essentially mirror images of each other. Each bay is flanked by pilasters; at the corner of the building there are two pilasters with the outer one slightly recessed. Each bay has a bas-relief medallion surrounded by a decorative ring. Above the medallion are three-over-one, steel frame windows. The northern bay has a double door entry and the southern bay has a multi-light steel window.

The entrance at the northern bay is slightly recessed with circa 1980s glass doors set within a decorative metal surround. Above the entry are the words "SECURITY BUILDING" flanked by griffins. Above this is a symmetrical metal grill with ox head, sea horses, cornucopia, and a crest among other designs. Above the entry is a bas relief bust centered between circular medallions. At the southern bay is a six-over-four casement window. The window is located within a terracotta surround. The lintel has an eagle and harpy motif. The entire surround is topped with an entablature. At the third floor, the windows and decorative terracotta panels alternate to suggest a triglyph and metope pattern. The third floor is topped by a dentillated, terracotta string course. The multi-light steel windows at the first and second floor are original. The only other original windows are on the north elevation in limited locations. According to the building permits accessed from the City of Long Beach Building Permits Record, there is no evidence of alterations to the original window openings.

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The third floor differentiates itself from the first two floors of the base in that it is ten bays in width. The third floor is delineated from the second floor via an architrave. The piers between each window are decorated with pottery themed motifs. The top of the floor is accentuated with a dentilled pattern.

The fourth through eleventh floors make up the shaft of the building. These floors are clad in red brick with terracotta quoins. The windows are 1990s, fixed, aluminum-frame. Each window opening has a terracotta sill. At the center of the elevation, between the fourth and fifth floors, is a terracotta balcony. The balcony spans four window openings. The balcony has four decorative brackets.

A terracotta course separates the eleventh and twelfth floors. The visible twelfth and hidden thirteenth floors make up the capital of the tripartite design. These floors have a Dearne pattern terracotta cladding. The twelfth floor has circa 1990s, aluminum, fixed windows and the thirteenth floor does not have any window openings on this elevation. At the thirteenth floor, a large, symmetrical, terracotta relief with a winged crest located between faces and scrolls is centered on the elevation. On either side of this design are medallions with keys and urns. At the cornice includes a dentil, egg and dart motif, topped with floral metopes and projecting acanthus leaf triglyphs topped with a simple cymatium.

South (First Street) Façade: The secondary elevation on the south is similar in material and massing to the primary elevation on the west. It is 150 feet and eight bays across. This elevation is also a tripartite design with a three-story base, eight-story shaft, and a two-story capital with decorative cornice.

The central six bays at the base are identical. The bays are separated with fluted pilasters with Corinthian capitals. Each bay has a casement window with a decorative panel that delineates the double-height first floor from the second floor. The bays at either end of the elevation on the base mirror the southernmost bay found on the west elevation. The fourth through eleventh floors are similar to the west elevation, including a terracotta balcony at the center of the elevation between the fifth and sixth floors. The visible twelfth and hidden thirteenth floors are also similar, though there are more medallions with five on either side of the central terracotta design. The only other variation of this elevation is a fire escape at the second bay from the east, painted to blend in with the building's cladding.

North and East Elevations: Both north and east elevations are utilitarian. The only decorative elements found on these two elevations are located at the southernmost bay of the east elevation and spanning the height of the building. These decorative elements run parallel with those located throughout the primary south and west elevations. The rest of the elevation is clad in brick with cast stone window sills and plain terracotta courses continuing the decorative courses from the south elevation. At the north elevation, there is a central light well three bays across and one bay deep. This elevation is similar to the east with brick cladding, circa 1990s windows, terracotta sills, and plain string courses continued from the adjacent elevations. The north elevation differs from the east with approximately thirty feet of the base clad in an exterior

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insulation and finishing system (EFIS). On the upper floors, at the second and third bays from the north, the windows are original, one-over-one. These windows are blacked-out from the interior because this is the location of the elevators. At the roof above these two bays is an elevator overrun with the remains of a ghost sign reading "Security Trust and Savings Bank."

**Roof:** The roof is both flat and hipped. The east, west, and south perimeters of the roof feature a clay tiled hipped roof while the central part of the roof is flat and features rubber membrane cladding. Located at the northwest corner is a clay tiled, hipped roof brick penthouse that houses the elevator mechanicals and stair access to and from the former bank director's space on the thirteenth floor. Several mechanical units are located on the flat central portion of the roof.

### **Interior**

The Security Trust and Savings Bank Building was built as a bank and office building with floor plates of approximately 11,250 square feet on the first and second floors and 10,110 square feet on each of the floors above. The original first floor configuration included a small office elevator lobby at the northwest with access from Pine Street, and the banking hall which occupied the remainder of the first floor. The bank vault and associated areas were in the basement along with building services. The bank had offices on the second through fourth floors and the thirteenth floor. Floors five through twelve were leased as speculative office space.<sup>1</sup> The first floor and basement were adapted for restaurant use and most of the upper floors are vacant. Over the years, the upper floors were modified to accommodate office tenant leases. Floors two, three, five, six, seven, eight, nine, and ten are vacant offices. Part of the fourth floor and all of the eleventh through thirteenth floors have been stripped of finishes, and have exposed concrete floors and ceilings and exposed brick perimeter walls. All of the interior work was completed by previous owners. Permits were not located for all of the demolition; the eleventh and twelfth floors were stripped in 2002 and 2003, respectively.<sup>2</sup>

#### **First Floor:**

**Lobby:** At the northwest corner is a 1,600 square foot elevator lobby. Accessed from Pine Street, the lobby is finished with marble floors, marble walls, and barrel vaulted, decorative plaster ceiling. The floor-to-ceiling height is about ten feet. An open, marble clad stair is located at the northwest corner with access from the basement to the third floor. There are four elevators located on the north wall; these have modern plain metal doors and circa 1990s brass indicator lights. At the east end of the lobby is a mailbox with chute.

**Restaurant:** The restaurant is located in the former banking hall and occupies approximately 8,925 square feet of space with twenty-foot ceilings. A series of columns are located along the structural grid. The columns are the full height of the space; they are clad in wood and fluted with a painted Corinthian capital. The space is visually divided with raised dining platforms at the east and south. Half walls, approximately ten feet tall, at the southeast and northeast separate the restrooms and kitchen, respectively. The main bar is located at the west along the southern

<sup>1</sup> Curlett and Beelman Architects, Security Trust & Savings Bank Building Plans, 1925.

<sup>2</sup> Eleventh Floor Permit, Owner Desert Commercial, Applicant JCM Planning Management, 8/1/2002; Twelfth Floor Permit, Owner Desert Commercial, Applicant JCM Facilities Planning, 2/8/2003.



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wall. The floors are marble with wood laminate on the dining platforms. The perimeter walls are covered with wood paneling topped with a decorative, painted entablature featuring a variety of classical designs. The bays are delineated with fluted pilasters and painted Corinthian columns similar in design to the columns located on the exterior.

The ceiling is plaster with three different sizes of decorative wood beams layered to create a coffered effect. Two of the largest wood beams run east-west, the total length of the space, and are supported by the columns. Perpendicular to these are the medium sized beams located along the north-south structural gridline with an additional two beams within each bay. The smallest beam runs east-west only in the central bay between the columns. The light fixtures are not historic and likely date to the 1990s. A few of the wood paneled bays are circa 1990s. The 1,656 square foot kitchen is located at the northeast corner. This area has a floor-to-ceiling height of ten feet with utilitarian finishes. A circa 1990s enclosed stair is located at the southwest with access to the event venue in the basement.

Mezzanine: A 1,600 square foot mezzanine at the northwest is located just above the first floor elevator lobby. The mezzanine is only accessed via the stair at the northwest. Historically, the mezzanine had an area for bank storage at the west. It was later converted to a women's restroom. To the east is utilitarian mechanical access with a cat walk.

Floors 2-13: Historically, Floors two, three, and thirteen functioned in conjunction with the banking hall. The second and third floors contained office space for the banking employees and the thirteenth floor functioned as a lounge, storage space, meeting rooms, and a cafeteria. Floors four through twelve were speculative office space.

As built, the upper office floors have similar configurations, historically with a U-shaped double loaded corridor providing access to indicial offices. The fourth, eleventh, twelfth, and thirteenth floors have been mostly stripped of finishes and feature exposed concrete. Features in the elevator lobby and stair remain intact. Each floor has a small elevator lobby with four elevators at the north wall. Across the elevator lobby, to the south, is the full height stair. To the west of the stair is access to the corridor. The corridors are L-shaped as a result of the 1990s renovations and double-loaded running north-south thirty feet from the elevator lobby, turns ninety-degrees to the east, and continues an average of sixty feet east-west. The partitioning for each floor varied according to tenants. This includes variations in the length of the corridor.

Over the years, the office floors have been reconfigured, modernized, and updated per individual tenant requirements. Generally, leases were for multiple tenants per floor. Finishes include wall to wall or tile flooring, painted gypsum board walls, and acoustic dropped tile or gypsum board ceilings. Part of the fourth floor and all of the eleventh through thirteenth floors were stripped of finishes and have exposed concrete floors and ceilings and exposed brick perimeter walls. This work was completed by a previous owner in the early 2000s when the building was being redeveloped for housing.<sup>3</sup>

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<sup>3</sup> Eleventh Floor Permit, Owner Desert Commercial, Applicant JCM Planning Management, 8/1/2002; Twelfth Floor Permit, Owner Desert Commercial, Applicant JCM Facilities Planning, 2/8/2003.

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Generally, some historic fabric does remain. Each floor has an elevator lobby at the northwest. On all of the floors except three and ten, there are exposed terrazzo floors in the elevator lobby. The elevator lobbies have circa 1990s, paired, wood doors and indicator lights, and the mail chutes are no longer extant. South of the elevator lobby is a marble clad stair from the third floor to the elevator overrun on the roof.

Basement: Historically, the basement had a safe deposit vestibule and lobby with marble floors and wainscoting that was accessed by the public using the marble stair at the northwest. At the center of the basement was a series of vaults including a safety deposit vault, book vault, and coin vault. The basement also once included men's and women's locker room for employees.

The basement has been adapted as an event venue for the restaurant on the first floor. There are three stairs to access the basement. Two stairs only have access from the first floor to the basement; these are located at the southwest and southeast corners. The southwest corner stair is a circa 1990s metal stair; the stair at the southeast has marble treads. At the northwest corner, there is a marble clad stair from the lobby above. This leads to a 350 square foot, wood paneled elevator lobby. The lobby has marble floors, gypsum walls, and ceiling. The lobby was divided with a circa 1990s, fire-rated wall. To the south of the elevator lobby is an approximately 2,000 square foot venue space. The vault door is extant on the east wall. The space has a poured concrete floor, board-formed concrete walls lined with heavy drapes, and exposed ceiling. At the south there is an east-west corridor with access to restrooms and restaurant management offices. The northeast portion of the basement has mechanical rooms.

### Alterations

Exterior alterations are limited, occurring in the 1990s and generally involving the ground floor from when it was adaptively reused for restaurant and entertainment. The office lobby and ground floor commercial space entry doors on the west (Pine Avenue) elevation were replaced. The office door was replaced with double glass doors and the ground floor commercial space was replaced with double, wood and glass doors. A small blade sign at the south end of the west elevation was installed for the restaurant. Above the restaurant entry at the center of the west elevation is a painted wood sign, approximately six feet across and two feet tall. The upper floor windows were replaced with single, fixed pane windows. Window and door openings appear unaltered, per building permits and historic photographs.

The first floor is generally intact. The banking hall was converted for use as a billiards hall in 1994 and is used as a restaurant.<sup>4</sup> When the banking hall was repurposed as a billiards club, two previously open bays were sympathetically infilled with matching wood paneling to create a kitchen and half walls to create a restroom and back of house.<sup>5</sup> As part of the same renovation, the safety deposit boxes in the basement were removed, and the basement was repurposed to an event venue.

<sup>4</sup> Letter from Kathryn Gualtieri, California State Historic Preservation Officer, to Gerhardt Felgemaker, Environmental Officer, City of Long Beach, 6/28/1991.

<sup>5</sup> Teller Manok Architects, "Renovation Plans for Client: Jillians Entertainment," 1994.

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At the upper floors, historically the bank had offices on the second through fourth floors and the thirteenth floor. The rest of the floors were used as speculative office space.<sup>6</sup> As such, the upper floors have been subject to consistent turnover and tenant improvements. The City of Long Beach retained nearly one hundred building permits on its electronic database relating to tenant improvements. The permits range approximately 1970 through 2010.<sup>7</sup> Another indication of tenant improvements is from the city directories. The property was poised for redevelopment in the early 2000s; this is when the eleventh and twelfth floors were stripped.<sup>8</sup> The redevelopment did not move forward and portions of the building continued in office use. There were over seventy different occupants listed in 2006; from 2006 to 2010 there was an occupant retention rate of 23%.<sup>9</sup> Though the office spaces have been reconfigured over time to meet tenants' needs, the elevator lobbies with terrazzo flooring and marble clad stair are generally extant. In 1985, the building was listed as a city historic landmark.<sup>10</sup>

### **Integrity**

**Location:** The property is in its original location.

**Setting:** The building remains situated in a densely developed urban area.

**Design:** The exterior has been minimally changed. The interior, while renovated in the 1990s, still reflects the original design of the building.

**Materials:** Almost all of the exterior materials have been retained, as well as much of the finishes of the first floor. While windows and doors have been replaced, openings have not been altered, providing evidence of the original layout of the building.

**Workmanship:** The most important features and details that characterize the building's original design survive in good condition. Most of these features survive on the exterior of the building.

**Feeling:** The building retains its original spatial feel with the first floor being largely open in space and the upper floors retaining the feeling of speculative office space.

**Association:** The primary entry of the building still says Security Trust. The building also retains the character of a bank on its first floor, and within the basement, specifically with its retention of the original banking vault located in the basement. The upper floors' spatial arrangement is still representative of the building's original use as speculative office space. These physical characteristics maintain a reminder of the building's original association with the community.

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<sup>6</sup> Long Beach City Directory, R.L.Polk & Co. 1944, 1945.

<sup>7</sup> "City of Long Beach, Building Permit Records Search: 110 Pine," <http://citydocs.longbeach.gov/WebLink8/CustomSearch.aspx?SearchName=SearchbyAddress&dbid=0>, accessed November 7, 2017.

<sup>8</sup> Eleventh Floor Permit, 8/1/2002; 12<sup>th</sup> Floor Permit, 2/8/2003.

<sup>9</sup> Long Beach City Directory, Haines Company, Inc., 2006, 2010.

<sup>10</sup> "Historic Landmarks," Long Beach Planning: Long Beach Development Services, accessed May 25, 2018. [http://www.lbds.info/planning/historic\\_preservation/historic\\_landmarks.asp](http://www.lbds.info/planning/historic_preservation/historic_landmarks.asp), accessed May 25, 2018.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1925

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1925

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Curlett and Beelman

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Security Trust and Savings Bank Building is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture as an excellent example of early twentieth century Italian Renaissance Revival style. The property embodies the distinctive characteristics of the period of construction, and is an outstanding local example of architectural firm Curlett and Beelman, the partnership of master architects Alexander Curlett and Claud W. Beelman. The period of significance is 1925, the date of construction.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Developmental History**

Prior to the construction of the bank building, the lot contained the residence of Jotham Bixby, a founding father of Long Beach. By 1914, the house had been replaced with a commercial building (no longer extant) that housed the National Bank of Long Beach. The National Bank of Long Beach was founded by P.E. Hatch in 1896 and was the first bank that served Long Beach. The National Bank of Long Beach building was the first brick building constructed in Long Beach and the tallest building in Long Beach at the time of construction.

The logistical process for construction of the Security Trust and Savings Bank building began in 1921 when the Security Bank merged with the National Bank of Long Beach. The merger prompted the construction of a new, more elegant building to replace the five-story building. Happening concurrently was the new urban development plan, headed by the Long Beach Architectural Club in an effort to promote new development. Construction began in 1924 on the Long Beach Security Building, as it was called then. At the time of its completion the following year, the building was said to be “among the finest in the West” and was one of the tallest in existence in Southern California.<sup>11</sup>

Periodically, the building changed its name, from the Long Beach Security Building to the First National Bank of Los Angeles in 1939, to the Security Trust and Savings Bank (also known as the Security Building), and to the First National Bank of Long Beach in 1969.<sup>12</sup> By the 1970s, the building had been extensively subdivided throughout its upper floors to accommodate many smaller commercial operations with approximately thirty tenants in 1975.<sup>13</sup> Tenants ranged from real estate agencies, to pharmacies, to law offices.<sup>14</sup> In 1985, the building was listed as a city

<sup>11</sup> “Will Open Long Beach Bank Today,” *Los Angeles Times*, May 2, 1925.

<sup>12</sup> The building was known as the Security Trust and Savings Bank Building during the 1925 period of significance.

<sup>13</sup> 110 Pine Avenue, Long Beach, CA 90802, EDR-City Directory Abstract.

<sup>14</sup> This trend of tenant occupancy continued in the building until 2014.

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historic landmark.<sup>15</sup> In the mid-1990s, the banking hall was renovated to accommodate a restaurant/billiards hall. The building has remained occupied since that time, though many of the office floors have become vacant.

### **History of Long Beach, California in the 1910s and 1920s**

The city of Long Beach witnessed a dramatic increase in population from 1900 to 1910 with an increase of almost 700%.<sup>16</sup> The drastic increase in population is largely attributed to new industry and land annexation. The new industry that rivaled tourism in Long Beach was shipping, first established by the Los Angeles Dock and Terminal Company and later the U.S. Army Corps of Engineers and Long Beach city officials. The increase in commercial business prompted the annexation of neighboring land to accommodate the growing population needed to supply the new industry.<sup>17</sup> Between 1910 and 1920, the population of Long Beach grew 212.2% to 55,593. Many of the residents were born in the United States, and a large majority of immigrants came primarily from Canada and Great Britain.<sup>18</sup>

By the 1920s, the oil industry took hold in Long Beach. The Shell Oil Company discovered oil in the nearby Signal Hill area and for the next fifty years, the oil industry dominated the economic landscape of Long Beach. The new industry brought an influx of new residents seeking work. By the end of the decade, the population had risen to 142,032. Due to the increasing number of residents flooding into the city, a need for comprehensive urban design was recognized. The developmental team behind the urban makeover was the Long Beach Architectural Club. The Club envisioned a downtown featuring representative buildings of period revival architecture. The types of buildings ranged from hotels to commercial buildings to civic buildings and the primary location for these new buildings was along Pine Avenue. Many of these buildings followed the then-current trend of the Renaissance Revival style and sought to mimic the redevelopment of nearby downtown Los Angeles happening concurrently.<sup>19</sup>

Financial institutions grew and prospered throughout the 1920s in Long Beach due to the increased industry and population. Many new banks were established and a series of bank mergers occurred. By the 1920s, Pine Avenue had become a banking hub in Long Beach with locations of the Security Trust and Savings Bank, the Farmers and Merchants Bank, and the First National Bank. The banks on the Pine Avenue thoroughfare were distinguished Revival style towers. These impressive edifices were intended to imbue a sense of security and permanence. Architects Curlett and Beelman, well known designers of banking and office buildings, designed

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<sup>15</sup> "Long Beach Honor Roll of Historic Landmarks," The Los Angeles Times (Los Angeles, California), May 19, 1985

<sup>16</sup> United States Census Bureau, *1910 United States Census for California*, 582  
<http://www.census.gov/prod/www/decennial.html>, accessed January 10, 2018.

<sup>17</sup> Department of Development Services Office of Historic Preservation, "City of Long Beach Historic Context Statement," *Sapphos Environmental, Inc.* (July 10, 2009), 41.

<sup>18</sup> United States Census Bureau, *1920 United States Census for California*, 17  
<http://www.census.gov/prod/www/decennial.html>, accessed January 10, 2018

<sup>19</sup> Department of Development Services Office of Historic Preservation, "City of Long Beach Historic Context Statement," *Sapphos Environmental, Inc.* (July 10, 2009), 71.

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the East Long Beach branch of the Farmers and Merchants Bank (1923) before the Security Trust and Savings Bank building in 1925.<sup>20</sup>

### **CRITERION C: ARCHITECTURE**

The building is locally significant as a superior example of the Italian Renaissance Revival style of architecture and work of the notable architectural firm of Curlett and Beelman.

#### **Italian Renaissance Revival Style**

Italian Renaissance Revival style is one of several period revivals of the late nineteenth and twentieth centuries. This period of architectural undertakings sought to represent the United States as a nation with a special relationship to the Renaissance through means of rediscovery and reinterpretation. This rediscovery was motivated by the United States' centennial birthday in 1876. Renaissance Revival style stems from the architectural design characteristics of the palazzos and public buildings constructed in central and northern Italy during the sixteenth century.<sup>21</sup> Although this era of Italian architectural history is the most prevalent when discussing the late nineteenth and twentieth century Revival architecture style period, it is not the sole reference. The period is sometimes referred to as the Eclectic Movement because some buildings sought references from earlier eras such as the Greeks and Romans and other periods throughout history, not simply styles only found during the Renaissance.<sup>22</sup> Buildings in the late nineteenth and twentieth century Revival architecture style typically embody formalism and symmetry. Italian Renaissance Revival style is often featured in buildings of impressive size and scale.<sup>23</sup>

Italian Renaissance Revival style developed at the tail end of the Victorian period of architecture, circa 1890. The style sought influence from Italy, specifically during the sixteenth century Renaissance and from earlier periods, such as those of ancient Rome and Greece. Italian Renaissance Revival style was first popularized in east coast cities, led by the construction of the Boston Public Library (1888-95) by renowned architects McKim, Mead and White. The building style ranged from large-scale public buildings to private mansions. In later decades, as the style moved to the west coast, its function shifted slightly to incorporate civic buildings with an emphasis on banks, libraries, social lodges, and courthouses. By the 1930s, the style was beginning to decrease in popularity.<sup>24</sup>

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<sup>20</sup> Louise Ivers, "Farmers and Merchants Bank of Long Beach," Long Beach Heritage, 2008, <https://www.lbheritage.org/wp-content/uploads/2018/11/lbh-newsletter-summer-2008.pdf>, accessed December 5, 2017.

<sup>21</sup> Richard Guy Wilson, "Architecture and the Reinterpretation of the Past in the American Renaissance." *Winterthur Portfolio* 18, no. 1 (1983), 71.

<sup>22</sup> "Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Revival Period 1880-1940," Pennsylvania Historical & Museum Commission, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/late-19th-century-revival.html>, accessed December 5, 2017.

<sup>23</sup> Ibid.

<sup>24</sup> Ibid.



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The Italian Renaissance Revival style has many character defining features. Buildings of this style were generally large and were designed using Beaux Arts organizational principles that divided façades into three zones: the base, the shaft, and the capital.<sup>25</sup> Formal designs incorporating classical details such as columns, round arches and balustrades are common. Typical building types are public buildings, and commercial and civic buildings such as libraries, social lodges, courthouses and banks. Masonry construction was the method of choice when constructing this style, regardless of building type. The building configuration reflected a rusticated stone first floor with upper floors featuring a smooth brick finish. The style features symmetrical façades, highlighted with cast stone and terracotta detailing. Roofs are a mixture of both flat and hipped roofs, typically constructed of clay tiles with broadly overhanging bracketed eaves. Columns or pilasters are commonly found throughout the first floor exterior, with emphasis at the main entrance.<sup>26</sup>

### **Security Trust and Savings Bank Building as a superior example of Italian Renaissance Revival Architecture**

The design of the building, coupled with the high quality of materials and exceptional craftsmanship, highlight the importance of the Security Trust and Savings Bank Building. The design is typical of the early 1920s buildings constructed by financial institutions, whose intent was to impress passersby with their architectural grandeur and sense of stability.<sup>27</sup> The exterior contains a formal and symmetrical presentation, typical of the Italian Renaissance Revival style. The organization of the façade and the terracotta and brick materials are also common to the style. The street-facing façades are ornamented with columns and pilasters, common elements of Italian Renaissance Revival architecture. The monumental treatment of the ground floor, with massive windows signaling an interior public assembly space, is also common to the style. The main entrance, centered on the west façade, is distinctive with the entrance recessed from the plane of the façade. The entrance is denoted by free-standing Corinthian columns with flutes, a stone stereobate, and a stone base. The crowning piece contains all of the necessary features including an acanthus leaf, rosette, volute, and boss. Symmetrical fenestration pattern and a centered main entrance denoted by an elaborate carved stone surround, are also expressions of the style. The roof is also a mixture of flat and hipped roof that features clay tiling.

Expressions of the Italian Renaissance Revival style continue into the interior, most notably, in what was the main banking hall. With its twenty-foot ceilings, and classically inspired wood-clad columns and walls, the space is symmetrical and formal. The mouldings and Corinthian columns are classically inspired and formal.

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<sup>25</sup> Christy Johnson McAvoy, "The Wilmore," (National Register of Historic Places Nomination, United States Department of Interior National Park Service, 1999), 8-4.

<sup>26</sup> "Italian Renaissance Revival Style 1890-1930," Pennsylvania Historical & Museum Commission, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>, accessed December 5, 2017.

<sup>27</sup> Louise Ivers, "Farmers and Merchants Bank of Long Beach," Long Beach Heritage, 2008, <https://www.lbheritage.org/wp-content/uploads/2018/11/lbh-newsletter-summer-2008.pdf>, accessed December 5, 2017.

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### Italian Renaissance Revival Style in Long Beach

In 2009, the City of Long Beach conducted a historic context statement. The study was conducted as a means to complete a citywide historic resources survey, coupled with a general history of Long Beach, in order to identify, evaluate, and document historic resources to be used as a tool for preservation planning. Within the statement is a list of buildings deemed architectural landmarks by the City of Long Beach Cultural Heritage Commission Ordinance. Styles reflected in this survey are eclectic, ranging from Streamline Moderne, to Colonial Revival, to Italian Renaissance Revival. The Long Beach survey identified twenty-three buildings in the Italian Renaissance Revival style. The list included residential, public and commercial buildings, each applying the style in a different manner. Six of the twenty-three buildings were commercial applications similar to the Security Trust and Savings Bank Building. Chronologically, these included:

- **Farmers and Merchants Bank Tower** (1923): Located in downtown Long Beach at 302 Pine Street, two blocks north of Security Trust. Built in 1923, it was designed by Curlett and Beelman as a new headquarters for the bank.
- **Cooper Arms Apartments** (1923): Located near the southern edge of downtown Long Beach at 455 E. Ocean Boulevard, roughly three blocks east of Security Trust. Built in 1923, it was designed by Curlett and Beelman and stands as one of the defining pieces of waterfront residential property in Long Beach.
- **Pacific Tower** (1923): Located in downtown Long Beach at 205 Long Beach Boulevard, one block northeast of Security Trust. Built in 1923, it was designed by architect W. Horace Austin as a high rise office building.
- **Wilmore** (1924): Located in downtown Long Beach at 315 W. 3<sup>rd</sup> Street, three blocks northwest of Security Trust. Built in 1924, it was designed by the architectural firm of Fisher, Lake and Traver as a high rise multiple dwelling complex.
- **Insurance Exchange Building** (1925): Located in downtown Long Beach at 201 E. Broadway, one block northeast of Security Trust. Built in 1925, it was designed by architects Harvey H. Lochridge and C.T. McGrew as a high rise retail and office building.
- **Broadlind Hotel** (1928): Located in downtown Long Beach, three blocks east of Security Trust. Built in 1928, it was designed by the architectural firm Piper and Kahrs as a hotel.

Three of the buildings—Cooper Arms Apartments, Wilmore, and Insurance Exchange Building—are listed on the National Register under Criterion C as exceptional examples of Italian Renaissance Revival style architecture. The Security Trust and Savings Bank Building is reflective of the same qualities of design, materials, and integrity.

A comparison of the buildings indicates that while they are all reflective of the Italian Renaissance Revival style, all vary slightly in construction material and still represent the general themes of the Italian Renaissance Revival style. In composition, all of the buildings feature the same three zoned façade; base, shaft, and capital. For the Cooper Arms Apartments and the

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Wilmore, the primary exterior material is cement plaster stucco, featured on all three façade zones; for the Farmers and Merchants Bank Tower, the exterior is a mixture of terracotta and cement plaster stucco; for the Broadlind Hotel, the primary exterior material is red brick, featured on all three façade zones; and for the Insurance Exchange Building, the Pacific Tower, and the Security Trust and Savings Bank Building, primary exterior materials are terracotta and red brick.

The Security Trust and Savings Bank Building is distinguished architecturally from the other buildings with its attention to detail of character defining features. Monumental fluted Corinthian columns and pilasters with decorative capitals line the base of the building, including two free standing Corinthian columns that accentuate the main entrance. Other features include dentil molding, ornamental base relief medallions, colossal windows lining the base of the building, and the clay tiled roof. The recessed main entrance is also unique to the Security Trust and Savings Bank Building. These elements combine to make it an outstanding example of Italian Renaissance Revival architecture, greater than the Insurance Exchange Building and the Pacific Tower. Both offer minimal ornamental design in comparison, most notably with their absence of Corinthian columns and a clay tiled roof. Only the Broadlind Hotel offers a clay tiled roof. All other buildings feature flat roofs. None of the other four buildings feature the ornate base and main entrance as expressed in the Security Trust and Savings Bank Building. The Security Trust and Savings Bank Building is an exceptional local example of Italian Renaissance Revival style architecture in the city of Long Beach, California due to its unique design in comparison with other Italian Renaissance Revival style architecture and for its outstanding attention to detail.

### **Curlett and Beelman Architects**

The building is also significant as the work of master architects, the noted Southern California architectural firm of Curlett and Beelman. Curlett and Beelman was founded by Alexander Curlett (1880-1942) and Claud W. Beelman (1884-1963) in 1919. The firm is known for the construction of large scale architecture with a focus on the Revival styles. Known for a holistic approach, the firm typically engaged in the early planning stages of projects and extended their involvement through construction supervision.<sup>28</sup> The firm is perhaps best known for its Los Angeles commissions. Examples of their work include the Pershing Square Building in Los Angeles (1924), the Roosevelt Building in Los Angeles (1926), the Elks Lodge No. 99 in Los Angeles (1923-24), and Culver Hotel in Culver City, California (1924). The Roosevelt Building (2007) and Cooper Arms Apartments (2000) are listed on the National Register of Historic Places.

Claude Beelman was born in Bellefontaine, Ohio in 1884. He studied architecture at Harvard College and began his career on the east coast, slowly moving west as time passed, and eventually ending up in Los Angeles. Alexander Curlett was born in San Francisco in 1881. He studied architecture at Columbia University and, upon graduation, he traveled back to San

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<sup>28</sup> Chris Marino. "Finding Aid for the Curlett & Beelman records, circa 1924-circa 1932 0000124," *Online Archive of California*. University of California, Santa Barbara, CA, <https://oac.cdlib.org/findaid/ark:/13030/c82n518k/>, accessed January 10, 2018.

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Francisco to practice architecture at his father's firm, William Curlett and Sons. Curlett moved to Los Angeles in 1913 to run the firm's Los Angeles based office.<sup>29</sup>

While in Los Angeles, Curlett formed a partnership with Claude Beelman. His time with Beelman was primarily spent on constructing buildings focused in the Classical Revival styles. By 1928, his partnership with Beelman disbanded and Curlett spent the rest of his career working in public service until his death in 1942. Claude Beelman began designing on his own shortly after the disbandment of the Curlett and Beelman architectural firm and sought to expand his architectural repertoire to include Art Deco and Modern designs. His affection for Modern architecture continued through the post-WWII era up until his death in 1963.<sup>30</sup>

### **Security Trust and Savings Bank Building as an outstanding example of the work of Curlett and Beelman**

The Security Trust and Savings Bank Building is a locally significant example of the work of the architectural firm of Curlett and Beelman. The firm is known for the construction of large scale architecture with a focus on the Renaissance Revival styles, including Italian Renaissance Revival.<sup>31</sup> The Security Trust and Savings Bank Building is the only example of their work in the city of Long Beach that features a terracotta base with a red brick shaft and terracotta capital, and a clay tile roof. Curlett and Beelman designed five buildings in Long Beach: Farmers and Merchants Bank Tower (1923), Pacific Coast Club (1926, not extant), Oil Exchange Building (1923, not extant), Cooper Arms Apartments (1923), and Security Trust and Savings Bank Building (1925). Farmers and Merchants Bank Tower is a Long Beach Historical Landmark. Cooper Arms Apartments is a Long Beach Historical Landmark and listed on the National Register. Both properties are listed for their architectural representation of the Italian Renaissance Revival style. Cooper Arms is also listed as the work of a master.

Beyond Long Beach, many of the buildings that the architectural firm designed are located in downtown Los Angeles. Compared to the other buildings designed by Curlett and Beelman in Los Angeles County, the Security Trust and Savings Bank Building stands out. Curlett and Beelman were responsible for the design of thirty buildings, mostly found within the city limits of Los Angeles with a few located in neighboring cities such as Long Beach. Many of the buildings reflect a similar pattern, regardless of function: a first floor, roughly eight feet in height constructed of terracotta and capped with a decorative cornice line. The first floor of the Security Trust and Savings Bank Building is unique with its three-story terracotta base, featuring monumental terracotta columns with decorative Corinthian capitals, all retaining historical integrity.

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<sup>29</sup> Teresa Grimes, "Roosevelt Building," (National Register of Historic Places Nomination, United States Department of Interior National Park Service, 2007), 8-3.

<sup>30</sup> Marino.

<sup>31</sup> Marino.

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Comparative properties, all extant, that do not feature this design include:

- **Union Bank and Trust Building** (1922): Located in downtown Los Angeles at 760 S. Hill Street, constructed as a mixed use office building with a banking hall for the Union Bank and Trust Company.
- **Insurance Exchange Building** (1923): Located in downtown Los Angeles at 320 W. 9<sup>th</sup> Street, constructed as a high rise office building.
- **William M. Garland Building** (1925): Located in downtown Los Angeles at 117 W. 9<sup>th</sup> Street, constructed as a high rise office building.
- **Pershing Square Building** (1925): Located in downtown Los Angeles at 448 S. Hill Street, constructed as a high rise office building.
- **Roosevelt Building** (1926): Located in downtown Los Angeles at 727 W. 7<sup>th</sup> Street, constructed for business, later adapted to mixed-use with dwelling spaces; listed on the National Register.

The colossal windows that line the west façade (Pine Avenue) and the south façade (First Street) are unique to the building. The finished red brick shaft is also not commonly found in Curlett and Beelman buildings. Many feature large finished stone, and/or stucco cement. The skillful use of stylistic elements and fine attention to detail that is applied to all of their buildings is clearly reflective in the Security Trust and Savings Bank Building, including and not limited to the decorative terracotta reliefs and the ornate dentil molding/cornice lines.

The firm is known as an intricate cog in the revitalization of the business district in Los Angeles through the exceptional work of their buildings. That exceptional work is further exemplified in Long Beach through the Security Trust and Savings Bank Building.

### Conclusion

The Security Trust and Savings Bank Building is locally significant under Criterion C in the area of Architecture for its distinctive characteristics of the Renaissance Revival style and as the premier remaining Long Beach example of work by the architecture firm Curlett and Beelman.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: Long Beach Public Library

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** less than one acre

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 33.768296 Longitude: -118.192015

**Verbal Boundary Description** (Describe the boundaries of the property.)

Legal description is parcel number 7280-027-011 as provided by the Los Angeles County Assessor Office, Long Beach, Los Angeles County, California.

**Boundary Justification** (Explain why the boundaries were selected.)

Legally recorded boundary lines historically associated with the building.

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## 11. Form Prepared By

name/title: Cindy Hamilton  
organization: Heritage Consulting Group  
street and number: 15 West Highland Avenue  
city or town: Philadelphia state: PA zip code: 19118  
e-mail chamilton@heritage-consulting.com  
telephone: \_\_\_\_\_  
date: April 2018; Revised September 2018

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## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo



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date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Security Trust and Savings Bank Building  
City or Vicinity: Long Beach  
County: Los Angeles  
State: California  
Photographer: Heritage Consulting Group  
Date Photographed: November 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 22 South and west elevations, looking northeast
- 2 of 22 West elevation, looking east
- 3 of 22 West elevation at main entrance detail, looking east
- 4 of 22 South elevation, looking northeast
- 5 of 22 South elevation, looking north
- 6 of 22 South elevation at capital detailing, looking north
- 7 of 22 North and west elevation, looking southeast
- 8 of 22 North elevation, looking southwest
- 9 of 22 First floor banking hall, looking east
- 10 of 22 First floor elevator lobby, looking east
- 11 of 22 Second floor corridor, looking south
- 12 of 22 Third floor stair, looking south
- 13 of 22 Fourth floor tenant space, looking north
- 14 of 22 Sixth floor tenant space, looking east
- 15 of 22 Seventh floor tenant space, looking south

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- 16 of 22 Eighth floor corridor, looking west
- 17 of 22 Ninth floor corridor, looking east
- 18 of 22 Tenth floor elevator lobby, looking west
- 19 of 22 Eleventh floor tenant space, looking north
- 20 of 22 Twelfth floor tenant space, looking south
- 21 of 22 Thirteenth floor tenant space, looking south
- 22 of 22 Basement banking vault, looking southeast

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Location Map**



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### USGS Map

Latitude: 33.768296

Longitude: -118.192015



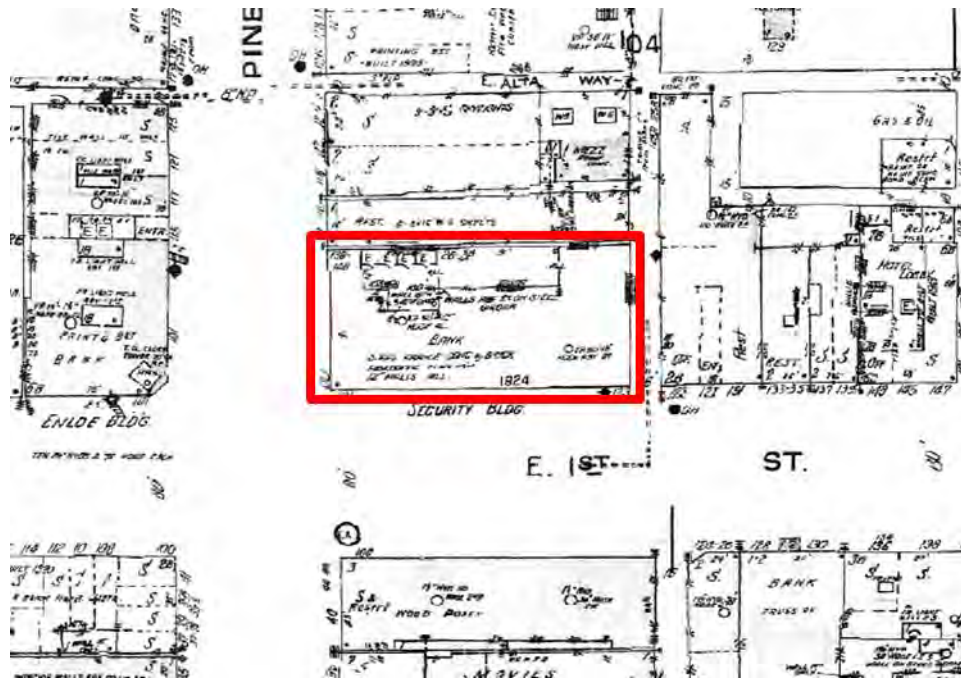
Security Trust and Savings Bank Building



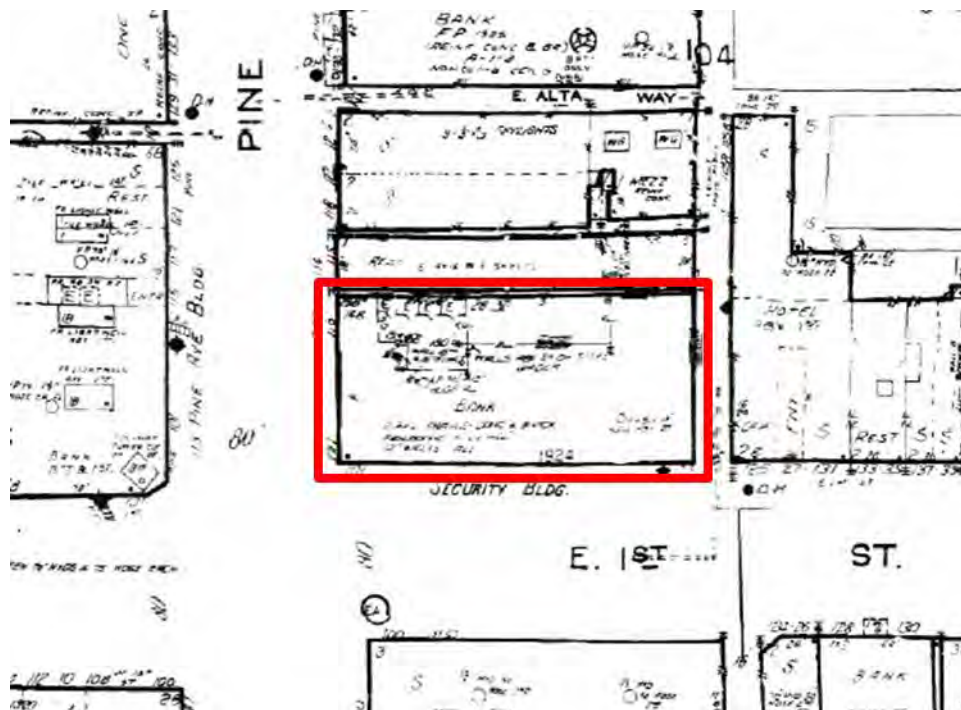
Security Trust and Savings Bank Building  
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### 1949 Sanborn Map



### 1969 Sanborn Map



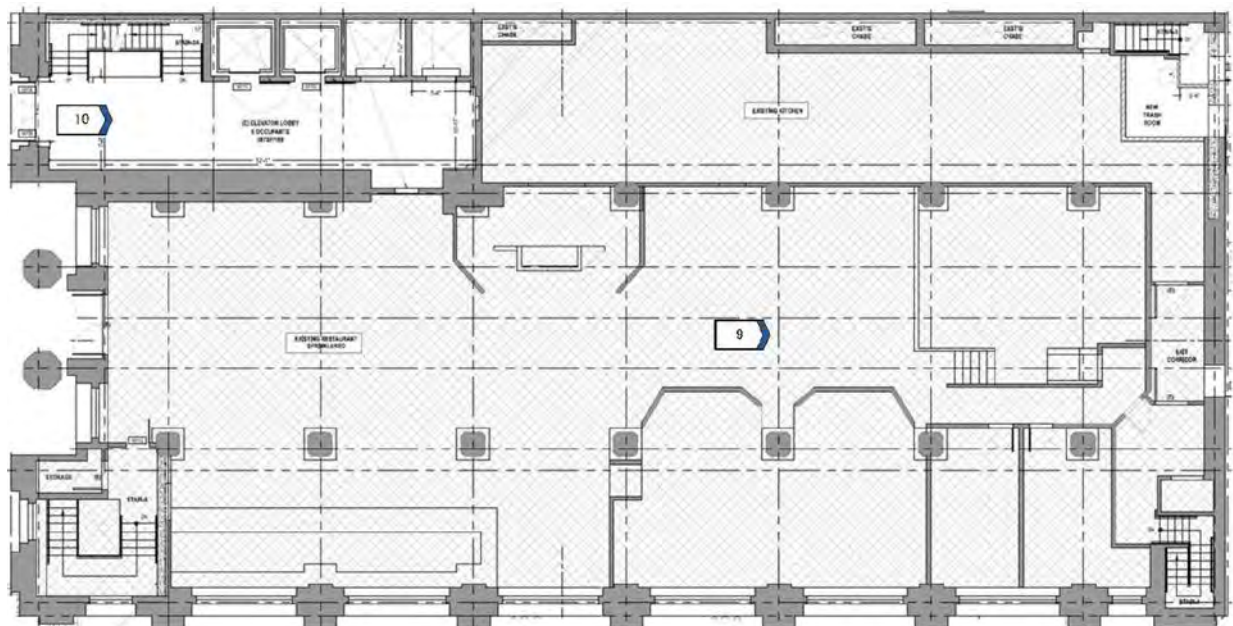
Security Trust and Savings Bank Building  
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**Photo Key, Exterior [Photos 1-8]**



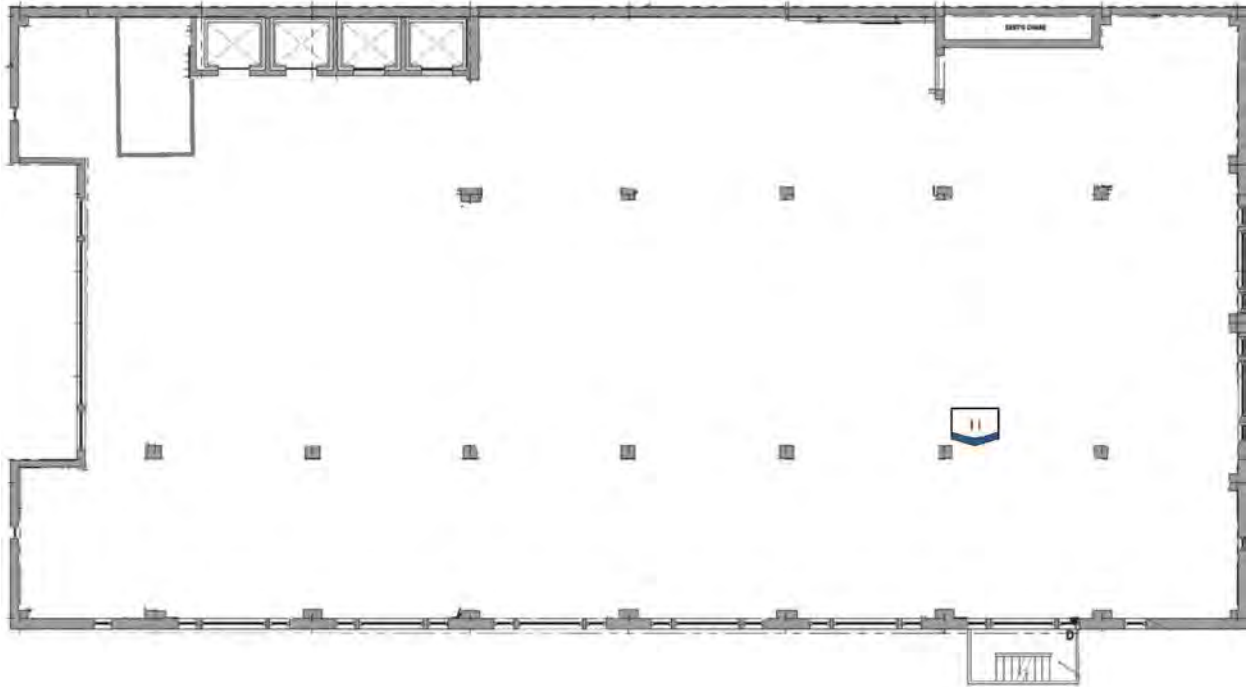
**Photo Key, Interior 1 of 13, First Floor [Photos 9-10]**



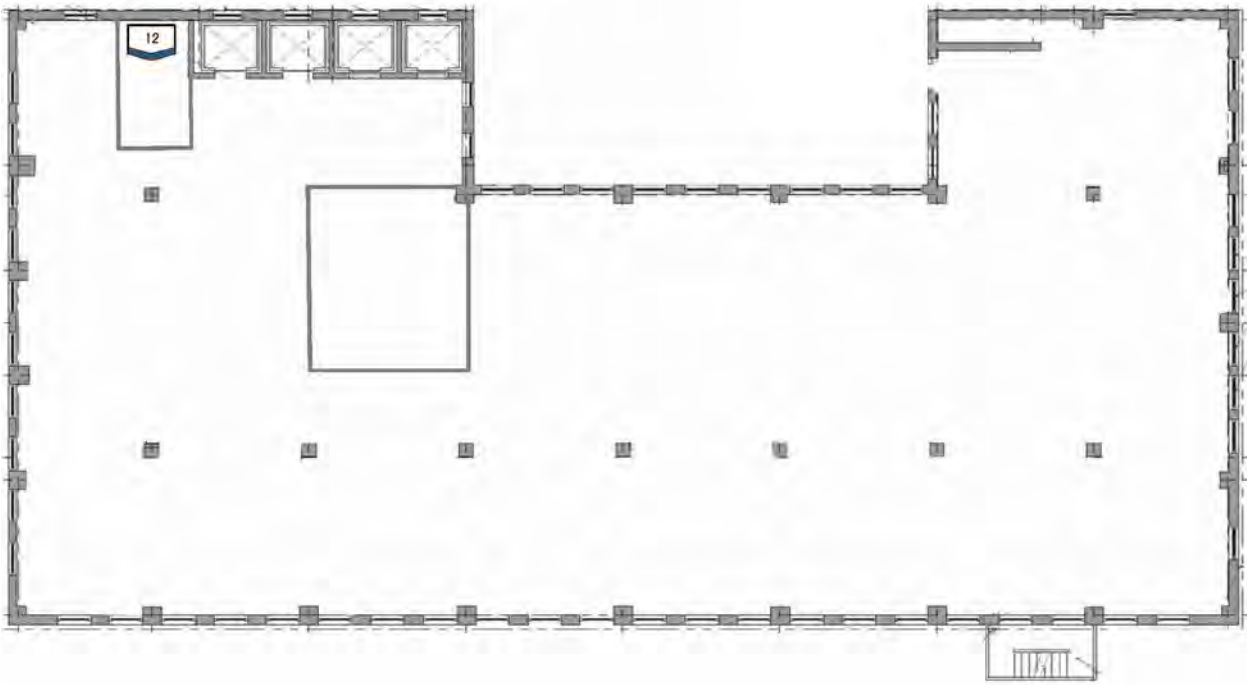
Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Photo Key, Interior 2 of 13, Second Floor [Photo 11]**



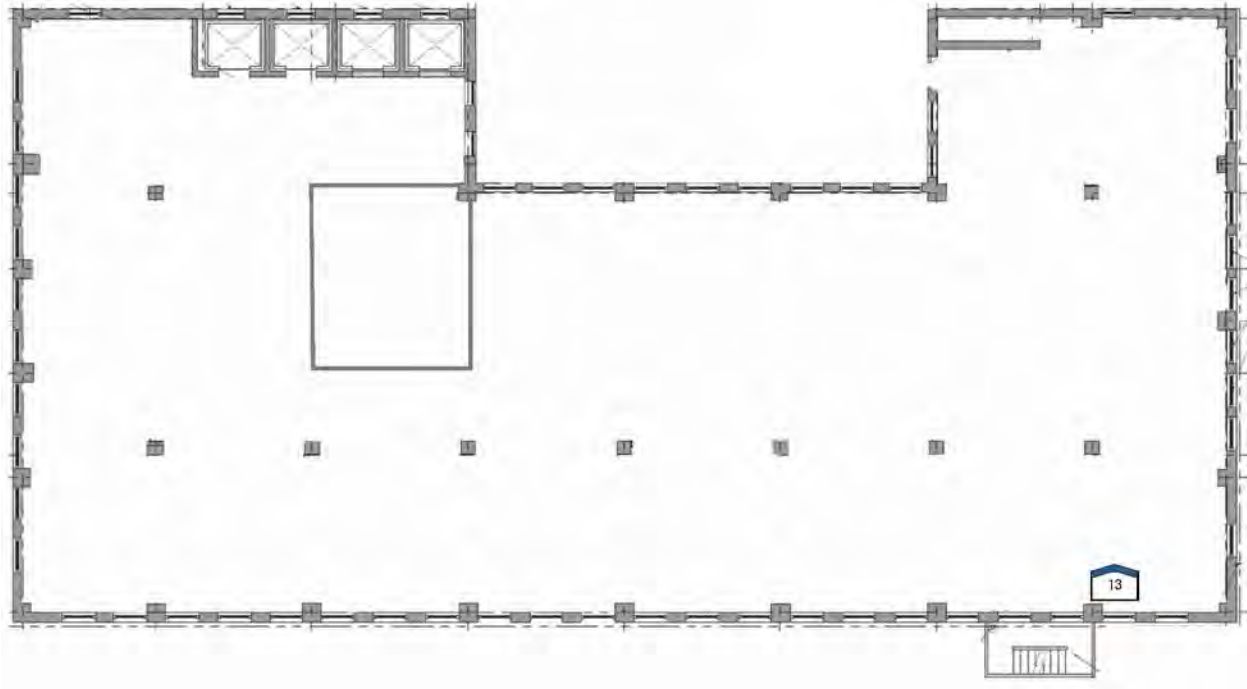
**Photo Key, Interior 3 of 13, Third Floor [Photo 12]**



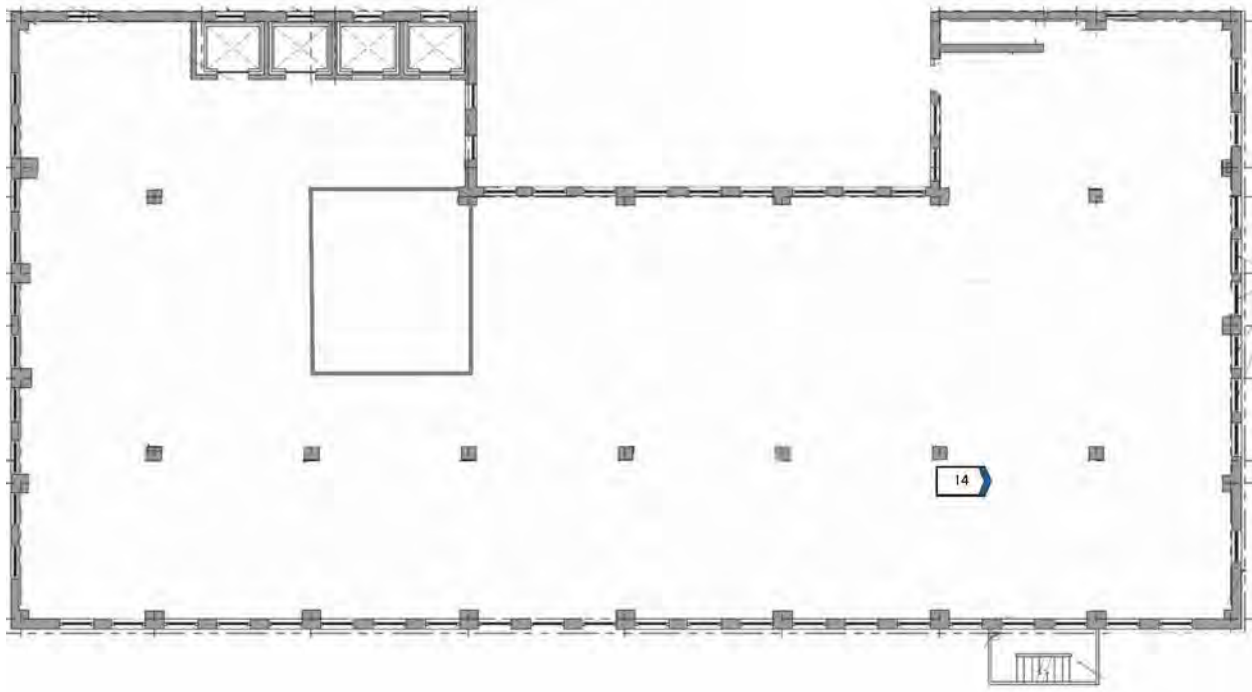
Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Photo Key, Interior 4 of 13, Fourth Floor [Photo 13]**



**Photo Key, Interior 5 of 13, Sixth Floor [Photo 14]**

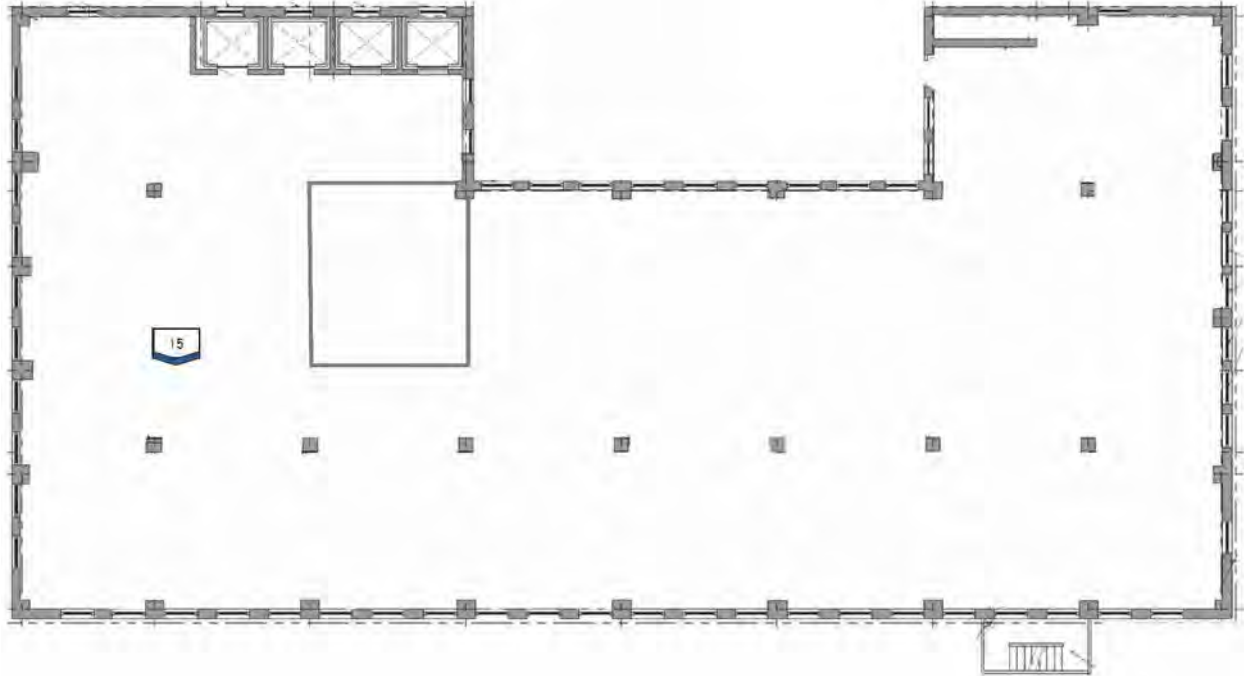




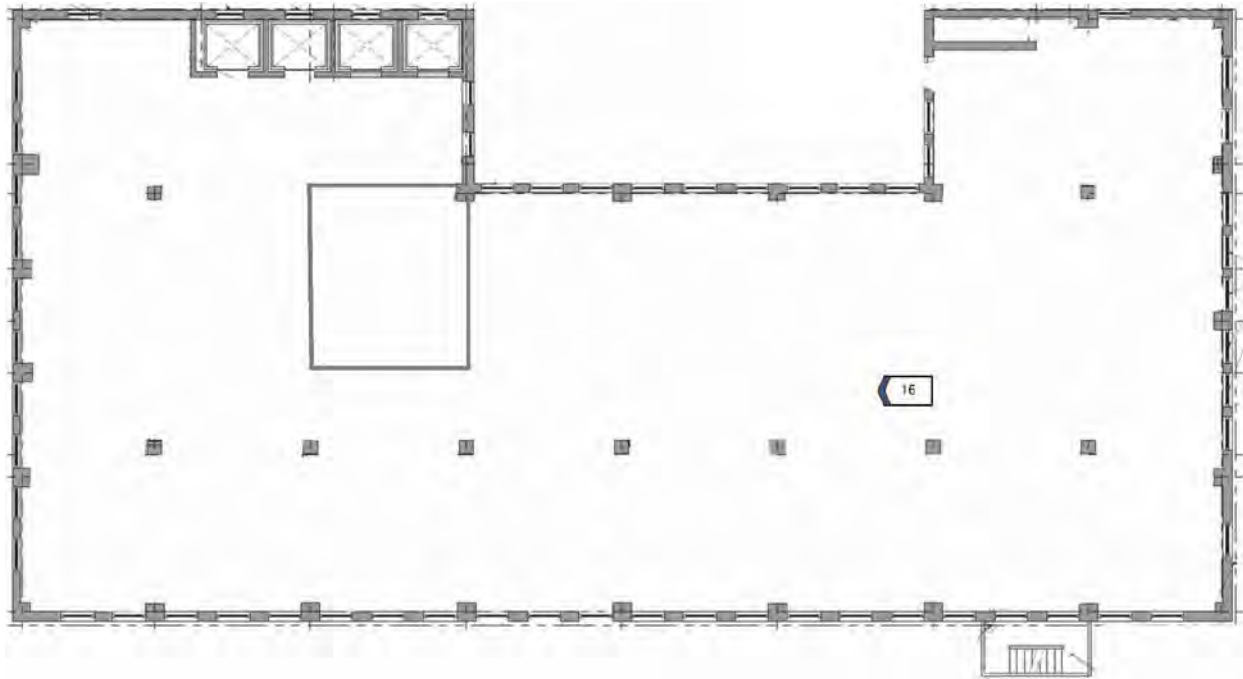
Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Photo Key, Interior 6 of 13, Seventh Floor [Photo 15]**



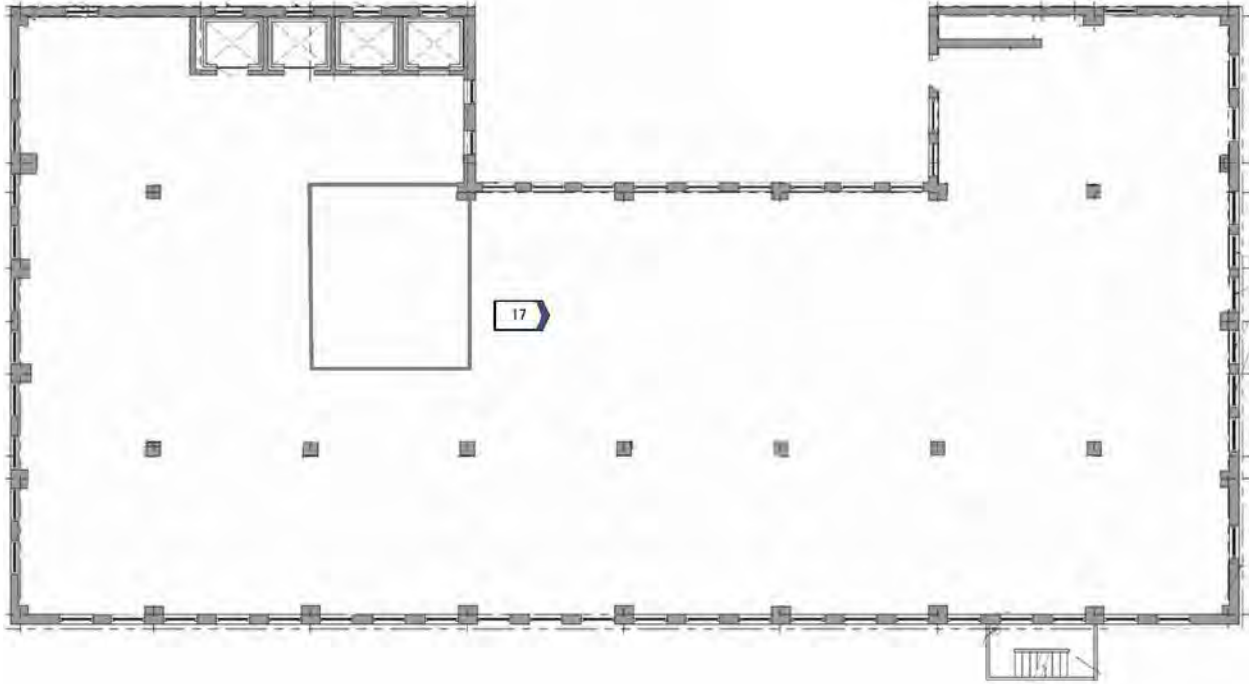
**Photo Key, Interior 7 of 13, Eighth Floor [Photo 16]**



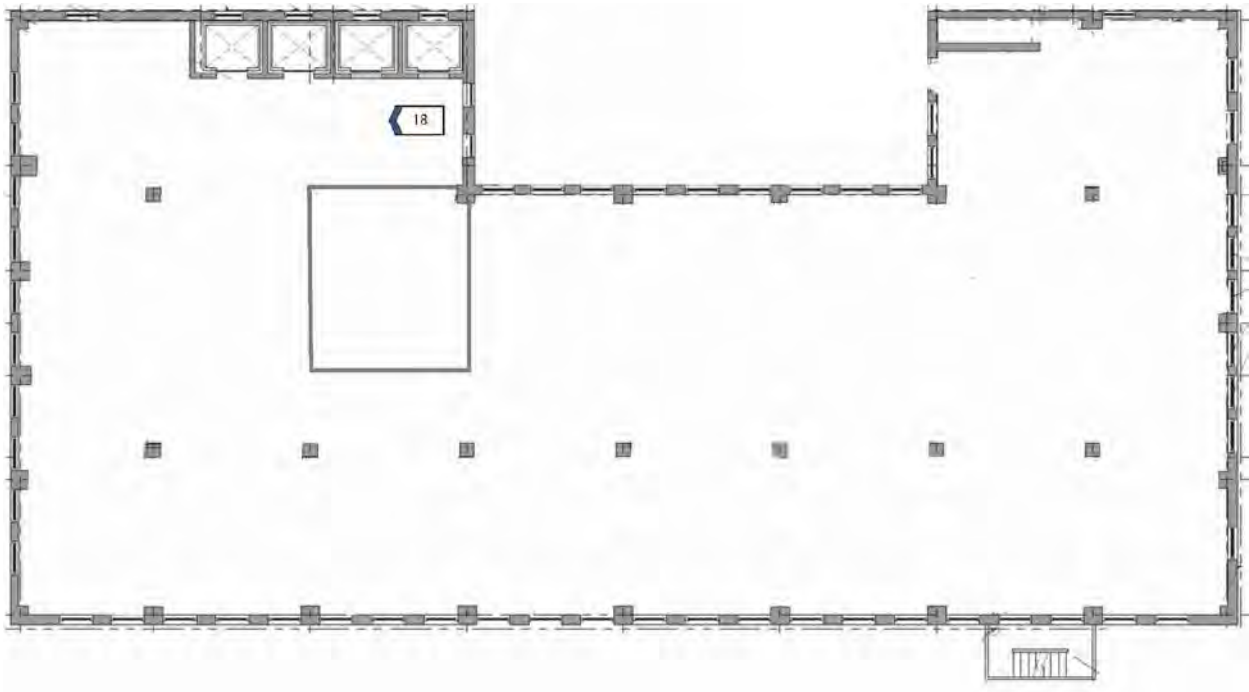
Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Photo Key, Interior 8 of 13, Ninth Floor [Photo 17]**



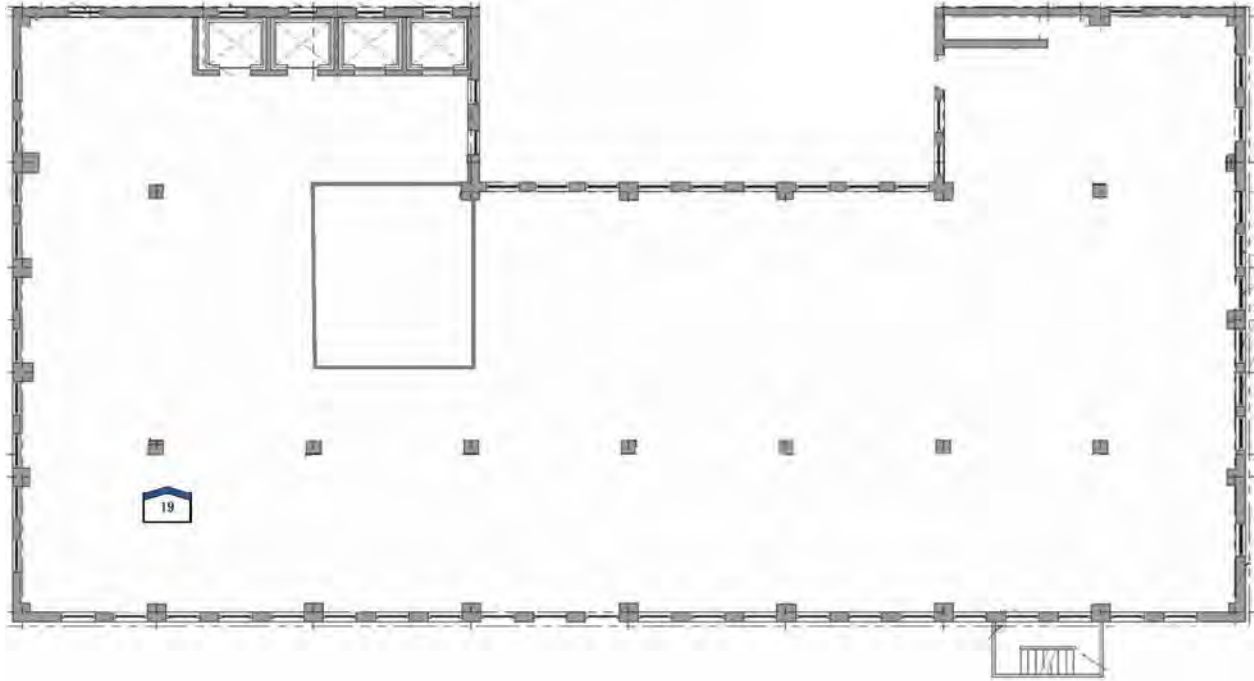
**Photo Key, Interior 9 of 13, Tenth Floor [Photo 18]**



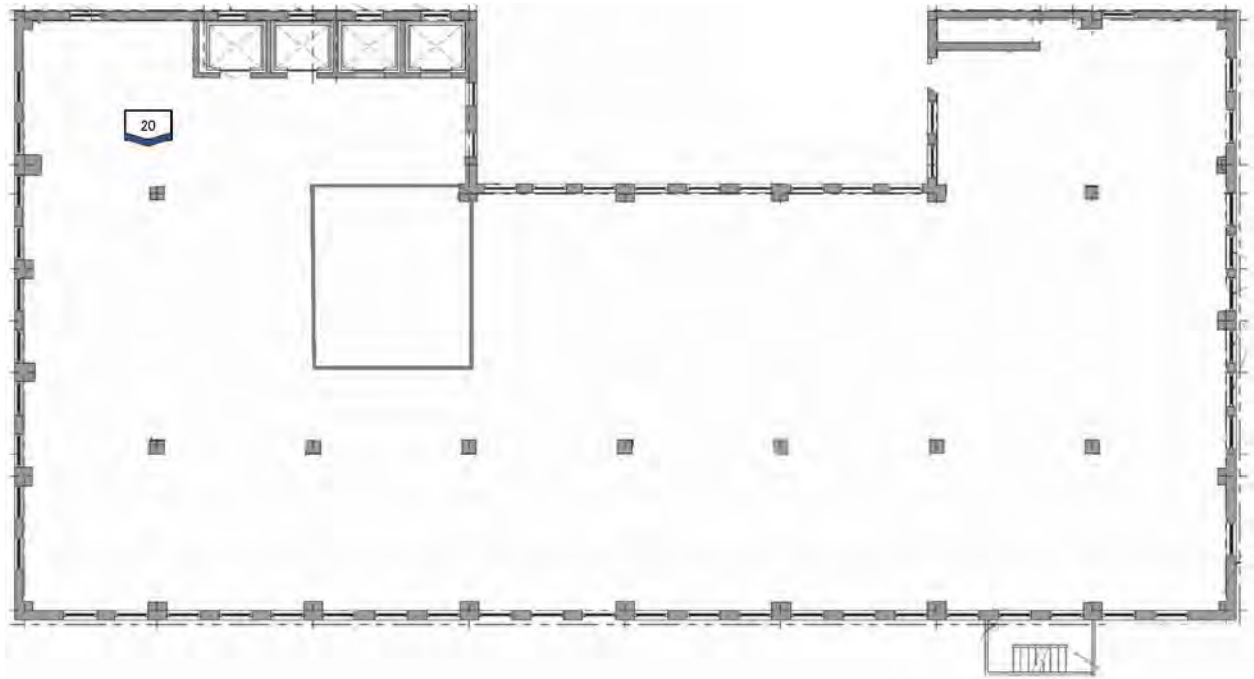
Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Photo Key, Interior 10 of 13, Eleventh Floor [Photo 19]**



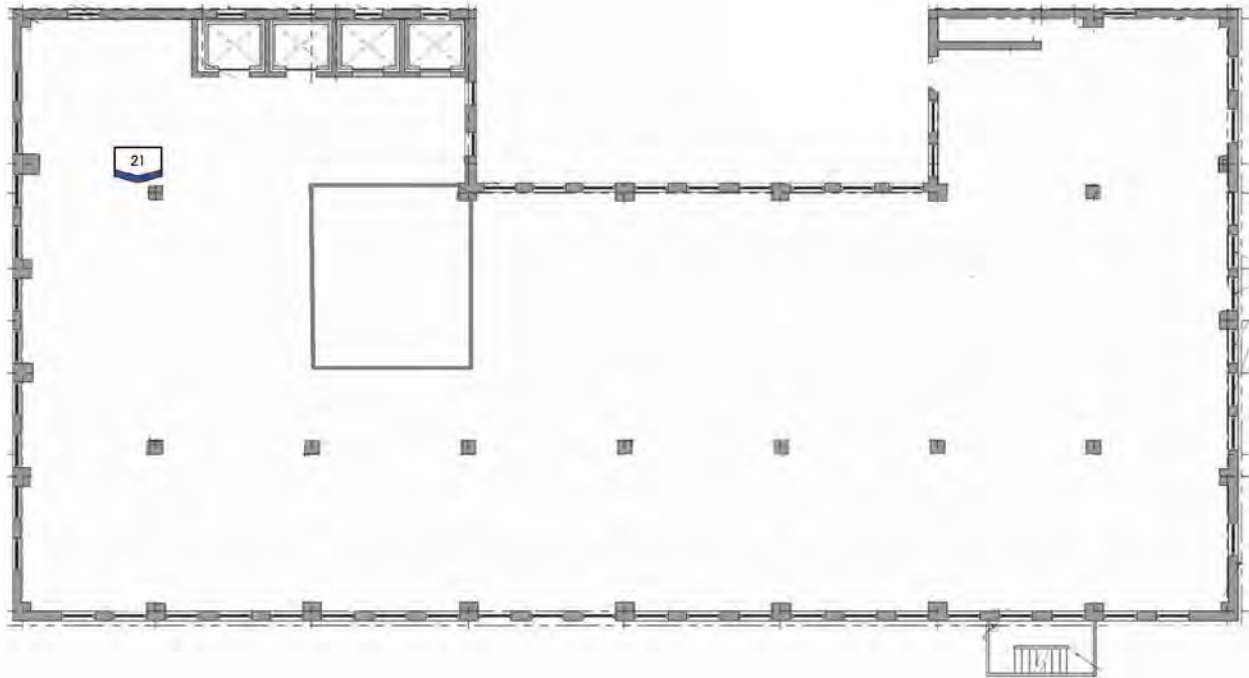
**Photo Key, Interior 11 of 13, Twelfth Floor [Photo 20]**



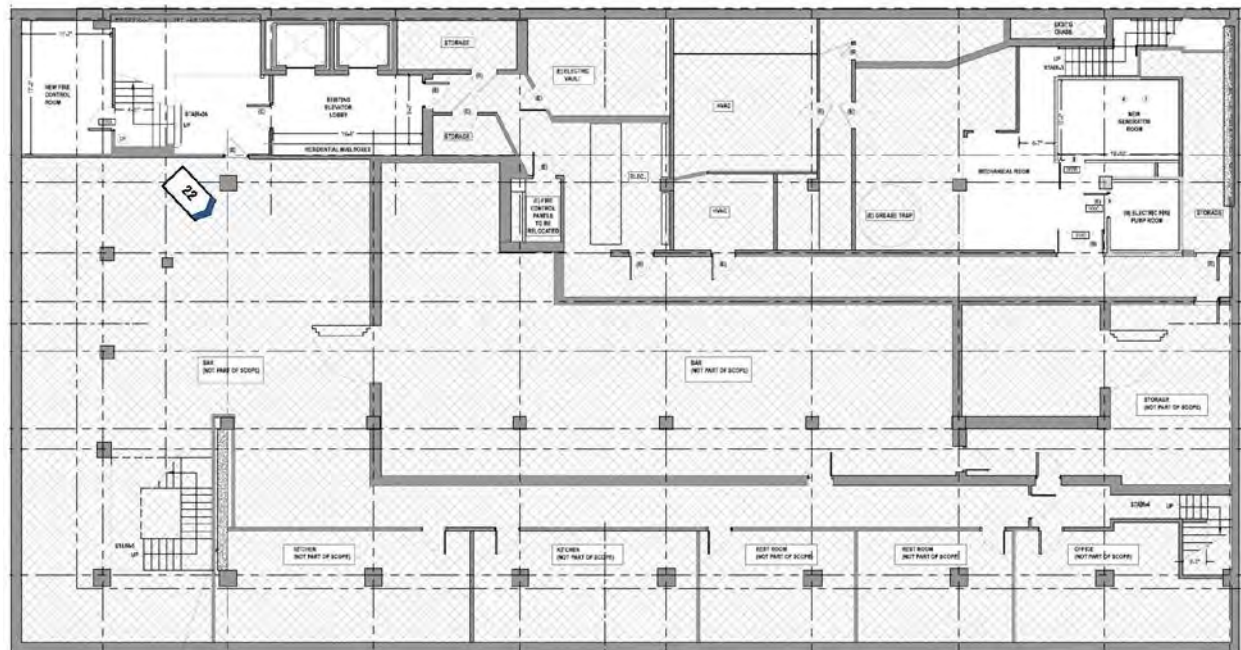
Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Photo Key, Interior 12 of 13, Thirteenth Floor [Photo 21]**



**Photo Key, Interior 13 of 13, Basement [Photo 22]**



Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Figure 1.** South and west elevations, looking northeast, circa 1926. Winstead Photography.  
Courtesy Long Beach Public Library.



Security Trust and Savings Bank Building  
Name of Property

Los Angeles, California  
County and State

**Figure 2.** Banking hall, looking east, circa 1926. Winstead Photography. Courtesy Long Beach Public Library.





THE FEDERAL RESERVE BANK OF SAN FRANCISCO

THE FEDERAL RESERVE BANK OF SAN FRANCISCO



1st St

THE FEDERAL RESERVE BANK OF SAN FRANCISCO





THE FEDERAL BAR

THE FEDERAL BAR

TEREX

102

CITY LIGHT & POWER





SECURITY BUILDING



SECURITY PACIFIC NATIONAL BANK  
ESTABLISHED 1898  
RENOVATED 1928

110 PI

THE









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PUBLIC  
PARKING  
from \$5

F... G...

THE FEDERAL BAR











EXIT

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9x9













UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Security Trust and Savings Building

Multiple Name: \_\_\_\_\_

State & County: CALIFORNIA, Los Angeles

Date Received: 2/13/2019      Date of Pending List: 3/7/2019      Date of 16th Day: 3/22/2019      Date of 45th Day: 4/1/2019      Date of Weekly List: \_\_\_\_\_

Reference number: SG100003553

Nominator: Other Agency, SHPO

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input checked="" type="checkbox"/> CLG  |   |

Accept       Return       Reject      3/29/2019 Date

Abstract/Summary Comments: The Security Trust and Savings Building is locally significant under National Register Criterion C (Architecture). Completed in 1925, the 13-story, steel-frame and concrete building is an elegant local example of Italian Renaissance Revival-style highrise design. Clad in red brick and terra cotta with a partially visible clay tile roof, the building was designed by the highly respected Southern California architectural firm of Curlett and Beelman, and served as speculative office space and a prominent banking hall.

Recommendation/ Criteria: Accept NR Criterion C

Reviewer Paul Lusignan      Discipline Historian

Telephone (202)354-2229      Date 3/29/2019

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**Security Trust and Savings Bank Building  
Long Beach, Los Angeles County  
Staff Report**

Located in downtown Long Beach, the Security Trust and Savings Bank Building is a thirteen-story high-rise designed in the Italian Renaissance Revival style. When completed in 1925, the building featured a large banking hall on the ground floor with speculative office space located on the remaining upper floors. The building was constructed on a quarter acre, rectangular lot at the corner of Pine Avenue and East First Street. The property is a distinctive feature in the downtown Long Beach cityscape due to its exceptional attention to detail and use of material. In the mid-1990s, the banking hall was renovated to accommodate a restaurant/billiards hall. The building remains occupied, though many of the office floors have become vacant since the mid-2000s. A Historic Preservation Certification Application Part 1 Evaluation of Significance was approved in May 2018. The building has undergone minimal changes to the exterior, is still highly reflective of the Italian Renaissance Revival Style, and retains a high degree of integrity overall.

The property is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture as an excellent example of early twentieth century Italian Renaissance Revival style. The property is an outstanding local example of architectural firm Curlett and Beelman. The period of significance is the date of construction, 1925.

The property is nominated by a consulting firm on behalf of the owner. In its role as representative of a Certified Local Government, the City of Long Beach Historic Preservation Commission sent a letter in support of the nomination. No other letters have been received to date. Staff supports the nomination as written and recommends the State Historical Resources Commission determine the Security Trust and Savings Bank Building is eligible under National Register Criterion C at the local level of significance with a 1925 period of significance. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing on the National Register.

Amy H. Crain  
State Historian II  
January 17, 2019



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4<sup>th</sup> Floor Long Beach, CA 90802 Phone: 562.570.6428 Fax: 562.570.6205

January 14, 2019

California State Parks  
Attn: Office of Historic Preservation  
Julianne Polanco, State Historic Preservation Officer  
1725 E. 23<sup>rd</sup> Street Suite 100  
Sacramento, CA 90803

RE: Historic Preservation Commission Review and Comment on the Nomination of Security Trust and Savings Bank Building to the National Register of Historic Places

Dear Ms. Polanco:

The City of Long Beach is in receipt of the Nomination of the National Security Trust and Savings Bank Building located at 110 Pine Avenue in Long Beach, Ca. As a Certified Local Government, we value the opportunity to comment on the nomination prior to review by the State Historical Resources Commission (SHRC) prior to their February 1, 2019 meeting.

We have reviewed the supporting documentation and are in full support of the nomination. The National Security Trust and Savings Bank Building occupies a highly visible corner in the heart of Downtown Long Beach and is one of the most recognized buildings in the City. The building is intact and an excellent example of Italian Renaissance Revival. The building is also one of the few buildings designed by Curlett and Beelman in Long Beach.

Please feel free to call me at (562) 570-6437 if you have any questions regarding this matter.

Sincerely,

Alejandro Plascencia  
Historic Preservation Planner  
Department of Development Services



DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
Telephone: (916) 445-7000 FAX: (916) 445-7053  
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov



February 12, 2019

Joy Beasley, Keeper  
National Register of Historic Places  
National Park Service  
Mail Stop 7228, 1849 C Street, NW  
Washington D.C. 20240

Subject: **Security Trust and Savings Bank Building  
Los Angeles County, California  
National Register of Historic Places Nomination**

Dear Ms. Beasley:

**The enclosed disk contains the true and correct copy of the nomination for the SECURITY TRUST AND SAVINGS BANK BUILDING to the National Register of Historic Places.** On February 1, 2019 in Sacramento, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register at the local level of significance under Criterion C with a 1925 period of significance. The building is eligible in the area of Architecture as an excellent example of early twentieth century Italian Renaissance Revival style.

A Historic Preservation Certification Application Part 1 Evaluation of Significance was approved in May 2018. The property is nominated by a consulting firm on behalf of the owner. In its role as representative of a Certified Local Government, the City of Long Beach Historic Preservation Commission sent a letter in support of the nomination.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,

Jenan Saunders  
Deputy State Historic Preservation Officer

Enclosure