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December 16, 2025

Maryanne Cronin  
Zoning Administrator  
City of Long Beach  
411 West Ocean Blvd., 3rd Floor  
Long Beach, CA 90802

Dear Administrator Collins:

Docomomo US is the United States chapter of Docomomo International and is the largest non-profit advocate in the US dedicated to the preservation of our nation's Modern architectural heritage. On behalf of the thousands of members who make up Docomomo US and Docomomo International, we are writing to urge you to preserve the Stoner House by Ray Kappe.

Over the past few years, we have seen an alarming increase in the number of Modern homes that are under threat across the country, and the Ray Kappe Stoner House is the latest in this series. Many of these houses have been torn down due to the lack of local protection, flawed assessments, and development pressures. However here, the City of Long Beach has a chance to change that pattern.

The Stoner House is a significant piece of Southern California Residential Modern. As an early example of Ray Kappe's work, he was known to use his designs as a laboratory to explore new ideas. The wood post and beam structure establishes a structural framework and forms the organization of the interior spaces. This bold expression of the post and beam structure, quite distinct from most other architects of the time, articulates a foundational idea that would later develop into his bold use of concrete and laminated wood structures. His work, built from these early designs, was recognized internationally for his own house in 1965.

The Stoner House and other significant residential designs represent an important heritage across the country, but are some of our most threatened resources. While some minor changes have been noted, they are extremely minor to the overall integrity of the house and are easily reversible. Over the years we have seen structures with more significant impacts beautifully restored. The original design intent of this house is clear and is worthy of listing. The City of Long Beach now has an important opportunity to prevent future loss in their community, and we encourage you to deny the demolition of the Stoner House.

Sincerely,

Liz Waytkus  
Executive Director

Todd Grover  
Vice President, Advocacy