

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

1538

OMB No. 10024-0018
RECEIVED - 2200
NOV 20 2000
NPS

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 an 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 Cooper Arms

other names/site number _____

2. Location

street & number 455 East Ocean Boulevard☐ not for publication N/Acity or town Long Beach☐ vicinity N/Astate Californiacode CAcounty Los Angelescode 037 zip code 90802

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

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 certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____

Signature of the Keeper

Date of Action

12/28/2000

National Register of Historic Places Continuation Sheet

Section 7 Page 1

Cooper Arms
Long Beach, California

SECTION 7, NARRATIVE DESCRIPTION

SUMMARY

The Cooper Arms is a twelve-story, steel frame reinforced concrete building with outside walls of brick finished in smooth stucco. The L-shaped condominium building containing 159 apartments was completed in 1922. The preeminent example of "own-your-own" ownership apartment living built in Long Beach in the early years of the decade of the 1920s, it is situated at 455 Ocean Boulevard, at the northwest corner of Ocean Boulevard and Linden Avenue in southwestern Long Beach. A luxury high-rise in the Period Revival style with Italian Renaissance, Classical Revival and Adamesque architectural and decorative features on both interior and exterior, it was designed by architects Alexander Curlett and Claud Beelman. The Cooper Arms plan incorporated ground floor commercial space and a fenced garden on the Ocean Boulevard frontage. The building is almost totally intact, having kept substantial integrity with minimal alteration to historic features.

SETTING

The Cooper Arms is situated on a rectangular lot, 100 feet by 202 feet, at the corner of Linden Avenue and Ocean Boulevard, and is located one block west of Atlantic Boulevard and 2 blocks east of Long Beach Boulevard. The main entrance to the property is along the Linden Avenue frontage, approximately 50 feet north of the intersection. The Linden Avenue elevation extends westward to a narrow alley that forms the north boundary of the lot, separating the building from the low-rise multi-family housing that continues northward to Broadway Street. After traveling west along the alley, the lot turns to the south, skirting the edge of the building's west wing and running along the wall separating Cooper Arms' garden from a neighboring 2 story apartment building to the west. Cooper Arms' frontage along Ocean Boulevard allows 400 feet of unobstructed ocean view across the Boulevard, an arterial thoroughfare along the shorefront with a divided landscaped median.

Approximately a quarter-mile west of the property along Ocean Boulevard is the Burton W. Chace Civic Center. Directly south across Ocean Boulevard from the property is the Long Beach Convention and Entertainment Center, part of a complex development built in the 1980s that contains the Long Beach Arena, Shoreline Park, the Aquarium of the Pacific and the Downtown Long Beach Marina. These properties have been constructed on fill between Ocean Boulevard and Queensway Bay a narrow channel that funnels the Los Angeles River into the Pacific Ocean. At the time the Cooper Arms was built, the Pacific Ocean beachfront was visible across Ocean Boulevard and since the fill had not taken place, the ocean shore was closer and more accessible.

National Register of Historic Places Continuation Sheet

Section 7 Page 2

Cooper Arms
Long Beach, California

BUILDING DESCRIPTION

Exterior Massing and Decoration

The Cooper Arms, a steel frame reinforced concrete building with outside walls of stucco-faced brick, carries a parapet roof. The building consists of one narrow, deep wing following the boundary of the lot north and south along Linden Avenue, and one smaller, shallow wing extending westward from it to form a perpendicular ell. These contiguous wings, which join at a point about 2/3 of the depth of the lot, rise 12 stories in height. A garden with frontage along Ocean Boulevard is incorporated into the space created by the building's design scheme. A low ornamental wrought-iron fence along the sidewalk encloses the garden along Ocean Boulevard. The building's organization is tripartite, following the pattern of the Chicago-style business building.

The base. Double engaged pilasters frame the corners of the building whose deep and narrow north-south wing can be entered either from Ocean Boulevard or Linden Avenue. The Ocean Boulevard entrance is arched, presenting a decorated tympanum and central keystone. Flanking the entrance are tall arched windows with centered keystones containing circle-top divided lights with turned wood semi-circular muntins and three-part straight mullions. The upper circle, or crown of these lights may also operate as transoms. This Italian Renaissance window treatment is the most prominent design feature of the building, constituting a fenestration and entry pattern which is also repeated on interior windows and glass doors throughout the interior and exterior of the ground floor level. The Ocean Boulevard entrance opens to an arcade that contains the ground floor shops of the building. Doors from the arcade allow the shops access either to Linden Avenue or the garden.

Ten similar arched windows and double corner pilasters characterize the base on the Linden Avenue elevation. This entrance is signaled by a copper-and-glass marquee with its original tin underside. The marquee is elaborately decorated with urns connected by metal Adamesque swags; its upper edge carries leaf ornament and a central medallion in which is inscribed a stylized 'CA,' the building's coat of arms. Below the marquee, a fanlight surmounting double glass entry doors carries an escutcheon with symbols representing sunset, shelter, peace, and fellowship. A torch illuminates the Latin motto, which reads, "Beata domus coniuncta sub tecto, "a happy household under one roof."

Piano nobile. Pressed terra cotta blocks appear on the piano nobile of the west elevation of the north-south wing that overlooks the garden. Intended to be visible from Ocean Avenue, this

National Register of Historic Places Continuation Sheet

Section 7 Page 3

Cooper Arms
Long Beach, California

art stone presents the Adamesque motifs that characterize the building's ornamentation. Placed between windows and balcony doors, the blocks run along the facade at the mezzanine level, alternating figures of a wreathed urn, circular medallion with a classical profile, angel and plinth torch, which flanks the figure of the angel. The torch also appears standing alone, marking the ell junction.

The shaft - Window treatment on the nine stories of the shaft consists of rectangular double hung windows with shallow reveals. Variation in their arrangement pattern provides the building's rhythmic composition. On the narrow Ocean Avenue elevation, rectangular double-hung windows are paired, flanking a center row of triple windows whose central French door carries a transom and opens onto a wrought iron balcony. The fenestration pattern on the west-facing elevation of this block has a single window row near the corner and tripartite rows separated by similar balcony rows. Ell fenestration is similarly varied. On the east-facing Linden Avenue elevation and the northerly rear elevation along the alley, rows of double-hung windows separating similar balcony rows alternate double and triple rows with a single set near the corner. The wrought-iron balconies, supported by ornamental corbels, are accessed through a Palladian arrangement of a central French door with fanlight and flanking casements. Sheet metal caps cover the nosings.

The building cap, or terminating cornice, carries a row of decorative brackets below a rolled-edge parapet. At this level, rectangular casement windows above the dividing course are generally paired. Overlooking Ocean Boulevard, single openings with tripartite casements appear on either side of the center balcony. Carved artstone medallions similar to those on the piano nobile decorate the cornice line.

Interior

The ground floor of the Cooper Arms contains both public and private space. The deep wing with entrances on Linden Avenue and Ocean Boulevard was designed for retail shops and has maintained that use. At the present time the shops housed along the Arcade include a coffee bar, flower shop, framing shop, and delicatessen. Shops on the east side of the arcade can be entered either from Linden Avenue or the arcade corridor; Shops on the west side have entrances from the arcade and doors onto the garden. The arcade corridor continues to the Linden Avenue entrance formed by a second corridor called the Spanish loggia. At this point, the wings of the

National Register of Historic Places Continuation Sheet

Section 7 Page 4

Cooper Arms
Long Beach, California

building join. The Spanish Loggia runs along the north side of the garden and terminates in a small office, which at one time served as a library. The east-west ell comprises the Spanish loggia, entry vestibule, an enclosed administration office that is entered through glass doors, a post office room with owners' mailboxes, the main lounge and the final extension of the arcade. After the arcade crosses the Spanish Loggia, it continues past the post office lobby to terminate at a staircase. Here the ceiling is coved and a circular medallion incised with a wreathed urn has been placed in the lunette. Above it, the ceiling pendentives are outlined in metal fittings. One flight of stairs goes up to a meeting room with an adjoining bathroom. The corresponding stairway goes down to the basement. Floors throughout the ground floor interior are Italian terrazzo; some areas are carpeted.

The lounge of the Cooper Arms was constructed with considerable emphasis on decorative detail. It has an eclectic decorative composition typical of the 1920s era of the building's construction. Adam ornament, such as the Egyptian-derived lotus, swags, rinceau patterns and medallions inscribed with urns and profiles, predominates, and combines harmoniously with the formal marble front of the room's Louis XVI fireplace.

The painted concrete ceiling beams form an elaborate pattern of intersecting members. These beams are supported by three parallel rows of concrete columns with elaborate plaster decoration. On each column is a cap incised with a lotus. An Egyptian wave pattern separates the cap from a short decorative pier that extends to the ceiling. It is incised on all four sides with similar neo-Egyptian ornament: both upright and reversed tripods festooned with garlands supporting a bowl of fruit. At the pier-ceiling juncture, the ceiling is stenciled in an abstract floral pattern. Below the cornice line is a running frieze of stylized Adamesque floral ornament below a narrow band of lotus and bud running ornament. On the north side of the lounge the characterizing neo-classical windows open onto iron balconies. When the apartments were advertised for sale after completion, newspaper notices and advertisements noted that Los Angeles premier furniture store, Barker Brothers, supplied the furniture for the main lounge and the "ladies lobby." Some original furniture remains in the lounge.

Solarium. The twelfth floor solarium occupies a major portion of the top floor of the west ell. It was designed to function as a ballroom, meeting room, banquet room and all-purpose informal entertainment center. It has the same functions today, with the exception of a ballroom, and contains kitchen and bathroom facilities. The room still has the original domed ceiling, but it has been covered with ahistoric acoustic tile. Lotus and bud molding and ornamental lanterns on either side of the main entry door are original, as are the radiators in niches along the wall with

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Cooper Arms
Long Beach, California

decorative metal grills. Fenestration in the room is varied consisting generally of 2-over-8 casement windows and French doors that open onto wrought-iron balconies on the north, west and south. Hardwood floors, carefully constructed at the time of construction to absorb noise and provide correct resilience for dancing, are in good condition.

Apartment Units and Service Areas

The Cooper Arms has 159 individual apartments. Since the building was purpose-built as a cooperative, original owners, known as "blue-print" owners, were able to request favored variations in individual floor plans and built-in amenities such as book cases, breakfast nooks and cabinetry. Many original blue-line drawings of the original unit plans exist. They indicate that first-time buyers modified their single, double or triple apartments.

According to an ad in the *Long Beach Press* offering the building's first-mortgage coupon bonds, the building would contain 406 rooms divided into 160 apartments "of two, three, and four rooms, plus bath." Apparently, as built, one blue-print owner was allowed to purchase and combine a single and triple apartment to create one of the penthouses on the twelfth floor, thus lowering the apartment count to 159.

Apartment floors have double-loaded corridors with terrazzo floors. A telephone connected to the lobby office gave residents notice of the arrival of visitors and merchandise deliveries and could put residents through to other building occupants. Each individual apartment had steam radiators, an electric vacuum outlet, tiled sinks and bathrooms, kitchenette with a gas stove and refrigerator, paneled hardwood doors and hardwood trim. Smaller apartments had 'disappearing' beds. An incinerator opening was accessible on each floor.

The central basement contained the power plant and machinery that provided Cooper Arms modern amenities: a central heating system, water heater that provided "instaneous" hot water, an incinerator, and central refrigeration unit that controlled the temperature in the refrigerators of the individual units. It also had dressing room space and lockers for exercise-minded owners and sea-bathers. The building was originally planned to have a salt-water plunge, but this was not constructed.

Alterations

Structural alterations to the building consist of modifications to meet the fire code such as the enclosure of open stairwells, removal of the basement incinerator, and covering over its channels

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Cooper Arms
Long Beach, California

on each floor. Room arrangement in the lobby has been reconfigured. The space that was originally the "ladies lounge" and a private office is now the building administration office and the post office lobby. The building's apartment corridors appear substantially unchanged and many apartments have kept original bathroom and kitchen features as well as decorative cabinetry and cornices. On the exterior the building appears to have kept almost total integrity.

Integrity

Cooper Arms conveys its significance by possessing specific aspects of integrity required by National Register criteria. The building is on its original location; it has kept the combination of elements of space, building, form and plan that constitute integrity of design. In addition the character-defining Period Revival decorative elements remain intact. Some degree of integrity of setting was lost when the waterfront area across Ocean Boulevard was filled and developed. However, the most important element of its setting, the Pacific Ocean view offered most apartments, remains unchanged. There has been a relatively small loss of integrity of materials, since the property has kept interior and exterior fabric dating from the period of its construction. A seismic retrofit in 1988 was extremely sensitive and resulted in a small loss of historic fabric

Integrity of workmanship and feeling are nearly intact and are especially evident in the plaster ornamentation of the lounge which demonstrates the skill of craftsmen in the decades of the 1920 to execute period revival ornament and express its aesthetic. The associative criterion in the case of Cooper Arms is very strong as the building was purpose-built as an owner cooperative and has never deviated from that ownership system. Finally the original, much advertised Barker Brothers furniture in the public lounge still remains to strengthen the Period Revival ambience of the room.

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.)

Property is:

- ☐ 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 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

Bibliography

(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

1924

Significant Dates

1923-24, date of construction

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Curlett & Beelman, architects

Scofield Construction Company

Primary location of additional data:

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

Name of repository: _____

National Register of Historic Places Continuation Sheet

Section 8 Page 1

Cooper Arms
Long Beach, California

SUMMARY

The Cooper Arms is eligible for listing in the National Register of Historic Places under Criterion C, Design/Construction, as a building that embodies the distinctive characteristics of a type and period of construction that is the work of master builders and possesses high artistic values. Planning began in 1922 and the building was completed in 1924. The building stands as the pre-eminent example of an own-your-own apartment building whose planning scheme, amenities, location and architectural design set the pattern for the elegant owner-occupied apartment hotel buildings that were built in the ensuing years of the decade. Master architects Alexander Curlett and Claud Beelman designed Cooper Arms in the eclectic Period Revival style with neo-classical and neo-Egyptian ornamentation, establishing an architectural model of high-art Period Revival design that was influential in the subsequent development of the city of Long Beach's waterfront high-rise apartment district.

Building Chronology

Planning for the Cooper Arms began in April of 1922. "Long Beach to Have Finest Apartments in Whole Southland, F.C. Waterbury Tells Architects to Go Ahead With Great Structure At Ocean and Linden, Facing 400 Feet on Sea," trumpeted an article in the *Long Beach Daily Telegram* which was accompanied by an illustration entitled "Queen of California's Residence Buildings." The building to be called the Carma-Leon Grande, (Spanish for beauty, strength and grandeur, it was reported) was to be designed by architects Thornton Fitzhugh and Will Teal. The L-shaped building was a somewhat grandiose conception that represented an amalgam of stylistic elements: roof escutcheons, rustication and arches, together with a circular, domed, rooftop solarium. Lionel Mayell, the developer of the eight-story Artaban Apartments, and L.Y. Cooper were listed among the prominent men forwarding the project. Waterbury's role was financial director,

By July a name change had taken place and an architectural metamorphosis was about to happen. A *Press* article reported the launching of the project now referred to as the Cooper Arms. The Cooper Arms Selling Agency put out a brochure and took out advertisements in newspapers urging prospective buyers to view the floor plans on display and select an apartment immediately so that construction could begin. The building was described both as a "modern classic" and as "Spanish style of architecture. The building would have retail shops on the ground floor whose rent would pay a major portion of the upkeep expense of the building.

National Register of Historic Places Continuation Sheet

Section 8 Page 2

Cooper Arms
Long Beach, California

The Long Beach Press reported the awarding to the contract on March 4, 1923 and work was completed a year later, March 8, 1924. The large illustration that accompanied the 1923 article must have caused readers who had followed the development to rub their eyes. The design was a scaled-down, much refined, Period Revival scheme of smooth stucco with a dentilled cornice, Italian Renaissance Revival window treatment, engaged pillars and an intricate interior ground floor plan that incorporated a "Spanish" loggia. Adamesque artstone plaques and medallions graced the piano nobile that overlooked a city-lot-sized garden enclosed with an elaborated wrought-iron fence. The architects were now identified as Alexander (Alek) Curlett and Claud Beelman of Los Angeles, a firm that was actively engaged in Long Beach institutional building. The general contractor, Scofield Engineering Construction Company, had an extensive project record and had worked with Curlett & Beelman on other important commissions.

No further changes appear to have been made in the construction team. The Cooper Arms residents were happily settled by July 30, 1924 when the *Long Beach Press* thoroughly documented the building's appearance. The construction team was highly praised and their work reported - everyone from architects, general contractor, the building manager, furnisher and providers of amenities - to the refrigeration company and sub-contractors who provided the cork insulation, as well as the sand and gravel purveyors whose contribution was described as "fully 400 tons of quality quartz sand."

Overview and Context

The Cooper Arms sales brochure stated that it was the sixth cooperative to have been built in Long Beach at the time of its opening, adding that the cooperation plan had been particularly successful in Long Beach due to the progressive spirit of the city and its "pleasurable environments." The composition of the building's Board of Directors indicates the occupations and status of the men who promoted the flourishing real estate market that followed World War I. Lionel V. Mayell, the secretary of the Cooper Arms Building Company, was a Long Beach real estate developer identified in promotion materials as the successful promoter of the cooperative Artaban Apartments which were located just north of the corner of Atlantic Avenue and Ocean Boulevard. Bankers, "capitalists, real estate salespersons and attorneys made up the Board. William F. Prisk, owner and editor of the *Long Beach Press* and J.J. Penny, part owner and manager of the *Long Beach Daily Telegram* insured good publicity for the enterprise.

National Register of Historic Places Continuation Sheet

Section 8 Page 3

Cooper Arms
Long Beach, California

The man who gave his name to the apartments Larkin Y. Cooper, was a midwesterner, a Kansas feed and grain dealer. Once in Long Beach he became a land developer, specializing in the ownership of key corner lots. The Coopers' home and guest houses were situated on the northeast corner of Linden Avenue and Ocean Boulevard.

The couple also owned the opposite property, the northwest corner of Linden Avenue and Ocean Boulevard. Cooper Arms' brochure called it a commanding site and gave the couple credit for both civic spirit and the personal dream that some day an architectural masterpiece would be erected on the site. "They [Cooper and his wife] saw the fulfillment of their ideals, reported the brochure, " and quickly consented to assume a liberal share of the obligation tending to the erection of this building."

The total obligation amounted finally to 1,500,000. Larger and much more expensive than the earlier cooperatives, Cooper Arms owners would be faced with considerable upkeep costs. Citing the Hotel Maryland in Pasadena and the Ambassador Hotel in Los Angeles as examples, the Board of Directors determined to have shops in the building and apply the income to general maintenance. The sales team stressed this novel idea in Long Beach building, claiming that in time the revenue from shops would pay all but a very small portion of the total expense of operating the building. In addition the Board of Directors took out display ads in the newspapers inviting investors to participate in the \$875,000 mortgage bond offering that was financing the construction.

Although Cooper Arms was the largest and most expensive cooperative to date, its building finance scheme was quite successful. In the depression year of 1938, Cooper Arms owners, together with Governor Frank F. Merriam and other civic dignitaries celebrated the liquidation of the debt in a banquet in the solarium. Long Beach Chamber of Commerce President stated, "What you have done is an achievement of which the city of Long Beach can be proud."

Two important luxury high-rise apartments, now National Register properties, were built after the Cooper Arms: the Chateausque style Villa Riviera in 1929 also located on Ocean Boulevard, and the Italian Renaissance Revival Willmore built in 1927 on the edge of the Civic Center. Like the Cooper Arms, both are City of Long Beach Historic Landmarks. Marked resemblances are apparent in the building histories of the three properties and the amenities they offered. However, ownership patterns have varied. Villa Riviera and Willmore apartment had

National Register of Historic Places Continuation Sheet

Section 8 Page 4

Cooper Arms
Long Beach, California

less success as "own-your-own apartments. The Villa Riviera, like Cooper Arms, was developed by Lionel Mayell as a cooperative, but was taken over by private owners and then finally reconverted to a cooperative in 1955. The Willmore, also constructed as a cooperative, went into private hands, then converted to condominiums in 1990.

A comparison of the three buildings indicates that the later buildings incorporated many of the features of Cooper Arms, such as a ballroom, solarium, lounge, restaurant, shops, dressing rooms and showers, and servants quarters in the basement. All three buildings are designed in the Period Revival styles favored in the decade of the 1920s. The two later buildings could boast garages on the premises; Cooper Arms had a valet system in which owners cars were ferried from a nearby garage. Unlike Cooper Arms, the Villa Rivera and Willmore made no provision for a garden, apparently preferring to maximize density.

The building of all three apartments reflects the building boom in Long Beach after World War I when expansion in port facilities, oil and real estate industries made the city of Long Beach a desirable principal residential location, as well as resort city. The importance of Cooper Arms, the first to be planned and built, claimed by its builders as the largest own-your-own apartment building in the West, signaled this civic transformation through its elegant exterior architecture and interior opulence. Its significance lies in the fact that it set the pattern for the luxury apartments to come, particularly the beachfront Villa Riviera whose builders also emphasized architectural style - the Chateausque. The Willmore, lacking a beachfront site and views, in its turn emphasized size as well as its opulent Italian Renaissance Revival architecture.

Cooper Arms is distinguished architecturally by its important character-defining features: distinguished wrought iron balconies and fence enclosing the garden, simple and graceful neo-classical pilasters, doors, and window treatment; an intricate volumetric pattern of space arrangement to afford access to garden and shops utilizing the famous Spanish loggia. These elements combine to make it an outstanding example of eclectic Period Revival architecture. There is no other comparable example of the style in Long Beach in a shorefront location that was purpose-built as resident-owned apartments, a use that has been continuous since its construction.

Architects

Alexander (Aleck) Curlett and Claud Beelman were premier practitioners of the art of Period Revival building in Southern California. Highly regarded for their skillful and tasteful use of opulent decorative materials, they established their practice in 1919 and continued it until 1928.

National Register of Historic Places Continuation Sheet

Section 8 Page 5

Cooper Arms
Long Beach, California

In their joint practice, the firm's prominence rested on the design of Los Angeles business buildings, such as the Roosevelt Office building and Pacific Southwest Trust and Savings Bank, as well as renowned Period Revival work like the Heinsbergen Decorating Company and the Elks Club in Los Angeles, which architectural historian Henry Withey calls the firm's outstanding achievement in architecture. After the 1933 earthquake in Southern California, Curlett limited his practice to school reconstruction and public works administration. Beelman went on to become a master of Art Deco style with the design of the Eastern Columbia Building in 1929 and the Garfield Building of 1930 in Los Angeles.

The skillful use of stylistic elements and fine arts details characterizes Curlett and Beelman's Period Revival designs. Their Chateausque Pacific Coast Club in Long Beach at East Ocean Boulevard and 1st Place, begun in January of 1924, was widely reviewed and recognized after its completion with articles in professional journals. Also on Curlett and Beelman's drawing boards, or under construction in Long Beach at the time Cooper Arms was underway, was the Farmers and Merchants Bank at 3rd and Pine Streets,(1923) and the Security Trust and Savings Bank at 1st and Pine Streets.(1924). These two major Long Beach financial institutions, formal and monumental in plan and massing with Renaissance Revival decorative details, set the tone and character for the business district which aspired to rival that of Los Angeles. A similar ambition on the part of Long Beach real estate developers shifted the choice of architects from a local firm to Curlett and Beelman in order to present buyers with an elite residence appropriate to a cultured metropolitan city with a marvelous oceanfront. Cooper Arms indicates the power of the architectural firm's reputation and their ability to utilize Period Revival style to connote the spirit of a new city that was at once cultivated and enterprising.

Architectural Style

Cooper Arms exhibits a variety of Period Revival elements and ornamentation. Italian Renaissance elements are prominent on the exterior; a flat roof, recessed entry porch, elaborated first-story arched windows and symmetrical facade - characteristics borrowed from Italian models and popularized in America at the end of the 19th Century by the work of architects McKim, Mead & White. The exterior decorative elements at the piano nobile level on the garden elevations, as well as the elaborate interior decoration of the lounge, are taken from the Early Classical Revival, or Adam Revival style which flourished in its original form in England and America from 1780 to 1840. The cornice of the Cooper Arms which is accented by a narrow

National Register of Historic Places Continuation Sheet

Section 8 Page 6

Cooper Arms
Long Beach, California

row of dentils, recalls an Early Classical Revival feature, as do the windows, which are generally double-hung with thin wooden muntins, and aligned horizontally and vertically in symmetrical rows. Adam ornament, named for the English architect Robert Adam who popularized ornamental elements seen in his travels to Italy and the Mediterranean, in the Cooper Arms utilizes swags, garlands, urns and geometric designs for decorative emphasis

Cooper Arms' architecture offers a characteristic Southern California Period Revival eclecticism. Its exterior demonstrates restraint and harmony, characteristics derived from Italian Renaissance Revival, while its decorative elements recall the English neo-classicism of the 18th century which had reinterpreted the decorative art of Pompeii and Egypt. Cooper Arms states its modernism through architects' Curlett and Beelman's use of the Chicago commercial building organization. The resulting composition reflects the design principles of all the influences present and the resulting combination is an ordered arrangement of parts elaborated with an effective and pleasing decorative scheme, perfectly conceived to convey the spirit of high-style, high-rise, Long Beach shorefront residential living.

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

Cooper Arms
Long Beach, California

Original Sources

Building Permits

City of Long Beach Building and Planning Department. Artaban Apartments. May 18, 1921

City of Long Beach Building and Planning Department. Cooper Arms. February 10, 1923

List of Designated Properties

State of California. The Resources Agency. Department of Parks and Recreation.
"Cooper Arms Apartments," June 1980.

United States Department of the Interior. Department of Parks and Recreation.
"The Willmore, Los Angeles, California," National Register of Historic Places
Registration Form, September 3, 1998.

United States Department of the Interior. National Park Service.
"Villa Riviera, Long Beach, California." National Register of Historic Places
Registration Form, January 31, 1996.

Newspapers

"Barker Brothers Supply Furniture for Palatial Salon." *Long Beach Press*, July 30, 1924, p. 17.

"Cooper Arms Contract Awarded." *Long Beach Press*, March 4, 1923, Sec. E1: 4. Illustration and text.

"Cooper Arms Board Members All Well Known." *Long Beach Sunday Telegram*, July 16, 1922. Portraits. D:10.

"Cooper Arms Celebrates Liquidation." *Long Beach Sunday Telegram*, May 20, 1938, A11:5.

"Cooper Arms \$1,350,000 Project Launched at Meeting of Board." Miscellaneous article, in collection of Long Beach Public Library.

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 2

Cooper Arms
Long Beach, California

"Cooper Arms to mark 50th year; 3 original residents still there." *Long Beach Press-Telegram*, March 17, 1974, n.p. In collection of Long Beach Public Library.

"Efficiency Is Hobby of Own-Your-Own Manager." *Long Beach Press*, July 30, 1924, p. 17.

"Fully 400 Tons of Quartz Sand Used in Cooper Arms Job. *Long Beach Press*, July 30, 1924, p. 17.

"General Builder For Cooper Arms Completes Big Job." *Long Beach Press*, July 30, 1924, p. 17.

"Income from Shops Will Pay Major Portion of Upkeep Expense." Advertisement by Cooper Arms Selling Agency. In the collection of the Long Beach Public Library.

"Linden Avenue View of Proposed Cooper Arms Apartments." *Long Beach Sunday Telegram*, October 28, 1922, p. 14. Illustration and text.

"Long Beach to Have Finest Apartments in Whole Southland." *Long Beach Daily Telegram*, n.d. In the collection of the Long Beach Public Library. Illustration and text.

"Refrigeration System is Unique." *Long Beach Press*, July 30, 1924, p. 15.

"Skyscraper Is Great Asset to City: Cooper Arms as Designed by Curlett & Beelman Has Distinctive Air." *Long Beach Press*, July 30, 1924, p. 15. Illustration and text.

"Ten Buildings Being Taken From Site of 'Own-Your-Own.'" *Long Beach Daily Telegram*, October 29, 1922. A6:1.

"We Own and Offer \$675,000 Cooper Arms Apartments Long Beach First Mortgage 6 ½ % Serial Coupon Bonds." *Long Beach Press*, April 13, 1923, p. 21.

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 3

Cooper Arms
Long Beach, California

Secondary Sources

Barker Brothers. Furnishing for Public Service. (Illus. Pacific Coast Club) Pacific Coast Architect: 30:1, July 1926, pp. 20, 58-59.

"Curlett & Beelman," in Gebhard, David and Robert Winter, Architecture in Los Angeles: A Compleat Guide. #34, p. 101 [Pacific Coast Club, illus.] Peregrine Smith Books, Salt Lake City, Utah.

Gleye, Paul. The Architecture of Los Angeles. Los Angeles: Rosebud Books, 1981.

Harris, Cyril M., ed. Illustrated Dictionary of Historic Architecture. New York: Dover Publications, 1983.

Koehler, Edward W. About Favorite Buildings, People and Stuff. Unpub.ms, Long Beach Historical Society, 1973.

Kostoff, Spiro. A History of Architecture: Settings and Rituals. New York: Oxford University press, 1985.

McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990.

Withey, Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased). Hennessey & Ingalls, Inc., Los Angeles, 1970.

Cooper Arms
Name of Property

Los Angeles, California
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>11</u>	<u>3900075</u>	<u>3736760</u>
	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 Portia Lee, Ph.D., Principal

organization California Archives

date February 9, 2000

street & number 3315 Griffith Park Blvd. #303 telephone (323) 664-4203

city or town Los Angeles state CA zip code 90027

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 Cooper Arms Homeowners Association

street & number 455 East Ocean Avenue

telephone _____

city or town Long Beach

state CA

zip code _____

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. 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 Reduction Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

Cooper Arms
Long Beach, California

Verbal Boundary Description

The boundaries of the property are those of the parcel on which it is located: Block 114, Lots 29, 30, 31 and 32 of the Long Beach Townsite Tract.

Boundary Justification

The building is located on a rectangular lot bounded by the lot line of the Ocean Boulevard frontage on the south, the lot line of the Linden Avenue frontage on the east, the north lot line of the property boundary on the alley, the wall and property line of the adjoining property on the west.

National Register of Historic Places
Continuation Sheet

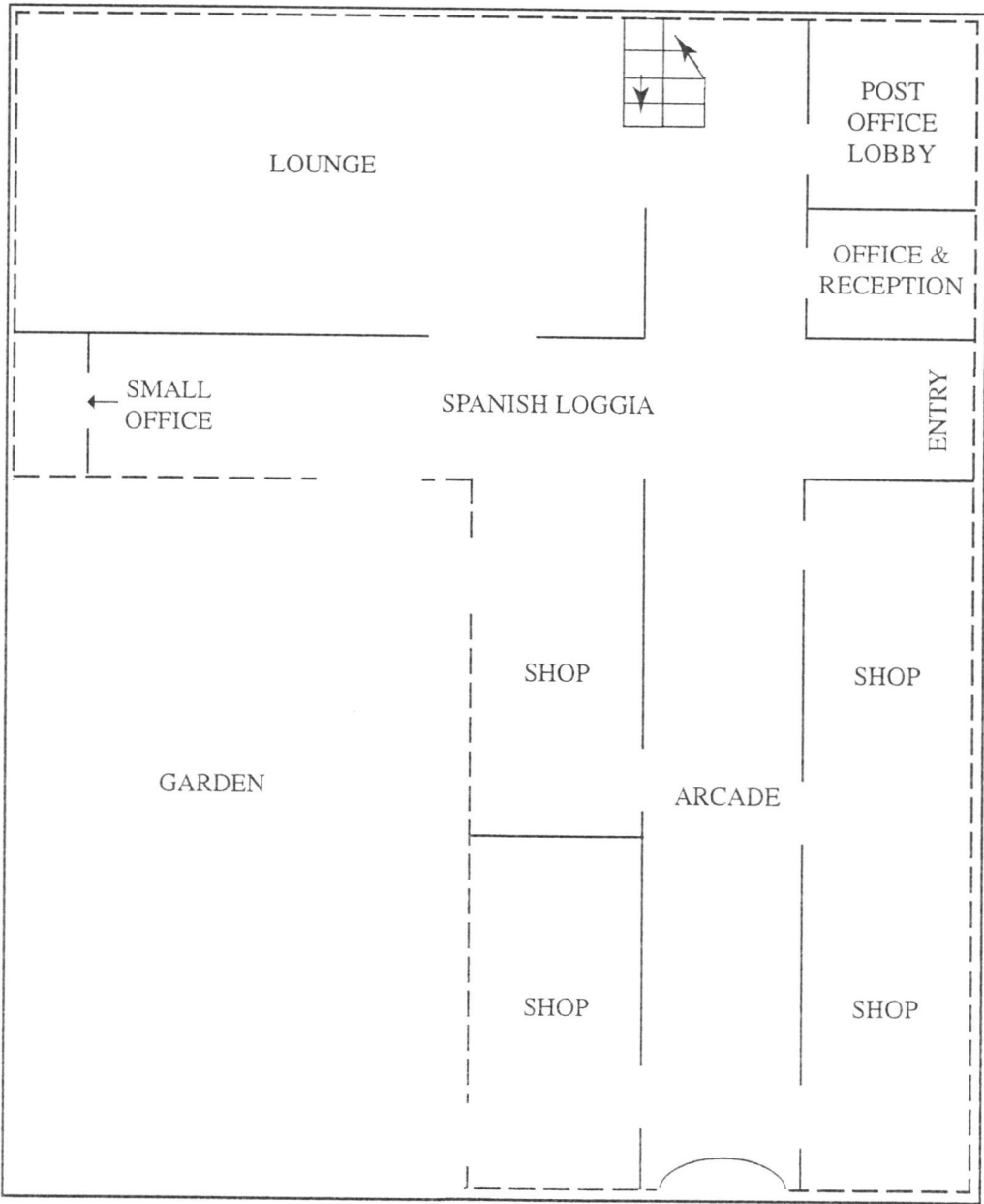
Section Additional Documentation Page 2

Cooper Arms
Los Angeles, California

SKETCH MAP
GROUND FLOOR PLAN

North
↑
ALLEY

Boundary of Property ———
Footprint of Building - - - -



OCEAN BOULEVARD

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photos Page _____

Cooper Arms, Los Angeles County, CA

For Photo #1, Photographer is unknown, date of photo is ca. 1925. Location of negative is Long Beach Historical Society, Long Beach, California.

For Photos #2 & #3, Photographer is unknown, date of photo is ca. 1980. Location of negative is Long Beach Historical Society, Long Beach, California.

Photo #4, Photographer is Portia Lee, date of photo, February, 2000. Location of negative is California Archives, 3315 Griffith Park Boulevard, #303, Los Angeles, CA 90027.

Please note: The building's current appearance remains the same as that shown in the 1980 photos. Because of development in the area after 1980, it is now not possible to obtain these complete views of the building.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cooper Arms
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 11/20/00 DATE OF PENDING LIST: 12/06/00
DATE OF 16TH DAY: 12/22/00 DATE OF 45TH DAY: 1/04/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00001538

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The Cooper Arms is significant under National Register Criterion C in the area of Architecture. The 1924 building is a well-preserved local example of luxury high-rise apartment construction, built during the post-World War I building boom in Long Beach. A handsome, eclectic Period Revival style design by noted local architects Curlett and Beelman, the building represents an important precedent in the construction of luxury (owner-occupied) apartment buildings in Long Beach.

RECOM./CRITERIA Accept Criterion C

REVIEWER Paul Lusignan DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 12/28/00

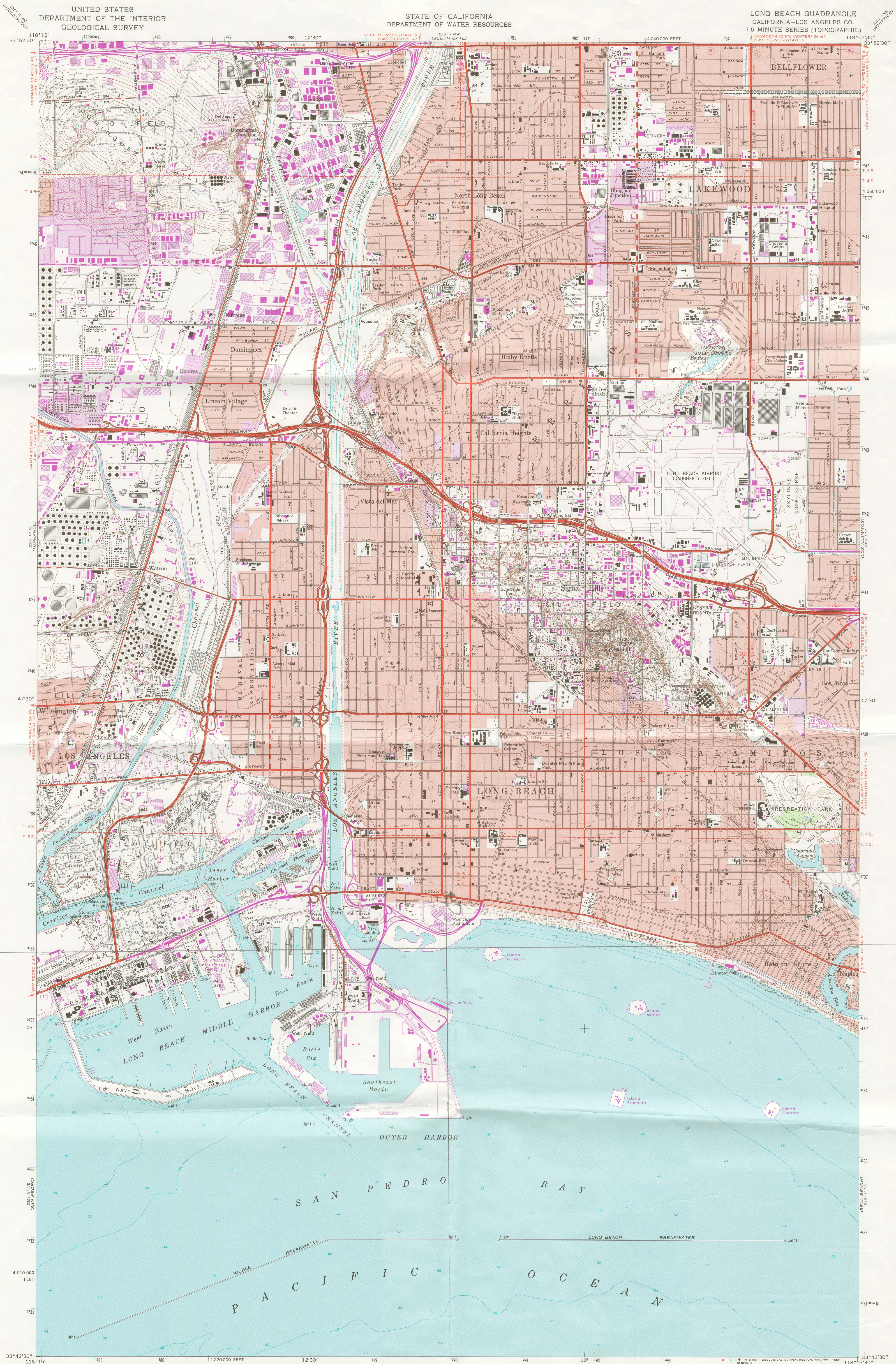
DOCUMENTATION see attached comments Y/N see attached SLR Y/N











Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Los Angeles City and County
Planimetry by photogrammetric methods from aerial photographs
taken 1963. Topography by planimetric surveys 1923. Revised 1964
Selected hydrographic data compiled from NOS
charts 5142 (1964), 5147 (1964), and 5148 (1966)
This information is not intended for navigational purposes
Polyconic projection. 10,000-foot grid ticks based on California
coordinate system, zone 11, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 1 meter north and 85 meters
east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Dotted land lines established by private survey
This map lies within a subsidence area. Vertical control
based on latest available adjustment
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

SCALE 1:24,000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 METERS
CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THIS MEAN RANGE OF TIDE IS APPROXIMATELY 4 FEET

UTM GRID AND 1983 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
0°40' 12" N
12°15' 12" E
249.15 METERS

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— State Route ———

Cooper Arms
Los Angeles Co.
LONG BEACH, CALIF.
33118-G2-TF-024
1964
PHOTOREVISED 1981
DMA 2551 1 SW—SERIES V985

Zone 11
390075
3736760

Revisions shown in purple and woodland compiled from
aerial photographs taken 1978 and other sources. This
information not field checked. Map edited 1981
Purple tint indicates extension of urban areas

1030 Lochbrae Road
Sacramento, California 95815

June 28, 2000

RECEIVED

JUN 30 2000

OHF

State Historic Preservation Officer
Office of Historic Preservation
P. O. Box 942896
Sacramento, California 94296-0001

Re: Letter of Support, Cooper Arms, # 19-0314

Dear State Historic Preservation Officer:

This is to express my support for the inclusion of the Cooper Arms, Los Angeles County, item #19-0314, on the National Register of Historic Places.

As a property owner in the Cooper Arms building, I am aware of the many ways it meets the criteria for listing in the Register. It is a well-preserved symbol of early 20th century southern California beach resort, and it anchors a historic district. Its signature architecture, both in detail and overall design, still signal the thoughtful skill of its original, functional plan. For tenants, the Cooper Arms still catches ocean breezes and views. Through its collection of differently sized and located individual units, a community with remarkable socio-economic diversity is still housed.

I hope you give favorable consideration to the inclusion of this unique property.

Sincerely,


Ron Selge

REVIEW AND COMMENT REPORT
BY
CERTIFIED LOCAL GOVERNMENT
CHIEF LOCAL ELECTED OFFICIAL

ON AN
APPLICATION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

Property Name: Cooper Arms

Name of Certified Local Government: Long Beach

Category of Significance:

☒ Architecture

☐ History

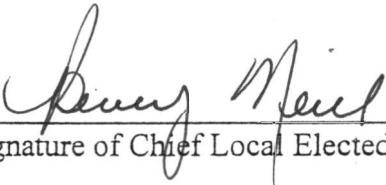
☐ Archeology

☐ Other

☒ The City Council recommends the nomination of this property be listed on the National Register of Historic Places, with the following comments:

The Cooper Arms is a locally significant historic building.

☐ The City Council does not recommend this property for nomination to the National Register of Historic Places for the following reasons:


Signature of Chief Local Elected Official

8/9/00
Date



Date: August 11, 2000

To: Cynthia Howse, Office of Historic Preservation

From: Ruthann Lehrer, Neighborhood and Historic Preservation Officer

Subject: Nomination of Cooper Arms Apartments, Long Beach

I am forwarding to you the approval form from the Mayor and City Council, which resolution of support was adopted on August 8, 2000. The signed form was returned to me late in the day on August 10, 2000. The City of Long Beach would like this support to accompany future consideration of the nomination of the Cooper Arms to the National Register.

If you have any questions, please call me at 9562) 570-6864. Thank you very much.

RECEIVED

AUG 14 2000

OHP

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@mail2.quiknet.com



November 15, 2000

Ms. Carol D. Shull, Keeper
National Register of Historic Places
National Park Service
MAIL STOP 2280, SUITE 400
1849 "C" STREET, NW
WASHINGTON, D.C. 20240

Subject: Cooper Arms
Nomination to the National Register of Historic Places

Dear Ms. Shull:

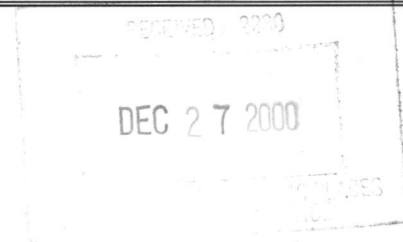
Enclosed is the National Register nomination for the property named above. This property is located in Long Beach, Los Angeles County, California. If you have any questions regarding this nomination, please contact Maryln Bourne Lortie of my staff at (916) 653-8911.

Sincerely,


Daniel Abeyta, Acting
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@mail2.quiknet.com



December 20,2000

Paul Lusignan
National Register of Historic Places
National Park Service
MAIL STOP 2280, SUITE 400
1849 "C" STREET, NW
WASHINGTON, D.C. 20240

Subject: Cooper Arms National Register nomination
Los Angeles County, CA

Dear Paul:

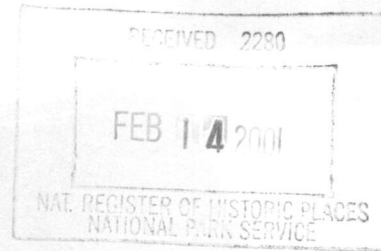
The applicant has provided clarification of the photos submitted previously. Please use this continuation sheet in place of the one submitted earlier. I am also enclosing the USGS map for the property. If anything additional is needed, please let me know. Sorry about the problems with this.

Best wishes for the upcoming New Year.

Sincerely,

Maryln Bourne Lortie
Register Programs

**THE COOPER ARMS
HISTORIC PRESERVATION COMMITTEE**
455 East Ocean Boulevard
Long Beach, CA 90809
(562) 436-3953 FAX (562) 436-9423



01 February 2001

Gordon Ip, Genesis Real Estate Group
5710 LBJ Freeway, Suite 328
Dallas, TX 75240

RE: 350 E. Ocean Boulevard Condominium Project
18-story residential, with 556 units

Dear Gordon Ip, Genesis Real Estate Group:

On behalf of the Cooper Arms' homeowners and Board of Directors, I am writing regarding the above proposed condominium project. As homeowners and investors, we are concerned how this project will impact our building tremendously.

The Cooper Arms, built in 1923, is a Long Beach Historic Landmark. Our building was **officially** designated and registered on the **NATIONAL HISTORIC REGISTER OF HISTORIC PLACES IN THE UNITED STATES**, on December 28, 2000. This project took a year to complete. On March 13, 2001, the Cooper Arms will celebrate its 78th birthday. We plan to have a big celebration to commemorate this historic event with our homeowners, our city officials, Cultural Heritage and Historical Society of Long Beach, who continue to support and work with us, for our building's growth and success. We are also extending an invitation to you, to join us in this celebration. The invitations will be mailed out shortly.

As Long Beach homeowners and residents, we endorse businesses and developments that will make a profound difference to our community, especially downtown Long Beach. We want you to get a sense of our commitment to our city. With this project, we invite you, to take into consideration, the following concerns:

1. A 18-story project, will block the Queen Mary and ocean views of our 01,02,04,06,08,12 and 16 units. These units' property values rely on having the ocean views and the Queen Mary. Obviously, this project will block all the views of these units, being a 12-story building now. The opportunity to watch the **Toyota Grand Prix of Long Beach** in April, is gone forever. Our property values will drastically drop. Homeowners, on this side of the building, spend countless hours of time, money and effort, upgrading and renovating their units.

2. *The Lafayette*, a Long Beach Historic Landmark as well, (also considering, being placed on the National Historic Register), will also lose their ocean views, with the construction of this project. Our intention, together with The Lafayette community, is to place Linden Avenue, and parts of First Street and Broadway, as a historic district, in the very near future.

3. FYI, The Cooper Arms, was the very first "*co-op*" west of Chicago. Our building is part of the history of the city of Long Beach, the State of California and the United States of America. We are deeply honored, that Washington, D.C., awarded us this prestigious recognition. Obviously, not all buildings are qualified for this designation and award.

4. The East Village, is the "*arts district*" of the City of Long Beach. The Cooper Arms' architecture, symbolizes the art and history of the 20's, with a European flair. The Cooper Arms, like the *Villa Riviera*, also, a National Historic Register Landmark, typifies a "*New York*" atmosphere with European architecture. Moreover, there are not a lot of buildings in existence left, in the State of California, or the United States, that can compare to the beauty and architecture of our building. The Cooper Arms, is a unique, one-of-a-kind building. Our commitment, is, to preserve its historical architecture and history- a vision, which, Mr. Larkin Cooper, generously contributed to the future of Long Beach in 1923.

With these concerns in our minds, as a consideration, we are being intentional and bold in making the following request(s):

1. Make a joint presentation to the Cooper Arms and The Lafayette homeowners, for input and feedback on this proposed project. Either one of us, can accommodate this event in our building. We invite you, to show us the proposed plans, and, how this project will contribute and participate in the growth and success of our community.

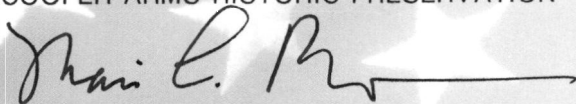
2. Planning and development of the proposed condominium project, be compatible with the architecture, style and atmosphere of the historic Cooper Arms, as well as the East Village's art district center. We assert, that, if this project, is done with proper planning and design, the final outcome will be extraordinary, not to mention the tremendous financial rewards the project will produce. Consider the possibility, how this development will impact the next generation of homeowners in our community. FYI, at the CPAC meeting tonight, Barbara, shared with us, how the city is working with the developer of the proposed hotel development at *120 Linden*, to plan and design this project, enhancing this site, and, at the same time, taking into consideration the impact on the historic Lafayette. We invite you to take a look at the new TEXACO station, built right across the *Villa Riviera* (800 E Ocean Blvd.), and how the developer matched the architecture with the Villa.

3. The Cooper Arms does not have a parking facility for its 159 units. Our parking choices are; The Marriott, The Fremont building, or metered street parking. There is also a waiting list for parking in these structures now. Some of our residents, have had their vehicles impounded because of the accumulation of multiple parking tickets, having no choice, but, to utilize metered parking. With the parking challenges and losing our ocean views, with your proposed project, the impact is devastating and alarming to us. Our request, is, for you to consider the possibility of sharing parking spaces, or *granting* us some parking spaces, (total cost of parking spaces may be awarded, as a grant, or *corporate grant*, with tax benefit(s) item(s) to you, (depending what the law will allow), to the Cooper Arms, as a National Historic Register Landmark), is something that we would invite you to take on. The point is, we are not interested in fighting battles with anyone. If you are open to the possibility of working and supporting each other with this project, in the spirit of cooperation, not competition, our community and our city can all benefit from this venue.

We acknowledge you for considering to share, contribute and participate in the financial well-being of our city and community. Your commitment is extraordinary. We know this project will make a profound difference to our city. Consider the possibility of producing extraordinary results, and, exceeding all expectations, with integrity- like our lives depend on it.

Thank for the opportunity to voice out our concerns. Thank you for listening to us. Should you have any questions, or comments, please feel free to call any of our Board of Directors, or Homeowners Association.

Sincerely,
COOPER ARMS HISTORIC PRESERVATION



Marie Baconawa, Chair
Board Member, Cooper Arms Board of Directors
and Governors

cc: Congressman Steve Horn
Senator Betty Karnette
Congressman Steve Kuykendall
Assemblyman Alan Lowenthal
Mayor Beverly O'Neill
Dan Baker, Vice-Mayor & 2nd District Councilman
Eugene Zeller, City of Long Beach, Department of Planning and Building
The Lafayette Condominium Association
The Royal Palms Homeowners Association
Kraig Kojian, Downtown Long Beach Business Associates (DLBA)
West End Community Association
Central Long Beach Project Area Committee
The Villa Riviera Condominium Association
International Towers Condominium Association
Harbor Place Condominium Association
Ruth Ann Lehr, Cultural Heritage Commission
Julie Bartoloto, Historical Society of Long Beach
Marlyn Lortie, State Office of Historic Preservation, California
✓National Register of Historic Places, US Department of the Interior