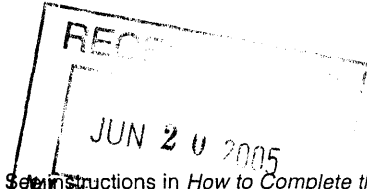


United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Long Beach Professional Building

other names/site number Pine Villa

2. Location

street & number 117 East 8th Street NA not for publication

city or town Long Beach NA vicinity

state California code CA county Los Angeles code 037 zip code 90813

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Stephen D. Wilkerson DSAPC 6/16/05
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Edson Beall 6/13/05
Signature of the Keeper Date of Action

Long Beach Professional Building
Name of Property

Los Angeles, California
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing

Noncontributing

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

Number of Contributing resources previously listed in the National Register

N/A

none

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: Professional

DOMESTIC: Multiple Dwelling

HEALTH CARE: Sanitarium

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MODERN MOVEMENT: Art Deco

foundation Concrete

walls Stucco

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Long Beach Professional Building

Name of Property

Los Angeles County, CA

County and State

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.
- X 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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Lee, W. Douglas

Primary Location of Additional Data

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

Name of repository:

Long Beach Professional Building
Name of Property

Los Angeles, California
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 11 389600 3737840
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christy Johnson McAvoy, Managing Principal and Jessica N. Ritz, Preservation Planner
organization Historic Resources Group date January 2005
street & number 1728 Whitley Avenue telephone (323) 469-2349
city or town Los Angeles state CA zip code 90028

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Pine Villa, LLC
street & number 3626 E. Pacific Coast Highway telephone (562) 597-0500
city or town Long Beach state CA zip code 90804

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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

National Register of Historic Places Continuation Sheet

Section 7 Page 1

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Summary

The Long Beach Professional Building is an eight-story, Art Deco style office tower located on the north edge of downtown Long Beach. The building occupies the northeast corner of Pine Avenue and Eighth Street. This location is at the end of the north-south axis of Pine Avenue, which is the main street of the downtown area. The primary (south) façade is twenty bays wide and faces Eighth Street, and a secondary (west) façade is six bays wide and faces Pine Avenue. The building is constructed of poured-in-place concrete. Most of the exterior Art Deco style decorative elements remain. Following an extensive adaptive reuse rehabilitation, the building was placed into service as an assisted living facility on June 19, 2003. The project was certified by the National Park Service on December 9, 2004, as being consistent with the Secretary of the Interior's Standards for Rehabilitation. The exterior of the building possesses excellent integrity. Remaining interior character-defining features were restored, including terrazzo floors in the lobby, marble panels, historic elevators, and steel casement windows and transoms.

Exterior

The building is designed with a rectangular plan. The long north and south sides (including the Eighth Street façade) are slightly longer than it is tall. The rear facade is partially recessed above the first story and mezzanine between wide end bays. An enclosed stairwell has been installed within the inset part of the façade for adaptive reuse by an assisted living facility. The roof is flat and surrounded by a parapet, with the elevator penthouse visible above the line of the parapet.

Broad, flat piers and recessed spandrels frame the windows and articulate the building's primary and secondary façades. Alternating piers are slightly wider, so that the window bays appear to be paired. The flat surfaces of the piers and spandrels are scored to look like masonry blocks, and the piers at the corners of the building have chamfered edges. A frieze with Art Deco style foliate ornament and a band with chevron and lozenge pattern separates the taller first level containing the lobby and retail spaces from the residential floors above. (The upper floors were previously used as office space.) Divided light windows are located between this decorative course and top of the storefront awnings; decorative grilles originally covered these openings. Fluted piers partially clad with black granite divide the individual storefront bays. The spandrel panels between the second- and third-story windows are divided into two vertical panels with a zigzag border along the top. The spandrel panels below the eighth-story windows have stylized foliate decoration, as does the top of each pier where it terminates between the eighth-story windows. The cornice is decorated with a band of large, repeating rosettes that are cast into the concrete in relief.

The window openings on the upper floor of the primary and secondary façades contain non-original aluminum-frame sliding windows, each of which is surmounted by a non-original metal panel. The original fenestration consisted of a transom above the operable portion of the window. The top corners of the eighth-floor window openings are clipped. The fenestration of the north (rear) and east façades remains intact and consists of two-pane, steel frame casements. The divided light transoms over these windows are intact on the exterior.

A canopy was added during the recent rehabilitation. This element matches the scale and evokes the decorative scheme of the original canopy, which was missing when the building was acquired. The new metal canopy is mounted over the primary entrance in the south elevation. The front panel contains a row of thirteen smooth, round medallions punctuated by small triangles at the top and bottom of each. Five medallions decorate the side panels.

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Section 7 Page 2

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Interior

The entrance lobby is a symmetrical space with a marble floor and marble paneled walls. The entrance contains aluminum and glass doors which date from the 1962 remodeling of the first story. Two elevators are located on axis with the entrance. One historic elevator cab was restored, and the other is currently stored in the basement and has been replaced with a larger elevator that can accommodate a gurney. Historic features of the lobby include the marble floor and wall surfaces. The floor has a geometric design created in pink, burgundy and buff-colored marble. The walls are clad in sheets of buff-colored marble bordered with wide, plain bands of variegated burgundy marble at the top and the base of the wall. The historic ceiling is exposed and decorative painting restored following the recent rehabilitation. The original brass U.S. Mail box and chute are visible alongside the elevators at each level. Elevator cabs are also original, and are now automated; they were run by elevator operators until the building was closed in the mid-1990s. The interiors of the two cabs have wood paneling with horizontal, streamlined brass details.

The interiors of the upper floors all have similar plans. Offices have been converted into senior residential units. A double-loaded corridor on each floor runs from east to west, parallel to Eighth Street, so that some of the suites face south toward Eighth Street and the rest face north toward the rear of the building. The corridors have dropped ceilings. The elevator doors on each floor are original, with a central recessed panel. The office suites have been altered, and it appears that originally the suites were fairly simple in design. The ceilings of the offices are also constructed of non-original dropped panels. Changes to integrity of the upper floors were already in place when the building was acquired by its current owners.

While no original 1929 plans for the building are available, 1962 plans remain by architect George Vernon Russell for the partial remodeling of the building. The first story was altered as part of the 1962 scope of work. The fluted piers which divide the storefronts were clad in black granite. The storefronts themselves were also changed, with aluminum-frame windows filling the spaces between the piers and black and white terrazzo lining the lower edge of the storefronts at the sidewalk. Doors and windows of the lobby bay were likewise replaced, and a directory board was added in the lobby. The elevator doors may have been replaced at this time as well. Changes to the primary and secondary façades added as part of the adaptive reuse project include the new canopy, recessed soffit lighting, and simple forest green awnings.

National Register of Historic Places Continuation Sheet

Section 8 Page 1

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Section 8: Statement of Significance

Summary

The Long Beach Professional Building (currently known as Pine Villa) is an eight-story office building located on the northern edge of downtown Long Beach, California. It is eligible for the National Register under Criterion C at the local level of significance as an excellent example of a pre-Depression era high-rise tower designed in the Art Deco style. The building was built in 1929 and was one of several multistory edifices erected in downtown Long Beach between 1921 and 1929. Designed by well-known Los Angeles-based architect W. Douglas Lee, the building housed professional offices for dentists, psychologists, lawyers, and doctors in particular. The Long Beach Professional Building, which was the first structure associated with the medical profession in the city, contributed to the evolution of Long Beach and the establishment of the city's central business and commercial district. It is included among a cluster of high-rise office and professional buildings which came to form the main downtown corridor. The use of materials such as terrazzo and character-defining Art Deco features distinguish the Long Beach Professional Building from the neighboring buildings in context. Furthermore, the structure is one of the few extant high-rises that survived the 1933 earthquake. The Long Beach Professional building was designated a City Landmark by the City of Long Beach in 1988 for its significance to the development of Long Beach.

Style and Design Context

Art Deco began in the 1920s as an alternative to the historical revival styles then prevalent in Los Angeles architecture. Popularized after the 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes which took place in Paris, the highly decorative style captured and popularized the spirit of modernity in a way that other styles had failed to do. In Los Angeles, Art Deco was mostly applied to commercial buildings and multi-family structures, with single family residences being the exception. Motifs were derived from technology and avant-guard art movements, such as Cubism and Expressionism which were originally inspired by Pre-Columbian and African art. This inspiration from both technology and so-called "primitive" art provided an escape from conventional historical precedents and revivalism that had previously dominated architecture, particularly in the relatively young city of Los Angeles. Optimism surrounding the machine age imbued the style with a vigorous sense of modernity, movement and progress.

The Long Beach Professional Building is among the city's many structures designed in the Art Deco style. Other notable Art Deco style buildings include the Lafayette Complex apartment hotel, the skating rink at 278 Alamitos Avenue, the Hancock Motors Building (Arthur and Cecil Schilling, 1928) at 500 East Anaheim Boulevard, the Barker Brothers showroom (Dedrick and Bobbe, 1929, demolished), and the Famous Department Store at 601-609 Pine Avenue (Morgan Walls and Clements, 1928-29). The Art Theater at 2025 E. Fourth St. (1925, 1933 & 1947) was originally a silent movie theater, and in 1933 well-known local architects Schilling and Schilling added the Art Deco style façade as part of remodel. Most are designated as historical landmarks in the City of Long Beach. The Queen Mary, the celebrated ocean liner built during the 1930s, has been docked in Long Beach since 1967, and is a showcase of Art Deco design. Despite the Long Beach Professional Building's stylistic affinities with other Art Deco structures in Long Beach, it is a rare example of an Art Deco style high-rise building in particular.

National Register of Historic Places Continuation Sheet

Section 8 Page 2

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Design and Construction of the Long Beach Professional Building

The Long Beach Professional Building received several mentions in the *Press-Telegram* during this period, since it and the Barker Brothers Building (now demolished) were the major projects planned for the spring of 1929. At a cost of two hundred thousand dollars, the Professional Building represented a major portion of the monthly cumulative permit value, as well as being one of the boom period's most important building projects. The building permit for the Long Beach Professional Building was issued on May 7, 1929 and it opened in December of 1929. The original owner of the building was W. Van Patten Wilson, Inc., who owned it until 1946 when it was sold to two local businessmen. W. Douglas Lee, a local architect practicing in Los Angeles, designed the building.

The building's Art Deco exterior and lobby ceiling are excellent examples of the style. Art Deco characteristics of the building include the vertical emphasis created by the piers, the use of geometric and stylized geometric floral motifs, and decoration which is confined to specific areas of what is an otherwise simple façade. These ornamented portions include the frieze, tops of piers and the face of spandrel panels. The early days of the Depression might have had an impact on execution of these elements, since the last stages of construction coincided with the early phase of the nation-wide crisis.

The Long Beach Professional Building opened in December of 1929. At the end of the year, the December 31, 1929 edition of the *Long Beach Press-Telegram* featured a special section called the "Progress Edition." The Long Beach Professional Building was one of six major buildings of the year which were featured on the cover of the section, along with the Ocean Center Building, the now-demolished Barker Brothers and Wise Company buildings, and two smaller retail stores (Hugh A. Marti Co. and Famous Department Store).

According to 1929 articles published in the *Long Beach Press-Telegram*, the Long Beach Professional Building was constructed for the purpose of providing offices for professionals such as doctors, dentists, psychologists, and attorneys. The need for these offices represents the fact that the full-time population of Long Beach was growing. The pre-1920s population of Long Beach, comprised mainly of vacationers and part-time residents, would not have supported a large building with so many professional offices, either in the number of clients needed to support them or in the number of practitioners established in the city.

The building was constructed on a speculative basis with a targeted base of tenants in mind, whereas most of the pre-1933 high rises were constructed for use as a corporate headquarters or flagship by a particular company or bank. Downtown Long Beach had become a popular site for real estate development as both the ambitious growth projections and successful establishment of the city became apparent.

Over the years, the Long Beach Professional Building became increasingly associated with the medical profession. The building housed a pharmacy on the ground floor, medical laboratories, and the offices of the Harbor Branch of the Los Angeles County Medical Association. Doctors who served as presidents of the Harbor Branch also had their own practices in the building, as did the president of the Los Angeles County Medical Association, Dr. Ralph B. Eusden. According to Long Beach City Directories, in 1935 forty doctors and twelve dentists occupied the building, and in 1940 there were fifty-two doctors and twelve dentists.

National Register of Historic Places Continuation Sheet

Section 8 Page 3

Long Beach Professional Building
117 East 8th Street
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The *Long Beach Press-Telegram* noted that the developers of the Professional Building attempted to “pioneer” the location in the northern end of downtown. However, no other high rises followed in this area and the building came to mark the northern extent of the Pine Avenue business corridor. The surrounding buildings are mostly two-story commercial buildings to the south on Pine Avenue, many of which are still intact, forming a corridor link to the remainder of downtown to the south. To the north of the building is a residential neighborhood of small apartment buildings and single family residences, along with redevelopment projects such as new, larger, four- to five-story apartment buildings.

In addition, the 1988 Expanded Downtown Survey states that as business and industry in the city increased during the 1920s, the economic importance of tourism began to wane. Sophisticated high-rise buildings, including office towers and apartment hotels, accommodated the increased numbers of full-time residents and visitors. These buildings provided space and stature for the growing business community. While the rest of the city’s commercial structures were still small in scale (mainly two- to three-story brick commercial buildings), several high-rise office buildings were constructed in the Pine Avenue corridor north of Ocean Avenue. This street was the central spine of the downtown business district, and extended north to Eighth Street.

Character-defining features of the Long Beach Professional Building include numerous Art Deco style elements. The original concrete exterior features such as the frieze band were restored as part of the recent rehabilitation. Exterior panels containing stylized floral and geometric motifs are distinctive Art Deco flourishes. Elevator doors, elevator cabs, the marble floor and wall panels, and the original mailbox e are counted among extant interior character-defining features at the lobby. These elements feature geometrical designs and abstractions. The building also contains steel casement windows and transoms, which were typical of high-rise buildings constructed during the 1920s.

Architect W. Douglas Lee in Context

W. Douglas Lee maintained a career as both an architect and developer in Los Angeles that spanned over four decades. He established his office in 1922, and by 1923 attained two commissions which merited mention in the pages of the *Los Angeles Times*: a Spanish Colonial Revival style mixed-use residential and retail structure at junction of Sunset and Hollywood Boulevards, and the Pacific Knitting Mills factory on San Pedro in the fashion and garment district. He subsequently designed several other manufacturing and commercial buildings in the industrial area of downtown. These projects included the Gothic Revival style industrial loft building at Eighth and Santee known as the Textile Center Building (1925-26) and the Bendix Building at Maple and Pico. Florence Casler, a pioneering female real estate developer in Los Angeles, hired Lee to design these two structures.

Lee expanded his entrepreneurial real estate interests. In 1926, Lee served as architect and builder of a six-story building on San Pedro between Fourth and Fifth Streets which he in turn secured a 99-year lease on. Lee’s work continued in the garment district through the entire decade; he designed the twelve-story Gothic Revival style Fashion Center Building, which was connected to the Transportation Building on Los Angeles Street near Seventh (1928). This project was the first significant enterprise of the Realty Holding Corporation, which Lee established and served as President. According to the *Los Angeles Times*, by this time the Los Angeles garment industry had moved from being the nation’s sixth largest to the second, behind only New York City.

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Long Beach Professional Building
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Lee is also known for several other high-rise towers outside of downtown Los Angeles that were executed in a variety of architectural styles. The elaborate Spanish Renaissance Revival style El Royale on Rossmore Avenue in Hollywood is one of the best-known apartment houses in Los Angeles. Built in 1928-29, the twelve-story building was, as described in a *Los Angeles Times* article, "luxuriously designed to become a castle of homes for the most discriminating tenants" boasting "super-sized rooms...arranged in a homelike manner by Architect W. Douglas Lee." Since its construction, the El Royale has been numerous celebrities' residence of choice, including Clark Gable and Mae West. It was declared City of Los Angeles Historic-Cultural Monument Number 309 in September 1986. Following completion of the Long Beach Professional Building, Lee designed an Art Deco style five-story apartment building located west of downtown Los Angeles (1931). Lee was also a proficient practitioner of the Streamline Moderne idiom, as evidenced by the former bowling alley at 507-517 Wilshire Boulevard in Santa Monica (1940). This building is a currently designated City of Santa Monica Landmark.

Lee continued to make his mark on the city's built environment during the post-World War II era. Under his leadership, the Lee Tower Corporation undertook the design and construction of the Lee Tower at Wilshire and Cochran in the Miracle Mile district. The \$10 million, 280-foot tall, 21-story building was the first structure in Los Angeles to exceed the 150-foot height restriction following the City Council's repealing of the decades-long building regulation. Lee's son, D. Everett, explained the project would "incorporate every facility of science and art and blend with the most modern mechanical installations." Construction was completed in 1961. Lee passed away four years later at the age of 71.

High Rises in Downtown Long Beach

A building boom occurred in Long Beach between 1923 through 1925, when most of the early high-rise office buildings and other major commercial buildings were constructed. In 1924, plans for the transformation of the Port of Long Beach were initiated. This development would drastically impact the character and economy of the city. Another boom in 1929 provided the impetus for the construction of the era's last large office buildings. Increasingly costly and sophisticated institutional and religious buildings were also constructed in this period. The Long Beach earthquake of 1933 had a major effect on commerce and development in the city, but the tall office and commercial buildings downtown survived the earthquake and fared well.

The *Long Beach Press-Telegram*, the local newspaper, featured a series of articles throughout the 1920s that followed the city's growth and development, including a special section highlighting real estate. During the spring of 1929, when the building permit was issued for the Long Beach Professional Building, the city was experiencing a major building boom. The *Long Beach Press-Telegram* served as an important tool in the cause of advancing civic boosterism in Long Beach, and promoting an economic and social climate that was favorable to urbanization and development.

High-rise apartments and high-rise office buildings from the 1920s are, and were historically, present in almost equal numbers in downtown Long Beach. These buildings were all representative of the fact that more permanent residents were moving to Long Beach, and their needs required larger and more complex buildings for living and working. The most prominent office towers built before 1929 were the Farmers and Merchants Bank building, the Security Trust and Savings Bank, and the Ocean Center building. Other landmark commercial high-rises such as the Jergins Trust, Heartwell, and Barker Brothers buildings have been demolished. Prominent apartment-hotels include the Villa

National Register of Historic Places Continuation Sheet

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Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Riviera (the tallest building in the city until the 1980s), the Willmore (both listed in the National Register, in 1996 and 1999 respectively), the Cooper Arms, the Breakers Hotel, and the Sovereign. These buildings were executed in a variety of styles, including period revival and Art Deco.

Most of these early high rises belong to the 1923-1924 building boom or the 1929 building boom. After 1929, construction of high-rise buildings in downtown Long Beach ceased. This pause lasted for several decades until another boom took place in the 1980s. (See below for the comparable buildings in the context of 1920s high-rise office buildings.) Despite its geographic omission from earlier surveys, the Long Beach Professional Building fits clearly within the context of the other extant commercial high-rise buildings in downtown Long Beach. The following chart lists the high rise office buildings that were built in Long Beach during the 1920s. All of the first group of seven buildings, including the Long Beach Professional Building, have been designated local landmarks by the City of Long Beach as well.

The building was outside of the geographical area covered by the Long Beach Expanded Downtown Survey in 1988 (by one block), and therefore has not been surveyed. Thus, it is not listed in the California Historic Resources Inventory. The building was determined eligible for the National Register through Part 1 of the Historic Preservation Tax Certification process in 1999.

Extant

Enloe Building (B of A) <i>(similar in type though of an earlier date)</i>	101 Pine Av. (at 1st)	1906	Listed in National Register
Kress Building	445 Pine Avenue	1923	5S (1988)
Farmers & Merchants Bank Bldg.	320 E. Pine Ave.	1923	Listed in National Register
Security Trust and Savings Bank	110 Pine Ave.	1924	3S (1988)
Pacific (Southwest) Tower Bldg.	215 Long Beach Blvd.	1925	4S2
Ocean Center	110 W. Ocean	1929	3S (1988)
<i>Long Beach Professional Bldg.</i>	<i>117 E. 8th St.</i>	<i>1929</i>	<i>(not surveyed)</i>

Buildings in this context that have been altered:

Press-Telegram Building	Pine Avenue	1924	Altered - 5S (1988)
Wise Company Store	Broadway and Pine	1929	(Heavily altered)

Buildings in this context that have been demolished:

Jergins Trust Building	100 E. Ocean Blvd	1917	Demolished (previously 3S)
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Section 8 Page 6

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Heartwell Building	1 Pine Ave.	?	Demolished (previously 3S)
Barker Brothers	145 E. Broadway	1929	Demolished (previously 4S2)

Conclusion

The Long Beach Professional Building is one of several high-rise buildings that illustrate outstanding design characteristics of the Art Deco style, as well as the major changes that took place in Long Beach during the 1920s. It is also one of the few extant high-rise towers in downtown Long Beach that survived the 1933 earthquake. The structure is the work of W. Douglas Lee, who was a well-established and respected Los Angeles-based designer and developer of multistory towers in particular. The development of the downtown area is characterized by these buildings more than any building type, and while many very good examples remain, others are still being lost to demolition. All of the extant 1920s commercial high-rise buildings in downtown Long Beach have been designated as local landmarks, denoting the City's recognition of the importance of the context and the type. Further, some of these have been listed in the National Register already. Long Beach contains a variety of significant Art Deco structures, but this property is a rare example of the style as executed in the form of a poured-in-place concrete high-rise structure. The Long Beach Professional Building clearly represents this context, retains enough integrity and Art Deco style character-defining features to communicate that association, and thus is eligible for the National Register under Criterion C at the local level of significance.

National Register of Historic Places Continuation Sheet

Section 9 Page 1

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

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- Hillburg, Bill. *Long Beach, the City and its People*. Carlsbad, CA: Heritage Media Corp., 2000.
- Long Beach City Directory, 1935 and 1940.
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National Register of Historic Places Continuation Sheet

Section 10 Page 1

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Section 10: Geographical Data

The property is bounded by Pine Avenue to the west, 8th Street to the south, an alley (Tribune Court) to the east, and a surface parking lot to the north.

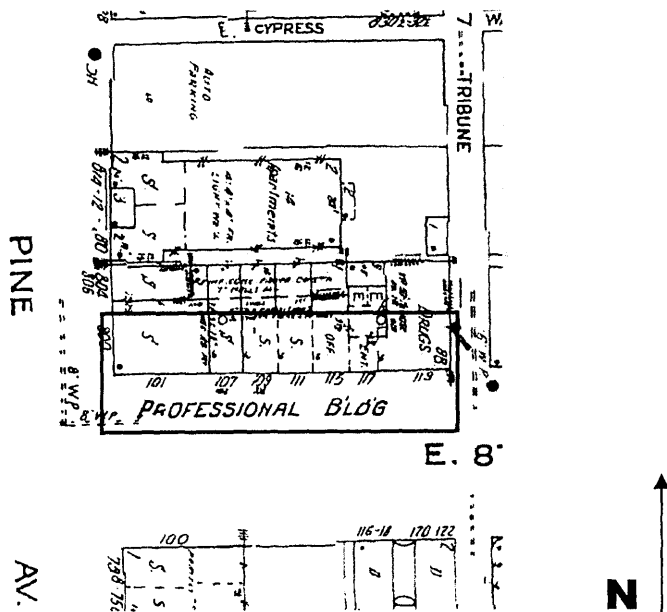
Verbal Boundary Description

As delineated by the attached Assessor's Map of Los Angeles County, California, the boundary of the property includes the south 50 feet of Lot 3, Block 17, of Tract 11934 in the City of Long Beach. The property is built to the sidewalk at the south and west elevations. An alley abuts the east elevation and a surface parking lot abuts the north elevation.

Verbal Boundary Justification

These are the current and historic boundaries of the property.

Sketch Map



National Register of Historic Places Continuation Sheet

Section Photographs Page 1

Long Beach Professional Building
117 East 8th Street
Los Angeles County, California

Additional Documentation: Photographs

Name: Long Beach Professional Building

Location: 117 East 8th Street, Long Beach
Los Angeles County

Photographer: Carly Caryn

Date of Photographs: January 2005

Location of Negatives: Historic Resources Group
1728 Whitley Avenue
Los Angeles, CA 90028

1. Exterior. South and west elevations at corner of 8th and Pine. Northeast view.
2. Exterior. West elevation. East view.
3. Exterior. South and east elevations. Northwest view.
4. Exterior. North and west elevations. Southeast view.
5. Exterior. Primary (south) elevation and storefronts. Northeast view.
6. Exterior. Primary (south) elevation and storefronts. North view.
7. Exterior. Primary (south) elevation, entrance and canopy detail. Northeast view.
8. Exterior. Secondary (west) elevation and storefronts. East view.
9. Exterior. Frieze band detail.
10. Exterior. Roof, including stairwell penthouse. East view.
11. Interior. Lobby entrance. South view.
12. Interior. Lobby and elevators. North view.
13. Interior. Restored lobby ceiling detail.
14. Interior. Restored mailbox in lobby. South view.
15. Interior. Restored elevator cab. East view.
16. Interior. Typical elevator doors. North view.
17. Interior. Utility closet in first floor stairwell. North view.
18. Interior. Main stairwell to exit door. Southeast view.
19. Interior. First floor dining room. South view.
20. Interior. Typical lobby for new gurney-accessible elevator, floors 2 through 8. North view.
21. Interior. Typical corridor, including mail chute, floors 2 through 8. North view.